

MAP FILE M173-55

FILED
Date: 9-12-2017 By: JC
This survey consists of:
Map: M173-55
Narrative:
Corner Rept.:
DOUGLAS COUNTY
SURVEYOR

NE CORNER PARCEL 1
LAND PARTITION 1996-0020

S 89°52'31" W 249.29'
[S 89°57'46" W 249.96']

BENT
S 89°58'15" W 67.32'
[67.60']

E
N 48°17'55" E 80.24'

OLD MELROSE ROAD (CO. RD. NO. 13) 60' RW
S 65°53'39" E 9.85'
S 65°53'39" E 56.45'
S 65°53'39" E 66.67'

B
FD 3/4" IRON ROD

S 15°05'52" W
LC=106.80'
R=95.00'
A=113.41'
T=64.56'
D=68°24'06"

NEW 60' ACCESS AND UTILITY EASEMENT
PER INST. NO. 2017-013128

S 15°05'52" W
LC=39.35'
R=35.00'
A=41.78'
T=23.79'
D=68°24'06"

FD 3/4" IRON ROD
[N 0°01'50" E 282.89']
[N 0°01'24" W 282.89']

UNIT 1
ORIGINAL AREA= 2.45 AC. +/-
ADJUSTED AREA= 2.81 AC. +/-

N 1°10'02" E 247.64'
(N 1°10' E 247.7" COMP)

S 19°06'11" E 132.07'

N 9°20'26" W
LC=20.91'
R=60.00'
A=21.02'
D=20°04'13"

ORIGINAL BOUNDARY
FD 3/4" IRON ROD

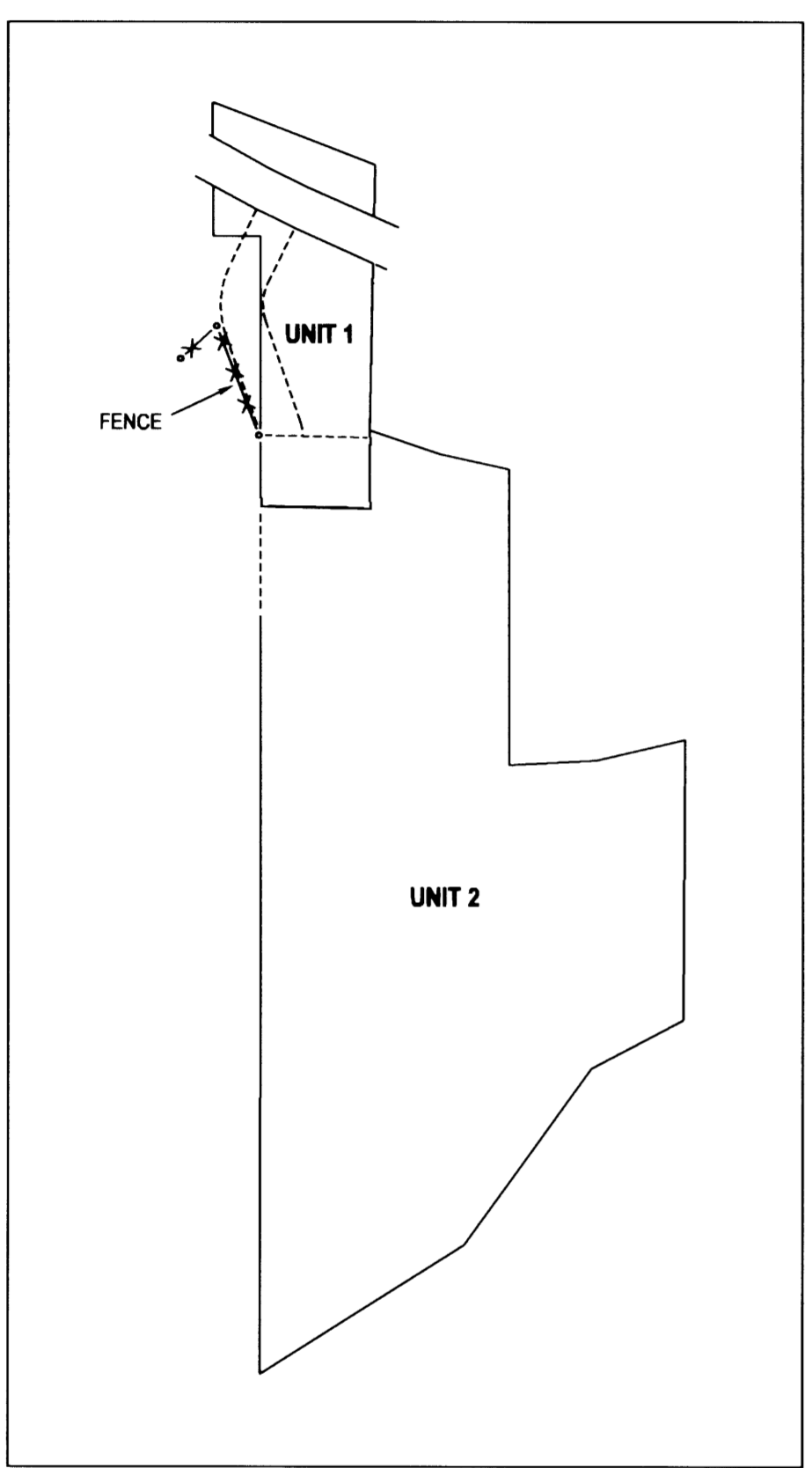
D
FD 3/4" IRON PIPE
N 89°02'51" W 60.09'
(N 88°54' W 60.00')
(N 88°57'22" W 60.15')

