

MAP FILE M174-59

FILED
Date: 9-5-18 By: [Signature]
This survey consists of:
Map: M174-59
Narrative:
Corner Rept.:
DOUGLAS COUNTY
SURVEYOR

CE 1/16 COR SEC 2
SEE NARRATIVE

S 89°43'04" E 1296.15' (N 89°40'41" E 1298.42)

C 1/4 SECTION 2
PLSS # 540640



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 M49-53
- [] RECORD PER M123-72

FIELD CREW: NEIL HIBBS, SCOTT THOMPSON, ASHLEY MARTIN ELLIOTT
EQUIPMENT: TRIMBLE R-8 BASE AND RECEIVER, NIKON DTM-522 TOTAL STATION
OFFICE: NEIL HIBBS
DRAFTING: NEIL HIBBS

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO DETERMINE THE APPROXIMATE NORTHERN BOUNDARY OF TRACT 34 OF THE UNRECORDED TERRA HO SUBDIVISION, THIS BEING THE NORTH BOUNDARY OF THE E 1/2 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 2. THIS SUBDIVISION NEVER BEING RECORDED, THE REMPEL PROPERTY, AS WELL AS THE OTHERS IN THE AREA, ARE DEFINED BY ALIQUOT PARTS. M49-53, WHILE NOT CALLING OUT SET CORNERS AS 1/16TH AND 1/64TH CORNERS, HIS METHOD IN SUBDIVIDING PORTIONS OF THE SECTIONS INVOLVED DID CREATE THESE POINTS. POINTS "C" AND "D" WERE ACTUALLY LOOKED FOR FIRST. NOT FINDING THEM, WE FOUND AND TIED POINTS "A" AND "B". TRACTS 26, 27, 34 AND 35 WERE CALCULATED, BEGINNING AT POINT "A" AND RUNNING CLOCKWISE. THIS RECORD TRAVERSE WAS THEN ROTATED AROUND POINT "A" TO BRING LINE "A-B" INTO ALIGNMENT WITH THE TWO FOUND MONUMENTS. ORIGINAL RODS AT POINTS "C" AND "D" WERE SEARCHED FOR AGAIN, NOW HAVING BETTER SEARCH LOCATIONS, BUT NOTHING WAS FOUND. AT THIS POINT, I WOULD HAVE NORMALLY WENT ON TO TIE MORE CORNERS TO ACTUALLY SUBDIVIDE THE SECTION BUT THE CLIENT WAS ALREADY UPSET WITH THE COST AT THIS POINT AND TO TIE THE ADDITIONAL CORNERS WOULD HAVE DOUBLED THE COST OF THE SURVEY. HAVING TWO FEET OF ERROR BETWEEN THE FOUND RODS, I CALCULATED THE 4 TRACT AREA TO THE EAST AND SOUTH OF THE AREA SHOWN BUT CAME UP WITH A 2 FOOT ERROR IN THE CLOSURE OF THOSE TRACTS. RATHER THAN CHASE ERRORS ON M49-53, POINT "C" WAS SET AT THE RECORD POSITION ORIGINALLY CALCULATED. POINT "D" WAS LIKEWISE HELD TO THE ORIGINAL CALCULATED POSITION AND THE NORTHWEST CORNER OF TRACT 34 WAS SET AT MID-POINT BETWEEN "C" AND "D". A PORTION OF THE NORTHERN BOUNDARY OF TRACT 34, AS WELL AS COULD BE DETERMINED WITHOUT TYING MORE CORNERS, WAS THEN STAKED WITH 3 FOOT LATH AND FLO-RED RIBBON. IN ADDITION TO THE ADDITIONAL COST THAT THE CLIENT DID NOT WANT TO INCUR, WE HAD ALSO RAN INTO SEVERAL SURROUNDING NEIGHBORS THAT WERE VERY AGGRESSIVE, INCLUDING ONE THAT ORDERED MY CREW TO LEAVE AT GUNPOINT EVEN THOUGH THEY WERE ON A BLM ROAD AT THE TIME. I REALLY DID NOT WANT TO PLACE MY CREW IN JEAPORDY TO TIE MORE IN THIS AREA. IT IS NOTED THAT WHEN THE BLM SET THE 1/4 CORNER BETWEEN SECTIONS 1 AND 2 AND THE S 1/16 CORNER BETWEEN SECTIONS 1 AND 2, THEIR DISTANCES MATCHED M49-53 WITH 0.16 FEET. M 49-53 SHOWING 1338.98 PER 1/4 MILE, THE BLM SHOWING 1339.14 FEET (20.29 CHAINS EACH).

BEARINGS ARE GRID, NAD 83(CONUS), OREGON SOUTH ZONE
DISTANCES CONVERTED TO GROUND
CONVERGENCE: -2"0248.96"
COMBINED SCALE FACTOR: .99999605

TRACT 27
UNRECORDED
TERRA HO
SUBDIVISION

TRACT 26
UNRECORDED
TERRA HO
SUBDIVISION

TRACT 35
UNRECORDED
TERRA HO
SUBDIVISION

TRACT 34
UNRECORDED
TERRA HO
SUBDIVISION
REMPEL

THOUROUGH SEARCH OF THIS AREA, EVEN AFTER TYING THE C 1/4 CORNER. NEVER FOUND THIS MONUMENT

APPROXIMATE CS 1/16 SEC. 2
SEE NARRATIVE

APPROXIMATE C-W-SE 1/64 SEC. 2
SEE NARRATIVE

APPROXIMATE SE 1/16 SEC. 2
SEE NARRATIVE

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| SURVEY | | REGISTERED PROFESSIONAL LAND SURVEYOR |
| LYING IN THE SE 1/4 SEC. 2, T30S, R7W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON | | |
| CLIENT: HANS AND LANA REMPEL P.O. BOX 474 DILLARD, OR. 97432 | SURVEYOR: NEIL HIBBS LAND SURVEYING, INC 670 LOCKWOOD BLVD ROSEBURG, OR. 97131 PHONE: 541-627-8383 FAX: 541-627-4388 EMAIL: neil@neilhibbs.com | OREGON JANUARY 12, 1989 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2019 |
| DWG SCALE: 1"= 100' | JOB NO.: 1570-01 | |
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