

FILED
 Date: 2-3-2020 By: *si*
 This survey consists of:
 Map: M176-42
 Narrative:
 Corner Rept.:
 DOUGLAS COUNTY
 SURVEYOR

MAP FILE M176-42

BASE OF BEARING- COMP. LINE "A-B" PER M164-70
 N 59°05'07" E 188.58' (N 59°05'07" E 188.59')

ADJUSTED UNIT 2
 M164-70

LOT 15
 COOPER CREEK ESTATES
 VOL. 22, PG. 52

LOT 20
 COOPER CREEK ESTATES
 VOL. 22, PG. 52

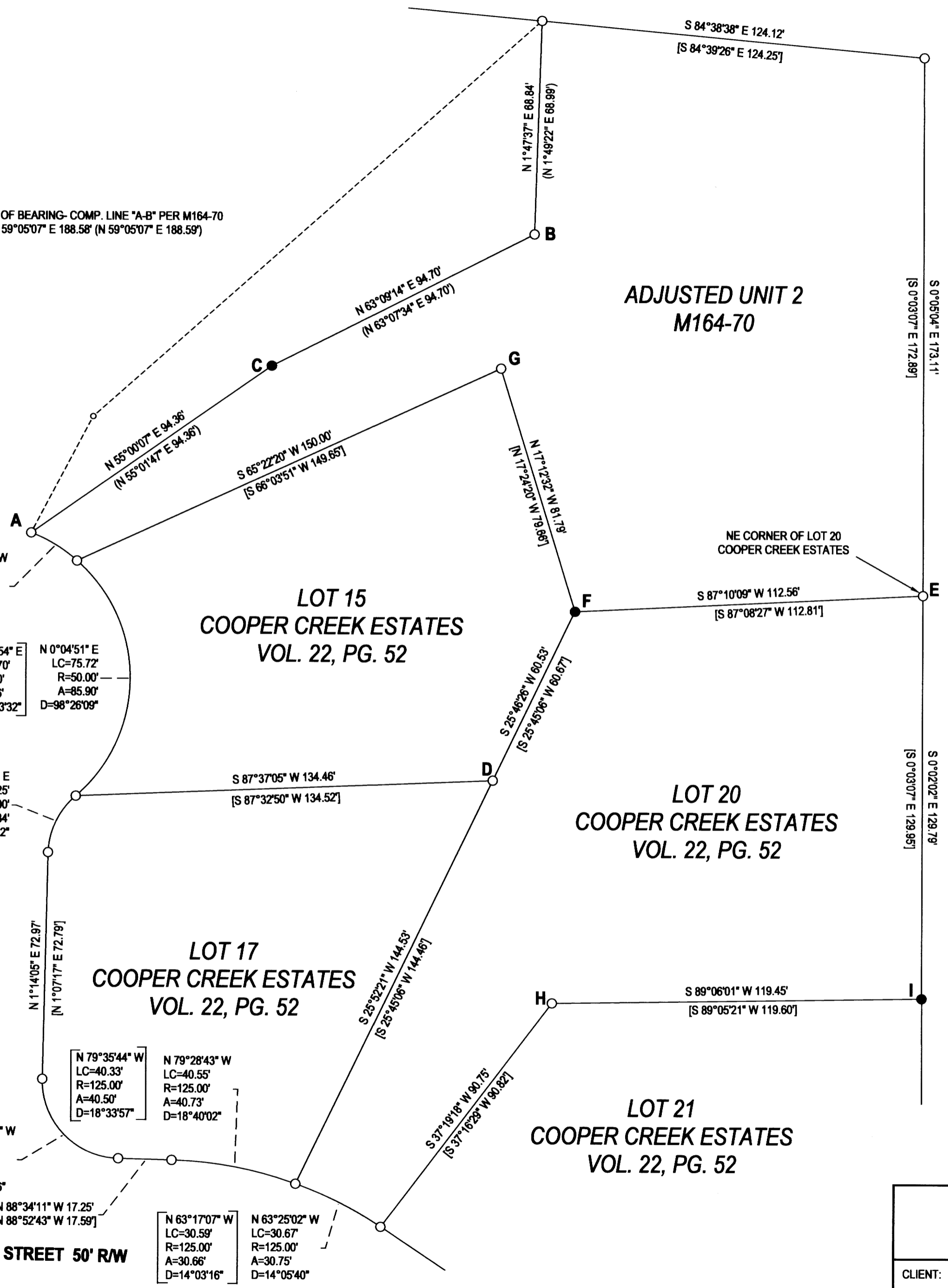
LOT 17
 COOPER CREEK ESTATES
 VOL. 22, PG. 52