A
N 88°56'24" W 95.15'
(N 88°54' W 95.15" COMP)
(N 88°57'22" W 95.00')

S 0°01'24" E 100.00'

[S 0°01'15" W 256.90'] D-C
S 0°01'24" E 156.94'

C



OVERALL VIEW- NTS



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 M2-17
- [] RECORD PER M52-14
- { } RECORD PER M138-41

FIELD CREW: NEIL HIBBS, SCOTT THOMPSON, GARRETT GOODWIN
EQUIPMENT: NIKON NPL-522+2" TOTAL STATION
OFFICE: NEIL HIBBS
DRAFTING: NEIL HIBBS

DEED TRANSFERRING PORTION OF UNIT 2 TO UNIT 1
RECORDED PER INST. NO. 2017-004080

BASE OF BEARING- COMP. LINE "A-B" PER M2-17
N 22°10'18" E 265.46' (N 22°10'18" E 265.45')

NOTE: SFD ON UNIT 1 IS MORE THAN 10 FEET FROM THE EDGE OF THE EASEMENT AND, AS SUCH, MEETS THE REQUIRED SETBACK.

Keith L. Cubic
DOUGLAS COUNTY PLANNING DIRECTOR

9/11/17
DATE

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO ADJUST THE BOUNDARIES OF THE SUBJECT PROPERTIES AS SHOWN. ALSO A NEW EASEMENT WAS CREATED AND RECORDED AS INSTRUMENT NO. 2017-013128. EASEMENT WAS WRITTEN PRIOR TO MAP BEING FINALIZED. ENDED UP USING A DIFFERENT BASE OF BEARINGS SO FINAL BEARINGS ON THE EASEMENT ARE SLIGHTLY DIFFERENT THAN SHOWN HEREON BUT POINTS MENTIONED ARE IDENTICAL. HELD FOUND MONUMENTS PER M2-17 AS SHOWN. POINT "E" WAS SET AT RECORD DISTANCE FROM POINT "C" PER M52-14 ON EXTENSION OF LINE "C-D".

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PLANNING DEPT. FILE NO. M16-051

BOUNDARY LINE ADJUSTMENT		REGISTERED PROFESSIONAL LAND SURVEYOR
LYING IN THE NW 1/4 AND SW 1/4 SEC. 22, T27S, R6W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		
CLIENT: JON RIGGS 531 LONG MEADOWS LANE ROSEBURG, OR. 97471	SURVEYOR: NEIL HIBBS LAND SURVEYING, INC 4738 LOCKWOOD/CLARK RD. ROSEBURG, OR. 97471 phone: 541-857-8303 fax: 541-857-8306 e-mail: neil@neilhibbs.com	<i>F. Neil Hibbs</i> OREGON JANUARY 12, 1988 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2019
DWG SCALE: 1"= 40'	JOB NO.: 1777-01	
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