



NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO RE-ESTABLISH THE PROPERTY CORNERS OF THE SUBJECT PROPERTY. 5/8" IRON ROD WAS FOUND AT POINT "A", 12" BELOW ASPHALT AFTER CHISELING THROUGH IT. LINE BETWEEN "A" AND "B" FIT RECORD DISTANCE PER CS 5549-2 WITHIN 0.01 FEET. RECORD ANGLE PER CS 5549-2 OFF OF LINE "A-B" WAS HELD FOR THE RIGHT-OF-WAY OF GARDEN VALLEY BOULEVARD. A 5/8" IRON ROD WAS FOUND NEAR POINT "C", 0.9 FEET DEEP, BUT TAKING HOW EVERYTHING ELSE FITS INTO ACCOUNT, AS WELL AS THE FACT THAT THIS AREA LOOK TO HAVE BEEN PREVIOUSLY DISTURBED, IT WAS NOT HELD. SET POINT ROD AT POINT "C", ON ABOVE DESCRIBED RIGHT-OF-WAY OF GARDEN VALLEY BOULEVARD. AT RECORD DISTANCE FROM POINT "A" POINT "D" WAS CALCULATED ON RIGHT-OF-WAY OF GARDEN VALLEY BOULEVARD, AS DETERMINED ABOVE. AT RECORD DISTANCE FROM THE ROD SET AT POINT "C", POINT "N" WAS ALSO CALCULATED ON THE RIGHT-OF-WAY OF GARDEN VALLEY BOULEVARD, AS DETERMINED ABOVE. AT RECORD DISTANCE PER M69-74 FROM POINT "D", THE EASTERLY RIGHT-OF-WAY OF EDEN LANE WAS HELD AS LINE "G-N", DOING THIS AGREES VERY CLOSELY WITH THE MONUMENTS WE SET PREVIOUSLY PER M147-15. DIFFERENCES BEING 0.02-0.05 FEET FROM RODS PREVIOUSLY SET. LINE "E-D" WAS HELD AS THE EASTERLY BOUNDARY OF THE PROPERTIES ON THE EASTERLY SIDE OF EDEN LANE. AS WITH THE PREVIOUSLY SET RODS ALONG EDEN LANE, HOLDING THIS LINE AS DESCRIBED ABOVE COINCIDES VERY CLOSELY WITH THE CORNERS ESTABLISHED PER M147-15. DIFFERENCES ON THIS LINE BEING FROM 0.03 FEET TO 0.08 FEET. POINTS ALONG EDEN LANE FROM "G" TO "H", AND LINES EXTENDING EASTERLY FROM THEM WERE HELD ON ALIGNMENTS DETERMINED PER M147-15. POINTS ALONG EDEN LANE BETWEEN POINT "H" AND POINT "N" WERE PROPORTIONED PER M17-50, LESS THE RECORD NORTHERLY 40 FEET THEREOF. LINE "D-E" MEASURES N 0°09'10" E 805.07 FEET AS COMPARED TO 805.08 PER COMBINATION OF THE VARIOUS SURVEYS PERTAINING TO THIS LINE SO DISTANCES WERE HELD TO RECORD COMING SOUTHERLY FROM POINT "E" FOR POINTS "M" AND "L". POINT "F" WAS SET PARALLEL TO LINE "A-N" FROM POINT "B" AT INTERSECTION WITH LINE "D-E". POINT "O" SET AT INTERSECTION OF A LINE EXTENDING FROM POINT "I", PARALLEL TO LINE "N-A" AND A LINE EXTENDING NORTHERLY FROM POINT "C" ON A LINE PARALLEL TO LINE "A-B" AS PER CS 5549-2. MAG-NAILS NEAR POINTS "C", "N", "I" AND "O" WERE SET BY ANOTHER SURVEYOR AND ARE DRASTICALLY OUT OF POSITION. THIS IS WHAT PROMPTED THE OWNERS TO CONTACT US. THE CONTRACTORS WERE USING THESE MAG-NAILS AS BOUNDARY LINES FOR THEIR CONSTRUCTION ON THE ADJOINING CORNER LOT OF GARDEN VALLEY BOULEVARD AND EDEN LANE.



LEGEND

- FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
- SET 5/8" IRON ROD W/CAP STAMPED "HIBBS-LS 52989"
- △ CALCULATED POSITION
- () RECORD PER M147-15
- [] RECORD PER CS 5549-2
- ([]) RECORD PER M175-40
- ◇ RECORD PER M69-74
- ◇◇ RECORD PER M17-50
- (1) RECORD PER INST. NO. 2015-003828
- (1) RECORD PER INST. NO. 2004-030103

FIELD CREW: NEIL HIBBS, ERIC HIBBS & SCOTT THOMPSON
 EQUIPMENT: NIKON MPL-322+2" TOTAL STATION
 OFFICE: NEIL HIBBS
 DRAFTING: NEIL HIBBS

SURVEY		REGISTERED PROFESSIONAL LAND SURVEYOR
LYING IN THE NW 1/4 OF SEC. 13, T27S, R6W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		
CLIENT: RAS ENTERPRISES LLC P.O. BOX 2855 WINSTON, OR. 97496	SURVEYOR: NEIL HIBBS LAND SURVEYING, INC. 4794 LOCKWOOD AVE. SE. WINSTON, OR. 97496 PHONE: 541-867-4263 FAX: 541-867-4268 EMAIL: neil@neilhibbs.com	J. Neil Hibbs OREGON JANUARY 17, 1989 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2021
DWG SCALE: 1"= 30'	JOB NO.: 2274-01	
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