LOT 21
 COOPER CREEK ESTATES
 VOL. 22, PG. 52

CRESTVIEW COURT 50' R/W

N 58°54'30" W LC=17.07' R=50.00' A=17.15' D=19°39'17"
 N 58°51'56" W LC=17.30' R=50.00' A=17.39' D=19°55'25"
 N 0°06'54" E LC=75.70' R=50.00' A=85.86' D=98°23'32"
 N 0°04'51" E LC=75.72' R=50.00' A=85.90' D=98°26'09"
 N 25°12'59" E LC=20.41' R=25.00' A=21.03' D=48°11'23"
 N 25°53'43" E LC=20.25' R=25.00' A=20.84' D=47°46'22"
 N 43°52'43" W LC=35.36' R=25.00' A=39.27' D=90°00'00"
 N 43°59'47" W LC=35.39' R=25.00' A=39.31' D=90°06'06"
 N 79°35'44" W LC=40.33' R=125.00' A=40.50' D=18°33'57"
 N 79°28'43" W LC=40.55' R=125.00' A=40.73' D=18°40'02"
 N 88°34'11" W 17.25' [N 88°52'43" W 17.59']
 N 63°17'07" W LC=30.59' R=125.00' A=30.66' D=14°03'16"
 N 63°25'02" W LC=30.67' R=125.00' A=30.75' D=14°05'40"

VALLEY VISTA STREET 50' R/W



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 M164-70
- [] RECORD PER COOPER CREEK ESTATES, VOL. 22, PG. 52 A&B

FIELD CREW: NEIL HIBBS, ERIC HIBBS AND TONY FIELDS
 EQUIPMENT: NIKON NPL-322+2" TOTAL STATION
 OFFICE: NEIL HIBBS
 DRAFTING: NEIL HIBBS

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO SET THE MISSING PINS ON THE LOTS OWNED BY THIS CLIENT. COMPUTED LINE "A-B" WAS USED AS A BASE OF BEARING PER M164-70. MONUMENTS PER COOPER CREEK ESTATES WERE FOUND AND HELD AS SHOWN. POINT "C" WAS SET AT DISTANCE-DISTANCE INTERSECTION FROM FOUND RODS AT "A" AND "B". POINT "F" WAS SET AT PROPORTIONED DISTANCE-DISTANCE INTERSECTION FROM POINTS "D" AND "E". POINT "I" WAS SET AT PROPORTIONED DISTANCE-DISTANCE INTERSECTION FROM POINTS "E" AND "H". WHILE MOST FOUND MONUMENTS WERE WITHIN A FEW TENTHS OF A FOOT FROM RECORD POSITIONS, POINT "G" LOOKS TO BE SET ALMOST 2 FEET OUT OF POSITION AND AS SUCH, WAS NOT CONSIDERED IN THE SETTING OF POINT "F".

LINE D-E 151.19' [151.53']
 LINE H-E 177.71' [177.93']

SURVEY		REGISTERED PROFESSIONAL LAND SURVEYOR
LYING IN THE NW 1/4 OF SEC. 21, T25S, R5W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		
CLIENT: UMPQUA VALLEY LAND COMPANY LLC 3782 DEL RIO RD. ROSEBURG, OR. 97471	SURVEYOR: NEIL HIBBS LAND SURVEYING, INC 4738 LOCKWOOD AVE. S.W. ROSEBURG, OR. 97471 phone: 541-857-8363 fax: 541-857-4366 e-mail: neil@hibbs-land.com	 OREGON JANUARY 12, 1989 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2021
DWG SCALE: 1"= 30'	JOB NO.: 1749-01	
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