



LEGEND

- FOUND BRASS CAP
- FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
- SET 5/8"x30" IRON ROD w/CAP STAMPED "HIBBS-LS 52989"
- △ CALCULATED POSITION
- () RECORD PER M163-27

FIELD CREW: SCOTT THOMPSON, ASHLEY ELLIOTT, GARRETT GOODWIN
EQUIPMENT: TRIMBLE R-10 GPS BASE AND RECEIVER, NIKON NPL-522+2 TOTAL STATION
OFFICE: NEIL HIBBS
DRAFTING: NEIL HIBBS

BEARINGS ARE GRID, NAD 83 (CONUS), OREGON SOUTH ZONE
DISTANCES CONVERTED TO GROUND
CONVERGENCE: -1"58'34"
COMBINED SCALE FACTOR: 1.0000031351

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO ADJUST THE BOUNDARIES OF THE SUBJECT PROPERTIES AS SHOWN. FILED SURVEY M163-27 WAS COMPUTED, RUNNING COUNTERCLOCKWISE FROM POINT "A" TO POINT "D". THE RECORD TRAVERSE WAS THEN ROTATED AROUND POINT "A", USING GPS POSITIONS OF TIED MONUMENTS AT "A" AND "D" AS A BASE OF BEARING. POINTS "B" AND "C" WERE HELD TO RECORD POSITIONS PER M162-27 AS COMPUTED ABOVE. POINT "E" WAS SET AT MID-POINT BETWEEN POINTS "A" AND "B". NO MONUMENTATION OR BEARING TREES MENTIONED ON THE COUNTY ROAD PLANS WERE FOUND SO THE CENTER OF THE TRAVELLED WAY OF SPARKS ROAD WAS TIED AND OFFSET 15 FEET FOR THE RIGHT-OF-WAY. AS SHOWN IN THE DETAIL, THE COMPUTED RIGHT-OF-WAY IN THIS AREA WAS ACTUALLY ON THE ROAD SIDE OF THE EXISTING FENCE SO RODS WERE PLACED ON THE LINES IN THE EXISTING FENCE SO THAT THEY WOULD NOT BE DESTROYED. LINE HEADING SOUTHERLY FROM POINT "E" WAS HELD PERPENDICULAR TO LINE "A-B". THERE IS NO EXISTING FENCE ACROSS THE FIELD. LOOKS AS THOUGH PROPERTY ON EAST SIDE OF ROAD HAS ALWAYS BEEN USING THIS AREA, WITH THE CENTER 1/4 CORNER OF SECTION HAVING NOT BEEN FOUND SINCE 1888, AT WHICH TIME A POST WAS SET, THE 1/4 CORNER OF SECTIONS 21 AND 22 HAVING NOT BEEN FOUND SINCE IT WAS SET AS A STONE IN 1915 AND THE 1/4 CORNER BETWEEN SECTION 22 AND 23 BEING NOTED AS "LOOKED FOR, NOT FOUND". THE COST WOULD HAVE BEEN PROHIBITIVE TO ACTUALLY SUBDIVIDE SECTION 22 TO ESTABLISH THIS LITTLE SECTION OF LINE. SUGGEST THAT AGREEMENT BE MADE BETWEEN LAND OWNERS ACCEPTING THE MONUMENTED LINE.

NOTE: PROPERTIES NOT FULLY SURVEYED. AREAS PER ASSESSOR RECORDS

COVENANT RECORDED AS INSTRUMENT NO. 2018-015119

Keith P. Cubie 9/14/18
DOUGLAS COUNTY PLANNING DIRECTOR DATE

PLANNING DEPT. FILE NO. M17-029

BOUNDARY LINE ADJUSTMENT	
LYING IN THE SE 1/4 OF SEC. 15, THE SW 1/4 OF SEC. 14 AND THE NE 1/4 OF SEC. 22 T24S, R9W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON	
CLIENT: AARON AND JULIET SWAN 8433 GREEN VALLEY ROAD OAKLAND, OR. 97462	SURVEYOR: NEIL HIBBS LAND SURVEYING, INC 778 LOOMISDALE RD ROSEBURG, OR 97131 PHONE: 541-867-4303 FAX: 541-867-4388 EMAIL: neil@neilhibbs.com
DWG SCALE: 1"= 200'	JOB NO.: 1932-01
DATE: AUGUST 2018	PAGE 1 OF 1

REGISTERED PROFESSIONAL LAND SURVEYOR

Neil Hibbs

OREGON
JANUARY 13, 1989
F. NEIL HIBBS
52989

EXPIRATION DATE 8/26/2019