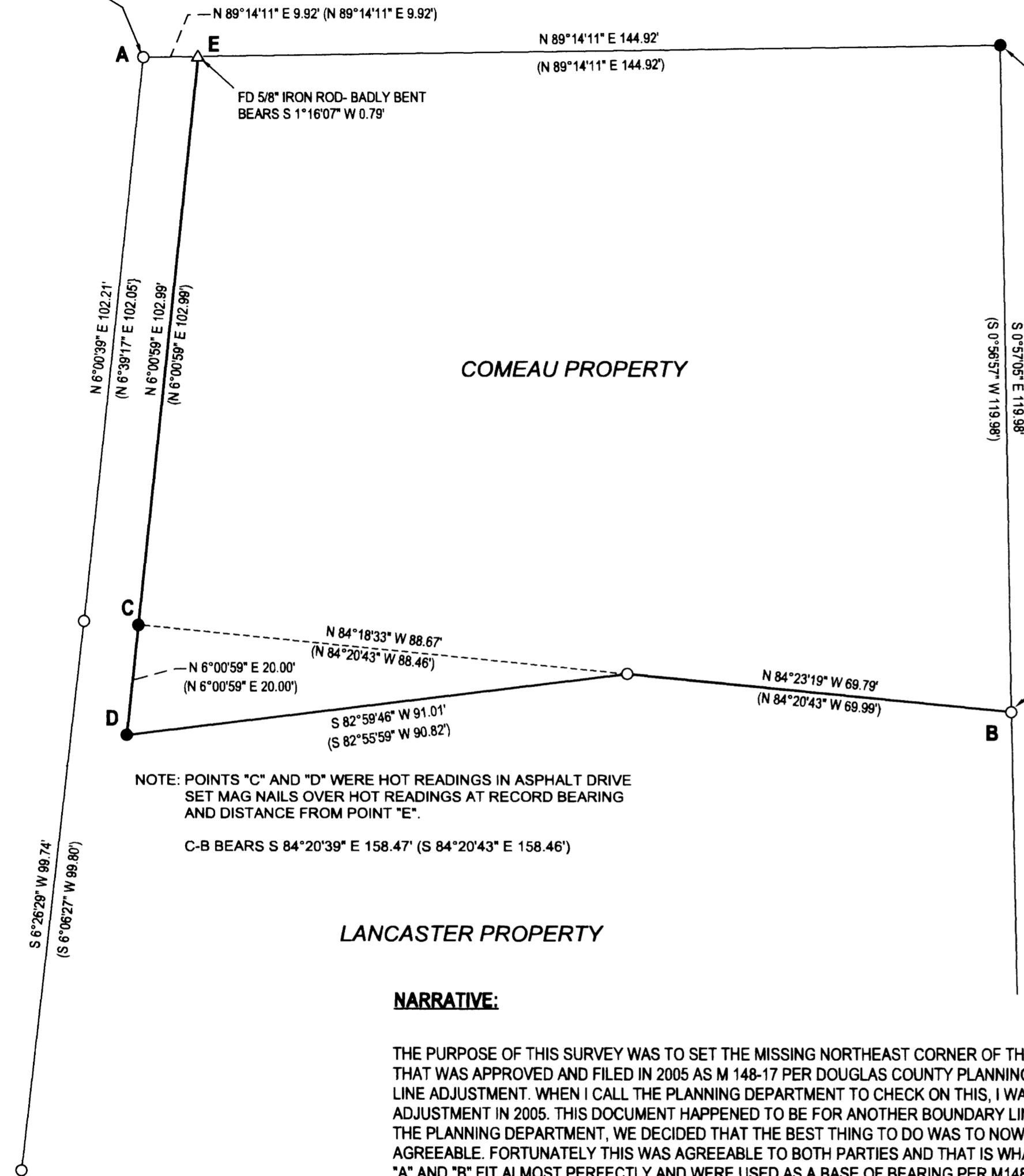


FILED
 Date: 5-31-2016 By: JC
 This survey consists of:
 Map: M172-1
 Narrative: _____
 Corner Rept.: _____
 DOUGLAS COUNTY
 SURVEYOR

MAP FILE M172-1

NORTHWEST CORNER PARCEL 2
 LAND PARTITION 1998-0038



FOUND 1" IRON PIPE- NOT ORIGINAL
 BEARS S 7°08'32" E 2.21 FEET
 (CLIENT SAYS THAT A NEIGHBOR HAD
 DESTROYED THE ORIGINAL AND A
 DIFFERENT NEIGHBOR HAD PLACED
 THE PIPE THAT WE FOUND)

