

FILED  
 Date: 1-10-2022 By: [Signature]  
 This survey consists of:  
 Map: M180-32  
 Narrative:  
 Corner Rpt:

DOUGLAS COUNTY  
 SURVEYOR

MAP FILE M180-32

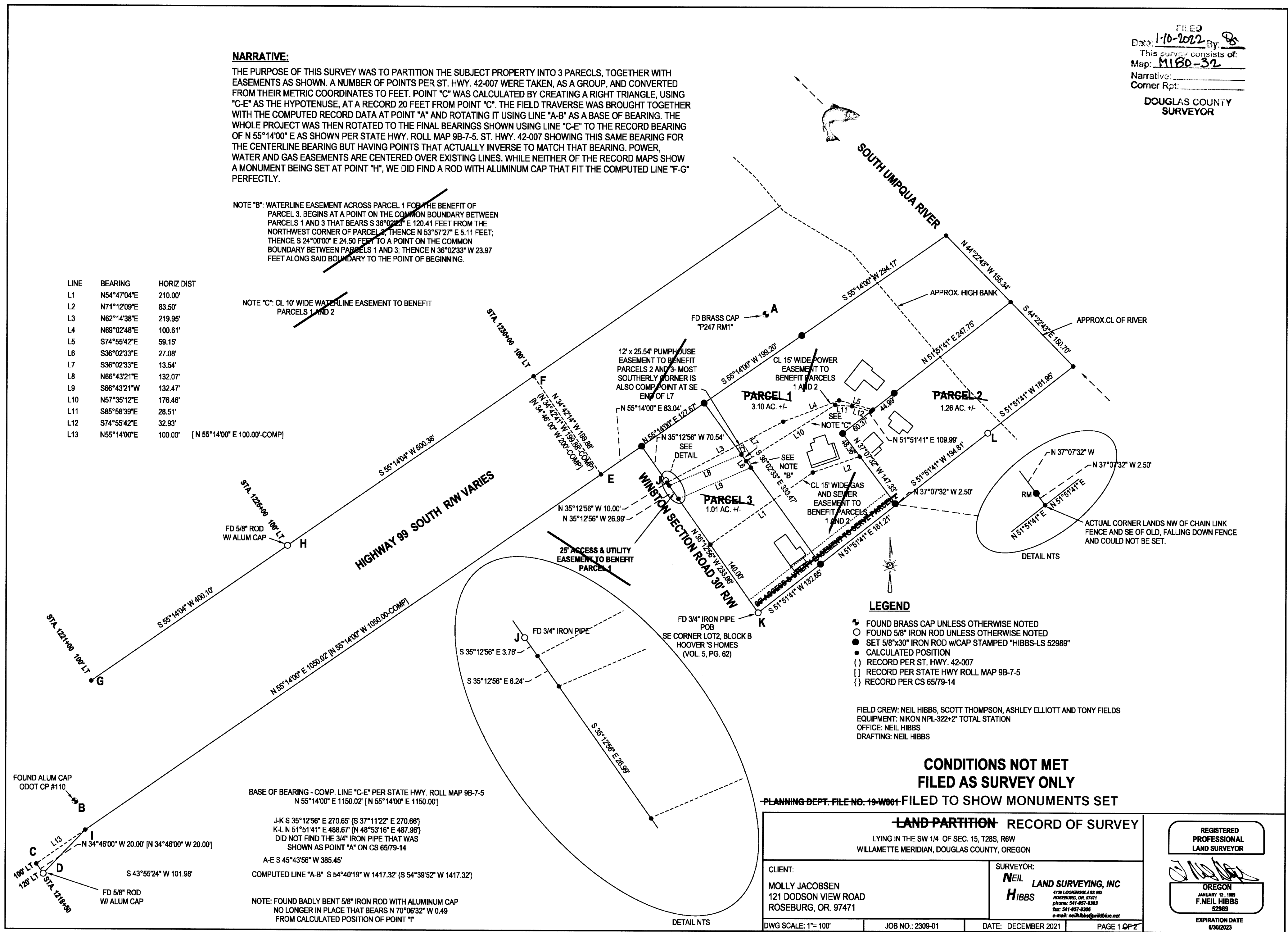
**NARRATIVE:**

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SUBJECT PROPERTY INTO 3 PARCELS, TOGETHER WITH EASEMENTS AS SHOWN. A NUMBER OF POINTS PER ST. HWY. 42-007 WERE TAKEN, AS A GROUP, AND CONVERTED FROM THEIR METRIC COORDINATES TO FEET. POINT "C" WAS CALCULATED BY CREATING A RIGHT TRIANGLE, USING "C-E" AS THE HYPOTENUSE, AT A RECORD 20 FEET FROM POINT "C". THE FIELD TRAVERSE WAS BROUGHT TOGETHER WITH THE COMPUTED RECORD DATA AT POINT "A" AND ROTATING IT USING LINE "A-B" AS A BASE OF BEARING. THE WHOLE PROJECT WAS THEN ROTATED TO THE FINAL BEARINGS SHOWN USING LINE "C-E" TO THE RECORD BEARING OF N 55°14'00" E AS SHOWN PER STATE HWY. ROLL MAP 9B-7-5. ST. HWY. 42-007 SHOWING THIS SAME BEARING FOR THE CENTERLINE BEARING BUT HAVING POINTS THAT ACTUALLY INVERSE TO MATCH THAT BEARING. POWER, WATER AND GAS EASEMENTS ARE CENTERED OVER EXISTING LINES. WHILE NEITHER OF THE RECORD MAPS SHOW A MONUMENT BEING SET AT POINT "H", WE DID FIND A ROD WITH ALUMINUM CAP THAT FIT THE COMPUTED LINE "F-G" PERFECTLY.

NOTE "B": WATERLINE EASEMENT ACROSS PARCEL 1 FOR THE BENEFIT OF PARCEL 3. BEGINS AT A POINT ON THE COMMON BOUNDARY BETWEEN PARCELS 1 AND 3 THAT BEARS S 36°02'33" E 120.41 FEET FROM THE NORTHWEST CORNER OF PARCEL 2, THENCE N 53°57'27" E 5.11 FEET; THENCE S 24°00'00" E 24.50 FEET TO A POINT ON THE COMMON BOUNDARY BETWEEN PARCELS 1 AND 3; THENCE N 36°02'33" W 23.97 FEET ALONG SAID BOUNDARY TO THE POINT OF BEGINNING.

NOTE "C": CL 10" WIDE WATERLINE EASEMENT TO BENEFIT PARCELS 1 AND 2

LINE	BEARING	HORIZ DIST
L1	N54°47'04"E	210.00'
L2	N71°12'09"E	83.50'
L3	N62°14'38"E	219.95'
L4	N69°02'48"E	100.61'
L5	S74°55'42"E	59.15'
L6	S36°02'33"E	27.08'
L7	S36°02'33"E	13.54'
