



NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO ADJUST THE BOUNDARIES OF THE SUBJECT PROPERTIES AS SHOWN. THE DRAINFIELD EASEMENT SHOWN IS FOR THE BENEFIT OF ADJUSTED UNIT 1 AND IS CREATED VIA THE COVENANT RECORDED AS NOTED. THE SOUTHEAST, SOUTHWEST AND NORTHWEST CORNERS OF PLAT A, YONCALLA ORCHARD TRACTS WERE FOUND AND HELD AS TIED. THE NORTHEAST CORNER OF SAID PLAT A, POINT "F", WAS HELD TO THE ALIGNMENT OF THE STONE AT THE SW CORNER DLC NO. 40, POINT "G", AND THE FOUND 1/2" IRON PIPES TO THE EAST OF IT, POINTS "H" AND "I". RECORD DISTANCE FROM POINT "I" WAS HELD PER M87-62. THOUGH THERE ARE OVER 10 FEET DISCREPANCIES IN BOTH THE SOUTHERN AND NORTHERN BOUNDARIES OF THE ORIGINAL PLAT AND M87-62, THE POINT TO POINT DISTANCES FROM THE STONE TO THE 1/2" IRON PIPES MENTIONED ABOVE FIT VERY WELL. LOTS WERE THEN PROPORTIONED BETWEEN THE HELD CORNERS. M115-73 NOTES THAT THEY DID NOT FIND ANY OF THE MONUMENTS SET PER M87-62 WHILE WE FOUND 3 OF THE 4 THAT WERE SET. THE ONE ROD THAT M115-73 SET WAS FOUND ON THE LINE BETWEEN LOTS 26 AND 27 BUT IS SET 0.34 FEET SOUTHERLY OF THE RIGHT-OF-WAY AS COMPUTED. POINT "D" WAS FOUND ON COMPUTED EASTERN BOUNDARY OF PLAT A. POINT "B" WAS FOUND S 83°56'51" W 1.25 FEET FROM THE COMPUTED NORTHWEST CORNER OF LOT 25. POINT "J" WAS SET ON LINE BETWEEN POINT "K" AND THE COMPUTED NORTHWEST CORNER OF LOT 25 AT A RECORD 132.00 FEET FROM THE COMPUTED NORTHWEST CORNER OF LOT 25. THE PROPERTY LINE RUNNING SOUTHERLY FROM POINT "J" WAS HELD TO ALIGNMENT OF "B-J". THE SOUTHERN BOUNDARY OF ADJUSTED UNIT 1 WAS HELD RECORD 15 FEET NORTHERLY OF AND PARALLEL TO THE COMPUTED NORTH BOUNDARY OF LOT 26. CORNERS WERE COMPUTED AROUND A 120 FOOT PARCEL IN THE SOUTHWEST CORNER OF THE SMART PROPERTY IN LOT 19 AS PROPORTIONED ABOVE. FOR THE EASTERN BOUNDARY OF ADJUSTED UNITS 1 AND 2, THE EASTERN BOUNDARY OF PLAT A WAS TAKEN TO BE THE CENTER OF RICE VALLEY ROAD. SET MONUMENTS ALONG THE EASTERN BOUNDARY ARE VERY CLOSE TO THE EXISTING FENCE. AT BOTH THE NORTHEAST AND SOUTHEAST CORNERS OF PLAT A, THE ROAD IS CLEARLY NOT CENTERED ON THE PLAT A BOUNDARY. APPARENTLY, FOR YEARS, MCDANIEL ROAD, WHICH IS SUPPOSED TO BE CENTERED ON THE NORTHERN BOUNDARIES OF LOTS 25, 26, 27, ETC- HEADING WEST, IS NOT BUILT ANYWHERE NEAR THERE AND ACTUALLY CUTS THROUGH THE SMART PROPERTY AS IT GOES THROUGH LOTS 23 AND 24. PUBLIC WORKS KNOWS ABOUT THIS BUT IT SOUNDS LIKE THERE ARE NO PLANS TO FIX IT.

K-J S 1°52'17" W 527.46'
F-D S 1°52'18" W 1846.65' [SOUTH 1844.87' COMP.]

BEARINGS ARE GRID: NAD 83(CONUS), OREGON SOUTH ZONE. DISTANCES ARE CONVERTED TO GROUND
CONVERGENCE: -1°54'23"
COMBINED SCALE FACTOR: 1.0000045116

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

COVENANT DESCRIBING ADJUSTED UNIT 1, ADJUSTED UNIT 2 AND A DRAINFIELD EASEMENT TO BENEFIT ADJUSTED UNIT 1 RECORDED AS INSTRUMENT NO. 2021-022794

BEARINGS ARE GRID: NAD 83(CONUS), OREGON SOUTH ZONE. DISTANCES ARE CONVERTED TO GROUND
CONVERGENCE: -1°54'23"
COMBINED SCALE FACTOR: 1.0000045116

LEGEND

- FOUND BRASS CAP
- FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
- SET 5/8"x30" IRON ROD W/CAP STAMPED "HIBBS-LS 52889"
- CALCULATED POSITION
- () RECORD PER PLAT A, YONCALLA ORCHARD TRACTS (VOL. 3, PG. 48)
- [] RECORD PER M87-62
- <> RECORD PER M115-73
- () RECORD PER LAND PARTITION 1997-0081
- (()) RECORD PER CS FILE NO. 58218-3

RICE VALLEY ROAD CO. RD. NO. 30
60' R/W

CL AS-BUILT MCDANIEL ROAD-SEE NARRATIVE
N 88°03'04" W 30.00'
FD. 1/2" CARRIAGE BOLT IN ASPHALT- OVERLAYED
N 1°53'15" E 132.31'- FD TO FD (NORTH 132.00')
FD. 1/2" CARRIAGE BOLT IN ASPHALT- OVERLAYED
BEARS S 8°05'10" W 0.55 FEET FROM THE COMPUTED NORTHEAST CORNER OF LOT 25

THIS LINE SHOULD BE ORIGINAL LOT LINE AND CENTER OF DEDICATED COUNTY ROAD, HEADING EAST. ROAD IS NOT BUILT AS PLATTED
N 88°05'36" W 326.65' COMP. TO COMP.
15.00' FROM ADJUSTED BOUNDARY TO COMP. LOT LINE
S 2°24'22" W 15.17'
NW COR LOT 25
S 83°56'51" W 1.25'

DETAIL

PLANNING DEPT. FILE NO. M21-028

BOUNDARY LINE ADJUSTMENT

LYING IN THE SE 1/4 SEC. 4, THE SW 1/4 SEC. 3, THE NW 1/4 SEC. 10 & THE NE 1/4 SEC. 9, T23S, R5W
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

CLIENT:
PETTY AND CARLA SMART
7165 VISTA RIDGE
BROOKINGS, OR. 97415

SURVEYOR:
NEIL HIBBS
LAND SURVEYING, INC
4741 COMMERCIAL AVE SE
ROSELAND, OR. 97131
PHONE: 503-637-2391
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e-mail: neil@neilhibbs.com

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JANUARY 13, 1999
F. NEIL HIBBS
52989
EXPIRATION DATE 6/30/2023

DWG SCALE: 1"= 200' JOB NO.: 2604-01 DATE: JANUARY 2022 PAGE 1 OF 1

[Signature]
DOUGLAS COUNTY PLANNING DIRECTOR
DATE 1/31/2022