LEGEND

- FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
- SET 5/8"x30" IRON ROD w/CAP STAMPED "HIBBS-LS 52989"
- △ CALCULATED POSITION
- () RECORD PER M148-17
- [] RECORD PER M140-39

FIELD CREW: NEIL HIBBS, SCOTT THOMPSON
 EQUIPMENT: NIKON DTM-522 TOTAL STATION
 OFFICE: NEIL HIBBS
 DRAFTING: NEIL HIBBS

FD 5/8" IRON ROD PER M140-39 BEARS N 0°12'50" E 9.58' (N 0°57'29" W 10.01')
 THIS ROD WAS BURIED. AT THE REQUEST OF THE CLIENT, WE DROVE THIS
 ROD DOWN AND SET ANOTHER ROD DIRECTLY OVER THE EXISTING ROD
 WITH MY CAP SO THAT THE TOP OF MY ROD WOULD NOW BE VISIBLE
 WITHOUT HAVING TO DIG FOR IT

BASE OF BEARING- COMP. LINE A-B PER M148-17
S 53°03'45" E 196.20' (S 53°03'45" E 196.19')

BOUNDARY LINE AGREEMENT AND CONVEYANCE RECORDED PER INST. NO. 2016 -007663

NOTE: POINTS "C" AND "D" WERE HOT READINGS IN ASPHALT DRIVE
 SET MAG NAILS OVER HOT READINGS AT RECORD BEARING
 AND DISTANCE FROM POINT "E".

C-B BEARS S 84°20'39" E 158.47' (S 84°20'43" E 158.46')

LANCASTER PROPERTY

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO SET THE MISSING NORTHEAST CORNER OF THE SUBJECT PROPERTY. IN THE PROCESS, I DISCOVERED THAT THERE WAS A BOUNDARY LINE ADJUSTMENT THAT WAS APPROVED AND FILED IN 2005 AS M 148-17 PER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 04-M037. THE DEEDS OF NEITHER PROPERTY INVOLVED REFLECTED THIS BOUNDARY LINE ADJUSTMENT. WHEN I CALL THE PLANNING DEPARTMENT TO CHECK ON THIS, I WAS GIVEN AN INSTRUMENT NUMBER OF A DEED THAT WAS SHOWN AS COMPLETING THIS BOUNDARY LINE ADJUSTMENT IN 2005. THIS DOCUMENT HAPPENED TO BE FOR ANOTHER BOUNDARY LINE ADJUSTMENT BETWEEN THE SAME TWO PARTIES A FEW HUNDRED FEET TO THE SOUTH. IN TALKING WITH THE PLANNING DEPARTMENT, WE DECIDED THAT THE BEST THING TO DO WAS TO NOW FILE A BOUNDARY LINE AGREEMENT BETWEEN THE TWO LANDOWNERS AS LONG AS BOTH WERE STILL AGREEABLE. FORTUNATELY THIS WAS AGREEABLE TO BOTH PARTIES AND THAT IS WHAT WAS DONE. THAT AGREEMENT IS REFERENCED ON THE FACE OF THIS MAP. MONUMENTS FOUND AT POINTS "A" AND "B" FIT ALMOST PERFECTLY AND WERE USED AS A BASE OF BEARING PER M148-17. THE NORTHEAST CORNER OF THE COMEAU PROPERTY WAS SET AT RECORD DISTANCE-DISTANCE INTERSECTION FROM FOUND RODS AT POINTS "A" AND "B" PER M148-17.

MAP FILE M172-1

SURVEY		REGISTERED PROFESSIONAL LAND SURVEYOR
LYING IN THE NW 1/4 SEC. 25, T27S, R6W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		
CLIENT: CLAUDIA COMEAU 1939 FAIRHILL DRIVE ROSEBURG, OR. 97471	SURVEYOR: NEIL HIBBS LAND SURVEYING, INC 4738 LOOKINGGLASS RD. ROSEBURG, OR. 97471 PHONE: 541-857-8303 FAX: 541-857-8386 E-MAIL: neil@neilhobby.com	 OREGON JANUARY 12, 1998 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2017
DWG SCALE: 1"= 20'	JOB NO.: 1651-01	
		PAGE 1 OF 1