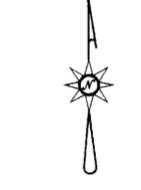


NARRATIVE:
THE PURPOSE OF THIS SURVEY WAS TO ADJUST THE BOUNDARIES OF THE SUBJECT PROPERTIES AS SHOWN. ALL BEARINGS AND DISTANCES BETWEEN FOUND MONUMENTS ARE RECORD PER OUR PREVIOUS SURVEY, RECORDED AS M178-6. PER THE PLAT ROSEBURG HOME ORCHARD TRACTS (RHOT), THE SOUTHEAST CORNER OF LOT 10, BLOCK 5, "I", WAS CALCULATED AT AN EXTENSION OF LINE "C-A" A RECORD DISTANCE OF 1.14 CHAINS PLUS 20 FEET TO GET TO THE CENTER OF THE PLATTED ROAD. LOT CORNERS WERE THEN PROPORTIONED ALONG LINE "H-I".
OUR BEARING OF LINE "A-C" DIFFERS FROM RECORD BEARING PER M70-42 BY -1°35'22". I APPLIED THIS ROTATION TO THE TWO RECORD COURSES FROM THE FOUND ROD AT POINT "F" TO CALCULATE POINT "E". LOT CORNERS ALONG THE NORTHERN BOUNDARY OF BLOCK 5, RHOT WERE THEN PROPORTIONED BETWEEN POINTS "D" AND "E". THE RIGHT-OF-WAY FOR UPPER CLEVELAND RAPIDS ROAD WAS CALCULATED PER THE 1970 COUNTY ROAD PLANS. THERE WERE A NUMBER OF MONUMENTS SUPPOSEDLY SET WITH THE WHOLE THING BEING TIED TO THE D.L.C. CORNER BUT THIS ENDED UP WITH THE ROAD BEING NOWHERE NEAR THE EXISTING ALIGNMENT. THE COMPUTED ROAD WAS ROTATED ONLY SLIGHTLY TO MATCH THE CENTERLINE ALREADY COMPUTED. THE ENTIRE CALCULATED ROAD HAD TO BE SHIFTED SUBSTANTIALLY WESTERLY TO BRING THE NORTHERLY TANGENT INTO AGREEMENT WITH THE AS-BUILT CENTERLINE.
AN EXTENSIVE SEARCH WAS MADE FOR THE RODS THAT WERE SUPPOSED TO HAVE BEEN SET IN 1970 AND WE NEVER FOUND EVEN ONE. AS NOTED BELOW, "C-I", BEING VERY CLOSE TO 20 FEET LONGER THAN ORIGINAL RECORD WHICH WOULD TEND TO INDICATE POINT "C" BEING ON THE NORTHERLY SIDE OF THE 40 FOOT WIDE PLATTED ROAD. "C-E" APPEARS TO HAVE BEEN TAKEN AS THE CENTER OF THE PLATTED ROAD PER M70-42. AS SHOWN ON M178-6, THE EASTERN BOUNDARY OF LOTS 3 AND 8, BLOCK 5 OF ROSEBURG HOME ORCHARD TRACTS, WHEN PROPERLY PROPORTIONED, DOES NOT AGREE WITH THE LINE CREATED PER M80-32. WITH NO MONUMENTS HAVING BEEN SET AROUND UNIT 1 PER M80-32, M80-32 WAS CALCULATED, ORIGINATING AT POINT "B" AND ROTATING IT SLIGHTLY SO THAT THE NORTHERN BOUNDARY SPLITS THE DIFFERENCE WITH OUR HELD LINE "E-C". THE SOUTHWEST CORNER OF UNIT 1 WAS SET ON THE COMPUTED SOUTHERN BOUNDARY OF M80-32 AT RECORD DISTANCE FROM POINT "B". THE NORTHWEST CORNER OF ORIGINAL UNIT 1 WAS CALCULATED AT RECORD ANGLE FROM THE COMPUTED SOUTHERN BOUNDARY OF M80-32 A RECORD DISTANCE FROM THE SET SOUTHWEST CORNER OF ORIGINAL UNIT 1. THE RODS SET ON THE EASTERN BOUNDARY OF ADJUSTED UNIT 1 WERE SET ON THE OLD LOT LINE AS PREVIOUSLY PROPORTIONED. THE ORIGINAL INTENT WAS TO ALSO TRANSFER THE TINY SLIVER SHOWN ON THE MAP WHICH LIES WESTERLY OF THE PINS SET SOUTHERLY OF THE ORIGINAL BOUNDARY BETWEEN THE TWO UNITS FROM UNIT 1 TO UNIT 2 BUT THE OWNERS DECIDED NOT TO DO THIS. THIS LEAVES THE NORTHWEST CORNER OF ORIGINAL UNIT 1 AS A COMPUTED POINT THAT IS 6.10 FEET FROM THE WESTERLY ROD THAT IS SET ON THE ORIGINAL BOUNDARY BETWEEN THE TWO UNITS.



- LEGEND**
- FOUND BRASS CAP
 - FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
 - SET 5/8"x30" IRON ROD w/CAP STAMPED "HIBBS-LS 52989"
 - △ CALCULATED POSITION
 - () RECORD PER ROSEBURG HOME ORCHARD TRACTS, VOL. 1, PG. 58
 - [] RECORD PER M70-42
 - { } RECORD PER M111-22
 - (O) RECORD PER M128-47
 - <-> RECORD PER M154-43
 - (J) RECORD PER M163-5
 - (J3) RECORD PER M80-32
 - DOTTED LINE IS LINE PER M80-32, EASTERN BOUNDARY WAS NOT PROPERLY DETERMINED
- BEARINGS ARE GRID NAD83 (CONUS), DISTANCES CONVERTED TO GROUND
COMBINED SCALE FACTOR: 1.0000039306
CONVERGENCE: -2°00'57"

A-B BEARS S 88°59'57" W 1262.43'
A-J BEARS S 84°19'32" W 1147.32'
C-I BEARS S 2°51'22" W 1338.18' (SOUTH 20 CH.-1320' CENTER OF PLATTED ROAD TO CENTER OF PLATTED ROAD)
E-C BEARS S 88°19'11" E 2341.23' [S 89°51'14" E 2345.04'] [S 89°51'14" E 2338.23']

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

PORTION OF UNIT 2 DEEDED TO UNIT 1 PER INST. NO. 2022-15699

[Signature] DOUGLAS COUNTY PLANNING DIRECTOR Date: 5/25/2023

PLANNING DEPT. FILE NO. M21-023

BOUNDARY LINE ADJUSTMENT
LYING IN THE NW 1/4 & SW 1/4 SEC. 20 & THE NE & SE 1/4 SEC. 19, T26S, R6W
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

CLIENT: JOEL JAUKKURI 122 UPPER CLEVELAND RAPIDS ROAD ROSEBURG, OR. 97471	SURVEYOR: NEIL LAND SURVEYING, INC HIBBS 4733 LOCKWOOD BLVD. #101 ROSEBURG, OR. 97471 PHONE: 541-987-9203 FAX: 541-987-9306 E-MAIL: neil@neilandsurveying.com
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REGISTERED PROFESSIONAL LAND SURVEYOR
NEIL HIBBS
OREGON
JANUARY 12, 1999
F. NEIL HIBBS
52989
EXPIRATION DATE
6/30/2023

DWG SCALE: 1"= 100' JOB NO.: 2640-01 DATE: MAY 2023 PAGE 1 OF 1