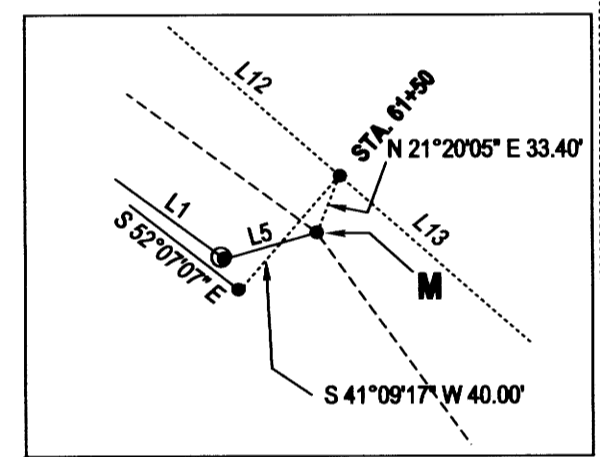
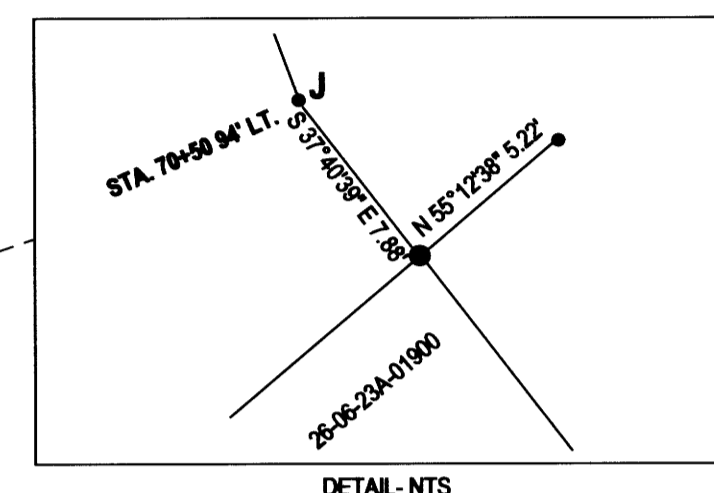


CURVE	BEARING	HORIZ DIST	RADIUS	ARC	DELTA
C1	S45°42'56"E	73.19'	716.20'	73.22'	5°51'27"
C2	S38°47'13"E	99.92'	716.20'	100.00'	8°00'00"
C3	S20°35'49"E	351.14'	716.20'	354.75'	28°22'48"
C4	S10°15'27"E	138.91'	1041.74'	140.02'	7°42'04"
C5	S15°28'59"E	50.00'	1041.74'	50.00'	2°45'00"
C6	S20°58'59"E	149.87'	1041.74'	150.00'	8°15'00"
C7	S26°28'59"E	50.00'	1041.74'	50.00'	2°45'00"
C8	S30°36'29"E	99.96'	1041.74'	100.00'	5°30'00"
C9	S36°06'29"E	99.96'	1041.74'	100.00'	5°30'00"
C10	S40°13'59"E	50.00'	1041.74'	50.00'	2°45'00"
C11	S42°58'59"E	50.00'	1041.74'	50.00'	2°45'00"
C12	S46°36'08"E	81.58'	1041.74'	81.61'	4°29'19"
C13	S27°37'36"E	754.11'	1041.74'	771.63'	42°26'23"
ST					[R=1041.74 ARC=771.63 DELTA=42°26'23"]
UV	N27°31'32"W	516.10'	716.20'	527.97'	[R=716.20 ARC=527.97 DELTA=42°14'15"]



LEGEND

- FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
- SET 5/8"x30" IRON ROD w/CAP STAMPED "HIBBS-LS 52989"
- CALCULATED POSITION
- (1) RECORD PER M55-25
- (1) RECORD PER 1988 COUNTY ROAD PLANS, CO. RD. NO. 115
- (1) RECORD PER DEL RIO RANCH ESTATES RIVER PLAT, VOL. 13, PG. 41
- (2) RECORD PER INST. NO. 2002-23652
- (3) RECORD PER INST. NO. 2006-008668
- (4) RECORD PER INST. NO. 2011-012984
- (5) RECORD PER INST. NO. 2015-005147
- (6) RECORD PER INST. NO. 2018-007545

FIELD CREW: NEIL HIBBS, SCOTT THOMPSON, TONY FIELDS, ASHLEY ELLIOTT
 EQUIPMENT: NIKON NPL-322+Z TOTAL STATION
 OFFICE: NEIL HIBBS
 DRAFTING: NEIL HIBBS

BASE OF BEARING LINE "A-B" PER M55-25
 S 58°48'59" E 390.97' FD PIPE TO FD. PIPE (S 58°48'59" E 391.22')
 LINE "A-B" N 6°49'30" W 121.82' (N 7°02'21" W 121.83' COMP)
 LINE "C-D" S 19°12'19" E 744.20' (S 21°41'04" E 744.22')
 LINE "E-F" S 64°16'32" W 458.23' (S 64°32'08" W 458.33')
 LINE "G-H" S 48°05'53" E 632.09' (S 48°22'08" E 632.09')

