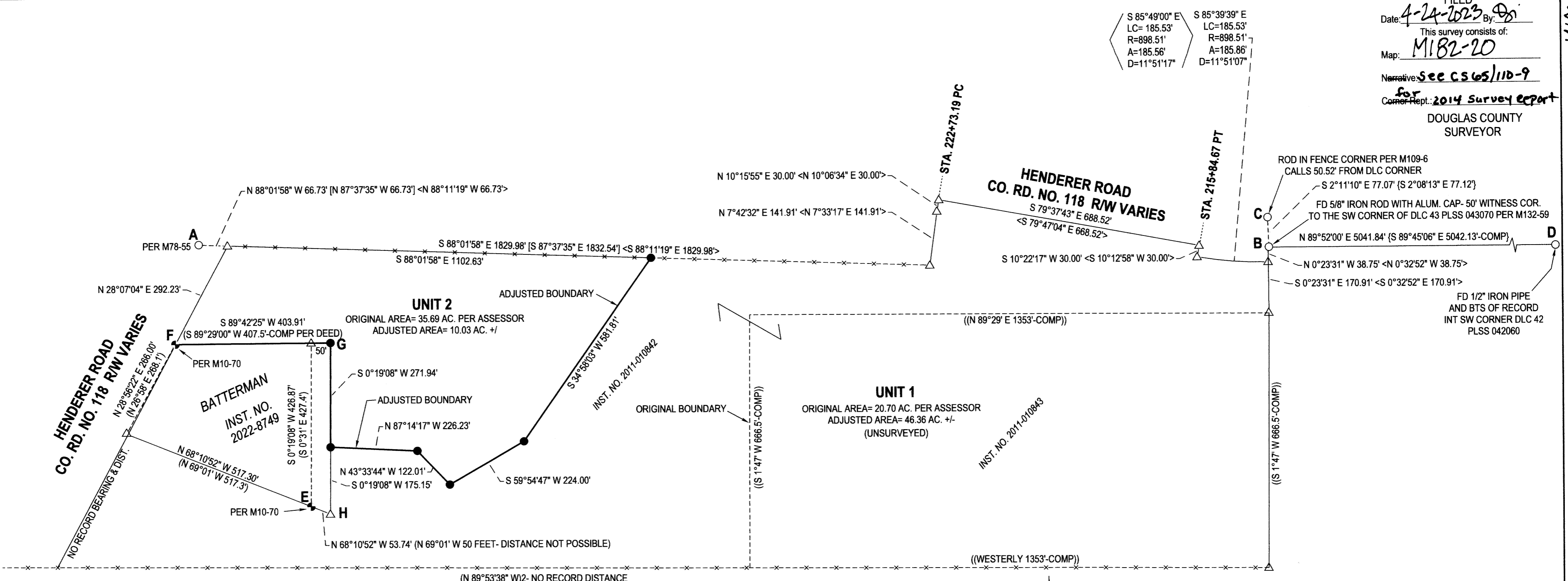


MAP FILE M182-20

FILED
Date: 4-24-2023 By: [Signature]
This survey consists of:
Map: M182-20
Narrative: See CS 65/110-9
for
Corner Rept.: 2014 Survey report
DOUGLAS COUNTY
SURVEYOR



A-B S 89°30'38" E 2778.90' <S 89°39'59" E 2776.68'-COMP>
E-F N 39°35'31" W 551.58' (N 40°25'39" W 557.20'-COMP)
G-H S 0°19'08" W 447.10' (S 0°04'47" E 445.77')

LEGEND

- ▲ FOUND ANGLE IRON WITH BRASS BUTTON
- FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
- SET 5/8"x30" IRON ROD w/CAP STAMPED "HIBBS-LS 52989"
- △ CALCULATED POSITION
- () RECORD PER M10-70 AND INST. NO. 2022-008749
- [] RECORD PER M78-55
- (()) RECORD PER INST. NO. 2011-010843
- <> RECORD PER C.S. FILE NO. 65/110-009
- { } RECORD PER M132-59
- {2} RECORD PER M120-49

