



NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO DETERMINE THE BOUNDARY OF TAX LOT 2300, OWNED BY MCCRACKEN. WE HAD PREVIOUSLY DONE WORK ALONG THE SOUTHERN BOUNDARY OF THIS PROPERTY AND USED THAT INFORMATION TO BUILD ON LINE "A-B" WAS USED AS A BASE OF BEARING PER VOLUME 5, PAGE 71 OF THE PLAT RECORDS. THIS PLAT BEING THE REPLATTING OF LOTS 12-24 OF OVERLOOK ADDITION TO THE CITY OF ROSEBURG. AS WE TIED MONUMENTS TO THE NORTH, IT BECAME APPARENT THAT, WHILE POINTS "C" AND "D" FIT EACH OTHER VERY WELL, THEY DID NOT FIT THE PIPE FOUND AT POINT "A" WELL AT ALL. THIS PROMPTED US TO LOOK NORTHERLY OF POINT "A" FOR THE POSSIBILITY OF ANOTHER 3/4" IRON PIPE. SURE ENOUGH, THERE ARE TWO OF THEM. APPARENTLY, POINT "A" DOES FIT RELATIVE TO POINTS "F" AND "B" WITH THESE THREE MONUMENTS SEEMING TO BE FROM THE 1936 VOLUME 5, PAGE 71 REPLAT. IN 1953, SURVEY M4-39 WAS FILED. THIS SURVEY SHOWS FINDING A 3/4" IRON PIPE ON THE NORTHERN BOUNDARY OF OVERLOOK ADDITION BUT DOES NOT SHOW MUCH ELSE TIED TO VERIFY THAT ASSUMPTION. MONUMENTS FOUND AT POINTS "C" AND "D" FIT M4-39 PERFECTLY SO POINT "J" WAS COMPUTED AT A RECORD DISTANCE-DISTANCE INTERSECTION FROM POINTS "C" AND "D". THE PIPE FOUND AT POINT "E" FITS RECORD DISTANCE FROM POINT "J" VERY WELL, AS DOES ITS ALIGNMENT WITH LINE "D-J". THE PIPE FOUND AT POINT "A" FITS NOTHING RELATIVE TO M4-39. IN 1956, THE FIRST ADDITION TO OVERLOOK WAS FILED AS VOLUME 11, PAGE 7 OF THE PLAT RECORDS BY THE SAME SURVEYOR THAT FILE M4-39. WHILE THE POINTS SYMBOLS DO NOT SEEM TO FULLY AGREE WITH THE LEGEND ON THE PLAT, IT LOOKS AS THOUGH HE SIMPLY HELD THE PIPE HE HAD USED AT POINT "E", SET AN INITIAL POINT THAT WE FOUND AND NOTE AS POINT "I", AND MEANT TO SET TWO RODS IN BETWEEN. THE ROD FOUND AT "G" SEEMS TO ONE OF THESE MONUMENTS. SIMILAR TO THE SITUATION WITH POINT "A" NOT FITTING M4-39, THERE IS A 3/4" IRON ROD THAT IS OVER 13 FEET NORTHWESTERLY OF WHERE WE EVENTUALLY FOUND THE 1/2" IRON ROD AT POINT "H". AGAIN, IT WAS APPARENT THAT THIS ROD DID NOT FIT ANYTHING. A SEARCH LOCATION WAS CALCULATED AND THE ROD AT "H" WAS FOUND RIGHT WHERE IT WAS SUPPOSED TO BE. AFTER FINDING THIS, I SPOKE WITH TERESA JAMISON, NEXT DOOR, AND SHOWED HER WHAT WE HAD DETERMINED. APPARENTLY ANOTHER SURVEYOR IN TOWN HAS IDENTIFIED THE ERRANT 3/4" IRON ROD AS BEING HER TRUE CORNER. I EXPLAINED THAT WE WOULD BE FILING THIS SURVEY AND THAT IT WOULD MAKE IT VERY CLEAR THAT THE 3/4" ROD IS NOT EVEN CLOSE. LOTS 1-4 OF THE FIRST ADDITION TO OVERLOOK, VOLUME 11, PAGE 7, WERE CALCULATED THE THE NORTHWEST CORNER OF LOT 2 BEING HELD AT POINT "H" AND BEING ROTATED TO BRING THE CALCULATED LINE FROM SAID NORTHWEST CORNER TO THE INITIAL POINT BEING TO THE LINE BETWEEN FOUND MONUMENTS "H" AND "I". THE TWO RODS SET NORTHWESTERLY FROM "H" WERE HELD TO RECORD POSITIONS AS DETERMINED ABOVE. POINT "K" WAS SET AT RECORD DISTANCE PER M4-39, ALONG LINE "D-J". THERE IS AN UNRECORDED "FARR" ROD APPROXIMATELY 0.4 FEET FROM THE TRUE POSITION. ANOTHER UNRECORDED "FARR" MONUMENT WAS FOUND ALONG OVERLOOK AS NOTED. THE RODS SET ALONG THE SOUTHEASTERLY BOUNDARY OF THE DOLGANIS/ URAVICH PROPERTY WERE SET EARLIER WITH THE DEED BEING RECENTLY RERECORDED AS INST. NO. 2020-008396. ONLY ONE MONUMENT WAS FOUND ALONG OVERLOOK BUT IT FITS THE LOTS OF THE REPLAT, AS DETERMINED BY HOLDING RECORD INFORMATION OF THE REPLAT RELATIVE TO LINE "A-B", VERY WELL. WE SEARCHED ON BOTH SIDES OF OVERLOOK AND FOUND NO OTHER MONUMENTS.

LEGEND

- FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
- SET 5/8"x30" IRON ROD W/ CAP STAMPED "HIBBS-LS 52989"
- △ CALCULATED POINT
- △ RECORD PER VOLUME 5, PAGE 71
- [] RECORD PER M4-39
- RECORD PER FIRST ADDITION TO OVERLOOK- VOL. 11, PG. 7

FIELD CREW: NEIL HIBBS, ERIC HIBBS, SCOTT THOMPSON, TONY FIELDS
 EQUIPMENT: NIKON NPL-322x2" TOTAL STATION
 OFFICE: NEIL HIBBS
 DRAFTING: NEIL HIBBS

SURVEY LYING IN THE SW 1/4 OF SEC. 19, T27S, R5W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		REGISTERED PROFESSIONAL LAND SURVEYOR J. Neil Hibbs OREGON JANUARY 11, 1988 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2021	
CLIENT: CURTIS AND ELLA ILONA MCCRACKEN 1240 S.E. CASS ROSEBURG, OR. 97470	SURVEYOR: NEIL HIBBS LAND SURVEYING, INC 478 LOGGERS LANE SE. ROSEBURG, OR 97131 PHONE: 503-657-8503 FAX: 503-657-8508 WWW.NEILHIBBSLANDSURVEYING.COM		
DWG SCALE: 1"= 30'	JOB NO.: 2222-01	DATE: MAY 2020	PAGE 1 OF 1