

MAP FILE M181-63

FILED  
Date: 1-18-2023 By: JC  
This survey consists of:  
Map: M181-63  
Narrative:  
Corner Rept.:  
DOUGLAS COUNTY  
SURVEYOR

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY WAS TO ADJUST THE BOUNDARIES OF THE SUBJECT PROPERTIES AS WELL AS TO MONUMENT AN EARLIER AGREEMENT LINE AS DEFINED IN INST. NO. 2018-16752 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON. RIGHT-OF-WAY OF STEPHENS STREET WAS CALCULATED PER ST. HWY. 138-015 BASED ON TYING POINTS "A" AND "C" FOR CONTROL. MONUMENTS SET ON ADJUSTED BOUNDARY WERE SET AS CALCULATED PER ST. HWY. 138-015.

A-B BEARS N 77°35'45" E 529.54'  
A-C BEARS N 89°02'23" 1176.20' (N 87°06'39" E 1176.21')  
B-C BEARS S 81°52'38" E 665.54'

BEARINGS ARE GRID, NAD83(CONJUIS), OREGON SOUTH ZONE. DISTANCES CONVERTED TO GROUND  
CONVERGENCE= -1°56'45"  
COMBINED SCALE FACTOR: 1.0000038379

FD ALUMINUM CAP  
NW CORNER D.L.C. NO. 39

S 76°28'48" E 311.92'  
[S 76°28'48" E 311.92']

PORTION OF UNIT 2 TRANSFERRED TO UNIT 1 PER INST. NO. 2022- 16 456

R1=-2752.59'  
R2=-2399.79'  
Len=43.72'  
Delta=0°04'01"  
K=0°42'00"

CL STEPHENS STREET RW VARIES

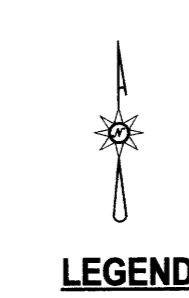
R1=-4493.60'  
R2=-2752.59'  
Len=115.21'  
Delta=0°27'52"  
K=0°42'00"

R1=-5392.33'  
R2=-4493.60'  
Len=30.36'  
Delta=0°01'56"  
K=0°42'00"

ORIG. AREA= 0.58 AC. +/-  
ADJ. AREA= 0.46 AC. +/-

FD 1" COPPER DISC- ODOT  
CONTROL POINT W4

NOTE: UNIT 2 IS ODOT RIGHT-OF-WAY



- 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. 138-015
- [ ] RECORD PER INST. NO. 2019-012844

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

*Steve*  
COMMUNITY DEVELOPMENT DIRECTOR  
10/26/2022  
DATE

PLANNING DEPT. FILE NO. BLA-22-006

**BOUNDARY LINE ADJUSTMENT**  
LYING IN THE NW 1/4 OF SEC. 19, T27S, R5W  
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

CLIENT:  
MIKE & CHERRI HERRMAN  
P.O. BOX 235  
ROSEBURG, OR. 97470

SURVEYOR:  
**NEIL HIBBS** LAND SURVEYING, INC  
4739 LOOKINGGLASS RD.  
ROSEBURG, OR. 97471  
phone: 541-957-9363  
fax: 541-957-9366  
e-mail: neilh@wilhbkus.net

DWG SCALE: 1"= 40'  
JOB NO.: 2388-01  
DATE: AUGUST 2022  
PAGE 1 OF 1

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*J. Neil Hibbs*

OREGON  
JANUARY 12, 1998  
F. NEIL HIBBS  
52989

EXPIRATION DATE  
6/30/2023

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