



NARRATIVE:
 THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH THE CORNERS OF LOTS 1 AND 2 OF BLOCK 1, BROWN'S ADDITION TO OAKLAND WITH THE EXTRA AREA OF LOT 9, THE ALLEY, HAVING BEEN USED AS ADDITIONAL AREA VS AN ALLEY. RM 2-59 WAS FILED IN 1973 AS A FAIRLY COMPREHENSIVE LOOK AT THE CITY OF OAKLAND BUT THERE ARE SOME ASPECTS OF IT THAT DO NOT SEEM RIGHT SUCH AS UP TO 15 FOOT OF DIFFERENCE IN BLOCK DIMENSIONS. A LARGE PERCENTAGE OF THE MONUMENTS SET PER RM 2-59 WERE FOUND TO HAVE BEEN DESTROYED. OF PARTICULAR ISSUE TO THIS SURVEY WERE THE MISSING MONUMENTS ALONG FIFTH STREET AND FOURTH STREET. POINT "E" WAS CALCULATED AS AN EXTENSION OF LINE "C-D" A DISTANCE THAT MATCHED THAT BETWEEN FOUND MONUMENTS "C" AND "D" AS PER RM 2-59. FROM THE ROD FOUND AT POINT "A", M135-21 AND LAND PARTITION 2001-0101, WHICH BUILT OFF OF M135-21, WAS COMPUTED COUNTERCLOCKWISE AND THEN ROTATED AROUND POINT "A" TO BRING THE EASTERLY RIGHT-OF-WAY OF FIFTH STREET INTO ALIGNMENT WITH LINE "A-B", HOLDING THESE MONUMENTS FOR THE EASTERLY RIGHT-OF-WAY OF FIFTH STREET. THIS LINE WAS CONTINUED SOUTHEASTERLY THROUGH "P", A RECORD BEND AT "P" WAS HELD PER M135-21 WITH POINT "F" BEING HELD TO RECORD DISTANCE PER M135-21. WITH THE ROD AT POINT "L" BEING THE ONLY MONUMENT FOUND SOUTHWESTERLY OF THE SUBJECT PROPERTY, HAVING SEARCHED WESTERLY TO FIRST STREET AND SOUTHERLY TO APPLE STREET, POINT "I" WAS HELD TO A POSITION THAT BASICALLY SPLITS THAT OF RECORD ANGLES AND DISTANCES OFF OF LINE "O-P" AND A POSITION OF 30 FOOT BY 30 FOOT OFFSETS FROM POINT "L". AS ONE WOULD EXPECT BASED SOLELY ON M70-52, POINT "O" WAS COMPUTED AT THE INTERSECTION OF LINE "E-I" AND "M-N". POINT "H" WAS COMPUTED AT RECORD DISTANCE FROM "I" ON EXTENSION OF LINE "E-I". POINT "J" WAS CALCULATED AT MID-POINT OF LINE "B-P". POINT "K" WAS CALCULATED AT MID-POINT OF LINE "O-I". SOUTHERLY HALF OF BLOCK 1, BROWN'S ADDITION WAS PROPORTIONED ACCORDINGLY WITH MONUMENTS SET ON SUBJECT PROPERTY CORNERS.

- LEGEND:**
- FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
 - SET 5/8" IRON ROD W/ YELLOW CAP MARKED "LS NO. 52989"
 - ▲ CALCULATED POSITION
 - () RECORD PER RM 2-59
 - [] RECORD PER M135-21
 - { } RECORD PER M64-8
 - ◁ RECORD PER M70-52
 - (//) RECORD PER BROWN'S ADDITION TO OAKLAND, V2A, PG 25

FIELD CREW: NEIL HIBBS, KADIN BAKER
 EQUIPMENT: NIKON NPL-322+2" TOTAL STATION, TRIMBLE R10 BASE & RECEIVER
 OFFICE: NEIL HIBBS
 DRAFTING: NEIL HIBBS

BEARINGS ARE GRID, NAD 83 (CONUS). DISTANCES CONVERTED TO GROUND
 CONVERGENCE: -1'54.43"
 COMBINED SCALE FACTOR: 1.0000036263

SURVEY LYING IN THE SW 1/4 OF SEC. 4, T25S, R5W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		REGISTERED PROFESSIONAL LAND SURVEYOR <i>J. Neil Hibbs</i> OREGON JANUARY 17, 1999 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2023	
CLIENT: TIMOTHY AND ANGELA BARBER 215 SE FIFTH ST. OAKLAND, OR, 97462	SURVEYOR: NEIL HIBBS LAND SURVEYING, INC 4784 LINDENWOOD AVE. #10 ROSELAND, OR, 97131 PHONE: 503-687-8523 FAX: 503-687-4306 E-MAIL: neil@neilhibbs.com		
DWG SCALE: 1"= 40'	JOB NO.: 2661-01	DATE: DECEMBER 2021	PAGE 1 OF 1