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO FIND AND/OR MONUMENT THE CORNERS OF THE WHITE PROPERTY. FOUND MONUMENTS AT "A" AND "B" WERE USED AS A BASE OF BEARING PER M55-25, HOLDING THE 1 1/2" IRON PIPE FOUND AT "A" AND ROTATING THE FIELD TRAVERSE AROUND "A". USING LINE "A-B" AS A BASE OF BEARING, A GOOD SHARE OF THE RIGHT-OF-WAY MONUMENTS SHOWN PER THE 1988 ROAD PLANS FOR COUNTY ROAD NO. 115 WERE SEARCHED FOR BUT NOT FOUND. THE AREA OF COUNTY ROAD NO. 115 SHOWN WAS CALCULATED AND BROUGHT TOGETHER WITH THE FIELD TRAVERSE AT POINT "C" AND THEN ROTATED USING LINE "C-D" FOR ALIGNMENT. ANNOTATIONS FOR BEARINGS AND DISTANCES ON THE ROAD RIGHT-OF-WAY ARE SHOWN IN ITALICS TO HELP WITH CLARITY. DEL RIO RANCH ESTATES RIVER PLAT (VOL. 13, PG. 41) WAS CALCULATED, BEGINNING AT POINT "E" AND THEN ROTATED TO BRING INTO ALIGNMENT WITH LINE "E-F" BETWEEN FOUND MONUMENTS. FROM HERE, THERE WERE NO ABSOLUTES REGARDING HOW ALL OF THE NEIGHBORING PROPERTIES FIT TOGETHER. THERE ARE TOO MANY INCONSISTENCIES TO SORT OUT AS TO AN ABSOLUTE SOLUTION. IT LOOKS AS THOUGH THE INTENT WAS TO HAVE ALL OF THE PARCELS, COMING FROM THE DEL RIO RANCH ESTATES RIVER PLAT SOUTHERLY, HAVE COMMON BOUNDARIES. THERE ARE SO MANY PROBLEMS WITH LEGAL DESCRIPTIONS AND CORNER TIES, NOT TO MENTION A LACK OF SURVIVING MONUMENTATION, THAT THIS SEEMS TO BE A REASONABLE RESOLUTION. DESCRIPTION FOR SUBJECT PROPERTY HAS THE WORST DESCRIPTION, NOT CLOSING BY OVER 9 FEET. THE BEARING OF THE SOUTH LINE WAS HELD AT RECORD BEARING OFF OF THE CORNER TIE USED FROM THE 1/4 CORNER IN BOTH INSTRUMENTS NO. 2015-005147 AND 2018-007545, POINT "L". NORTH BOUNDARY OF SUBJECT PROPERTY BASED ON INST. NO. 2011-12984, 2002-23652 & 2015-2147 AS CONTROLLED BY THE SOUTH LINE OF LOT 20, DEL RIO RANCH ESTATES. THE SOUTH BOUNDARY OF SUBJECT PROPERTY IS BASED IN INST. NO. 2018-7545 TO THE 1/4 CORNER. THE EASTERN BOUNDARY OF THE SUBJECT PROPERTY IS HELD TO THE WEST RIGHT-OF-WAY OF COUNTY RD. NO. 115. THE WESTERN BOUNDARY IS SHOWN AS THE BANK OF THE NORTH UMPQUA RIVER PER DEEDS AND THEREFORE ACTUALLY THE CENTER OF THE RIVER AS IT IS CONSIDERED NON-NAVIGABLE.

LINE	BEARING	HORIZ DIST	RECORD
L1	S53°49'00"E	170.51'	(N 53°49' W 170.51')
L2	S53°49'00"E	97.30'	(N 53°49' W 97.30')
L3	S53°26'00"E	122.77'	(N 53°26' W 122.77')
L4	N74°13'00"E	1.04'	(N 74°13' E 1.04')
L5	N74°13'00"E	25.39'	(N 74°13' E 25.39')
L6	N48°43'00"E	17.86'	
L7	S7°08'47"W	123.92'	(S 7°09' W 124.075)
L8	N6°24'25"W	193.58'	(N 3°55'40" W 193.58')
L9	S48°50'53"E	118.39'	
L10	S48°50'53"E	225.00'	
L11	S48°50'53"E	25.00'	
L12	S48°50'53"E	150.00'	
L13	S48°50'53"E	113.70'	

SURVEY
 LYING IN THE NE 1/4 OF SEC. 23, T26S, R6W
 WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

CLIENT:
 WHITE FAMILY TRUST
 244 JULINA LANE
 ROSEBURG, OR. 97471

SURVEYOR:
 NEIL HIBBS
 LAND SURVEYING, INC.
 2000 W. 10TH ST.
 ROSEBURG, OR. 97471
 PHONE: 541-957-8883
 FAX: 541-957-8388
 www.neilhibbs.com

REGISTERED PROFESSIONAL LAND SURVEYOR
 OREGON
 JANUARY 11, 1988
 F. NEIL HIBBS
 52989
 EXPIRATION DATE 02/28/2021

DWG SCALE: 1"=100' JOB NO.: 2061-01 DATE: AUGUST 2020 PAGE: 1 OF 1