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

COVENANT RECORDED AS INSTRUMENT NO. 2023-003984

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO ADJUST THE BOUNDARIES OF THE SUBJECT PROPERTIES AS SHOWN. THERE WAS A SURVEY DONE IN 2014 FOR THE GEARHARTS THAT WAS UNRECORDED. THIS SURVEY HAS NOW BEEN RECORDED AS C.S. FILE NO. 65/110-009 AND IS THE ONLY SURVEY THAT GIVES A CONNECTION BETWEEN POINTS "A" AND "B". FROM THE ROD FOUND AT POINT "A", RECORD COURSES WERE RAN PER THE "BAKER" SURVEY AND THEN ROTATED AROUND "A" TO BRING INTO ALIGNMENT WITH LINE "A-B" BETWEEN FOUND MONUMENTS. THEN, FROM FOUND POINT "B", RECORD COURSES WERE COMPUTED EASTERLY PER M132-59 AND THEN ROTATED AROUND "B" TO BRING THE COMPUTED TRAVERSE INTO ALIGNMENT WITH LINE "B-D" BETWEEN FOUND MONUMENTS. FOUND ANGLE IRONS WITH BRASS BUTTONS SET BY HAINES IN 1955 PER M10-70 AT POINTS "E" AND "F". COMPUTED M10-70 CLOCKWISE FROM POINT "E" AND ADDED THE 50 FOOT WIDE STRIP DESCRIBED PER INST. NO. 2022-8749. NOT ABLE TO FIND ANY OF THE OTHER POINTS SET PER M10-70, THIS COMPUTED TRAVERSE WAS ROTATED AROUND POINT "E" TO BRING THE COMPUTED NORTHWEST CORNER OF M10-70 INTO ALIGNMENT WITH LINE "E-F" BETWEEN FOUND MONUMENTS. POINT "G" WAS SET AT THE NORTHEAST CORNER OF M10-70 AS ROTATED ABOVE WITH LINES "F-G", "G-H", "H-E", AND THE WESTERLY EXTENSION THEREOF, BEING HELD AS THE COMMON LINE BETWEEN THE BATTERMAN AND GEARHART PROPERTIES. POINT "C", SET PER M109-6 IS NOTED ON THAT SURVEY TO BE A 50.52 FOOT OFFSET NORTHERLY FROM THE ACTUAL DLC CORNER. POINT "B", SET PER M132-59 IS NOTED AS A 50 FOOT OFFSET SOUTHERLY FROM THE ACTUAL DLC CORNER. THESE MEASUREMENTS DO NOT ADD UP. I DID NOT SORT OUT WHICH OF THESE SURVEYS, IF EITHER, IS CORRECT.

BEARINGS PER O.C.R.S.
COTTAGE GROVE-CANYONVILLE ZONE

[Signature]
DOUGLAS COUNTY PLANNING DIRECTOR
4/20/2023
DATE

PLANNING DEPT. FILE NO. M22-043

BOUNDARY LINE ADJUSTMENT LYING IN THE SW 1/4 & SE 1/4 OF SEC. 21, T22S, R8W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		REGISTERED PROFESSIONAL LAND SURVEYOR
CLIENT: WILLIAM & STEPHANIE GEARHART P.O. BOX 470 ELKTON, OR. 97436	SURVEYOR: NEIL HIBBS LAND SURVEYING, INC 4739 LOOKINGGLASS RD. ROSEBURG, OR. 97471 phone: 541-957-9303 fax: 541-957-9306 e-mail: neilhibbslandsurv@gmail.com	OREGON JANUARY 12, 1999 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2023
DWG SCALE: 1"= 200'	JOB NO.: 2826-01	DATE: MARCH 2023
		PAGE 1 OF 1

MAP FILE M182-20