



NARRATIVE:
THE PURPOSE OF THIS SURVEY WAS TO ADJUST THE BOUNDARIES OF THE SUBJECT PROPERTIES AS SHOWN AND TO CREATE AN ADDITIONAL ACCESS EASEMENT OFF OF TROOST STREET AS SHOWN. POINTS "A" AND "B" WERE FOUND PER M39-10 AND HELD POINT "C", WHILE FOUND AT RECORD DISTANCE FROM "B", IS ABOUT 10 FEET EASTERLY OF WHERE IT SHOULD BE PER 30-79. POINT "D" IS ALSO ABOUT 10 FEET EASTERLY OF WHERE IT SHOULD BE PER M39-10. POINT "F" WAS SET ON LINE "G-H" ON AN EXTENSION OF LINE "C-B". POINT "E" WAS SET ON LINE "G-H" AT RECORD DISTANCE FROM POINT "F" PER M39-10. OTHER MONUMENTS SET FOR THE ADJUSTED BOUNDARIES WERE SET AS DIRECTED BY CLIENT. THE SMALL RECTANGLE OF LAND SHOWN TO THE SOUTHWEST OF POINT "A" IS ONLY BEING SHOWN BECAUSE WHEN UNIT 1 WAS SOLD, IT INCORRECTLY INCLUDED THIS RECTANGLE. THIS WAS CORRECTED BY TRANSFERRING THIS LAND BACK TO THE PROPER OWNERSHIP VIA INST. NO. 2023-003319 AS SHOWN.

BEARINGS ARE GRID, NAD 83 (CONUS), DISTANCES CONVERTED TO GROUND
CONVERGENCE: 2"0028"
COMBINED SCALE FACTOR: 1.0000055411

LEGEND

- FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
- SET 5/8"x30" IRON ROD w/CAP STAMPED "HIBBS-LS 52989"
- △ CALCULATED POSITION
- () RECORD PER HOOVER HILLS SUBDIVISION PHASE 3- VOL. 21, PG. 28
- [] RECORD PER 30-79
- [] RECORD PER M84-35
- [] RECORD PER M107-59
- <> RECORD PER M39-10

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

UNIT 1 SOLD AS INST. NO. 2022-016022 AND CORRECTED BY
RETURNING A PORTION PER INST. NO. 2023-003319
UNIT 2 AND UNIT 3 SOLD AS INST. NO. 2021-013963
UNIT 4 SOLD AS INST. NO. 2022-014933

[Signature]
DOUGLAS COUNTY PLANNING DIRECTOR
4/20/23
DATE

PLANNING DEPT. FILE NO. M21-013
BOUNDARY LINE ADJUSTMENT
LYING IN THE NW 1/4 & NE 1/4 SEC. OF SEC. 15, T27S, R6W
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

CLIENT: BRIAN BAILEY P.O. BOX 783 ROSEBURG, OR. 97470	SURVEYOR: NEIL HIBBS LAND SURVEYING, INC 4731 COMMERCIAL RD ROSEBURG, OR 97471 PHONE: 541-887-8303 FAX: 541-887-8306 E-MAIL: neilhibbs@landsurvey.com	REGISTERED PROFESSIONAL LAND SURVEYOR <i>[Signature]</i> OREGON JANUARY 15, 1988 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2023
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DWG SCALE: 1"= 80' JOB NO.: 2565-01 DATE: MARCH 2023 PAGE: 1 OF 1