L8	N66°43'21"E	132.07'
L9	S66°43'21"W	132.47'
L10	N57°35'12"E	176.46'
L11	S85°58'39"E	28.51'
L12	S74°55'42"E	32.93'
L13	N55°14'00"E	100.00' [N 55°14'00" E 100.00'-COMP]



**LEGEND**

- FOUND BRASS CAP UNLESS OTHERWISE NOTED
- FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
- SET 5/8"x30" IRON ROD w/CAP STAMPED "HIBBS-LS 52989"
- CALCULATED POSITION
- ( ) RECORD PER ST. HWY. 42-007
- [ ] RECORD PER STATE HWY ROLL MAP 9B-7-5
- { } RECORD PER CS 65/79-14

FIELD CREW: NEIL HIBBS, SCOTT THOMPSON, ASHLEY ELLIOTT AND TONY FIELDS  
 EQUIPMENT: NIKON NPL-322+2" TOTAL STATION  
 OFFICE: NEIL HIBBS  
 DRAFTING: NEIL HIBBS

**CONDITIONS NOT MET  
 FILED AS SURVEY ONLY**

PLANNING DEPT. FILE NO. 19-W001 FILED TO SHOW MONUMENTS SET

<b>LAND PARTITION RECORD OF SURVEY</b> LYING IN THE SW 1/4 OF SEC. 15, T28S, R6W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		REGISTERED PROFESSIONAL LAND SURVEYOR  OREGON JANUARY 12, 1989 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2023	
CLIENT: MOLLY JACOBSEN 121 DODSON VIEW ROAD ROSEBURG, OR. 97471	SURVEYOR: NEIL HIBBS LAND SURVEYING, INC 6738 LOCKWOOD CLASS RD. ROSEBURG, OR. 97471 phone: 541-857-8303 fax: 541-857-8206 e-mail: neilhibbs@neilhibbs.com		
DWG SCALE: 1" = 100'	JOB NO.: 2309-01	DATE: DECEMBER 2021	PAGE 1 OF 2

BASE OF BEARING - COMP. LINE "C-E" PER STATE HWY. ROLL MAP 9B-7-5  
 N 55°14'00" E 1150.02' [N 55°14'00" E 1150.00']

J-K S 35°12'56" E 270.65' (S 37°11'22" E 270.66')  
 K-L N 51°51'41" E 488.67' (N 48°53'16" E 487.96')  
 DID NOT FIND THE 3/4" IRON PIPE THAT WAS SHOWN AS POINT "A" ON CS 65/79-14

A-E S 45°43'56" W 385.45'

COMPUTED LINE "A-B" S 54°40'19" W 1417.32' (S 54°39'52" W 1417.32')

NOTE: FOUND BADLY BENT 5/8" IRON ROD WITH ALUMINUM CAP NO LONGER IN PLACE THAT BEARS N 70°06'32" W 0.49 FROM CALCULATED POSITION OF POINT "I"

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