

MAP FILE M182-30

FILED
Date: 5-31-2023 By: [Signature]
This survey consists of:
Map: M182-30
Narrative:
Corner Rept.:
DOUGLAS COUNTY SURVEYOR

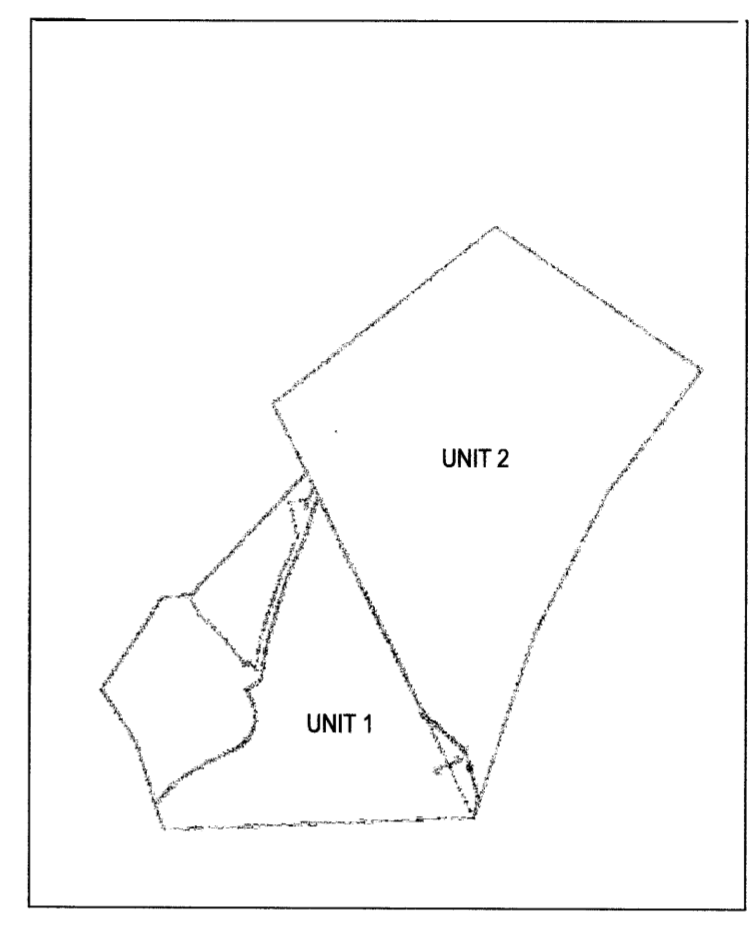
A-B N 26°08'05" W 788.32' (N 26°03'38" W 788.29')
B-C S 25°27'35" E 73.17' (S 26°03'38" E 73.45'-COMP) PT C FD 0.86' OFF LINE A-B
C-D S 26°13'14" E 179.59' (S 26°03'38" E 179.41') PT D FD 0.59' OFF LINE A-B
D-E S 25°49'33" E 35.16' (S 26°03'38" E 35.23') PT E FD 0.78' OFF LINE A-B
F-E S 85°57'34" W 60.14' (S 86°00'00" W 59.77')

COMMON AREA PARROT CREEK ESTATES VOL. 21, PG. 23

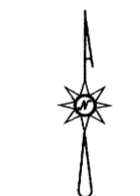
UNIT 2
ORIGINAL AREA= 11.42 ac. +/-
ADJUSTED AREA= 11.28 ac. +/-

LOT 8 PARROT CREEK ESTATES VOL. 21, PG. 23

UNIT 1
ORIGINAL AREA= 4.56 AC. +/-
ADJUSTED AREA= 4.70 AC. +/-



OVERALL VIEW



LEGEND

- SET 5/8"X30" IRON ROD W/ CAP STAMPED "HIBBS-LS 52989"
- FOUND 5/8" IRON ROD PER M170-1. NOT RE-MEASURED
- CALCULATED POSITION
- RECORD PER PARROT CREEK ESTATES (VOL. 21, PG. 23)

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

BEARING PER O.C.R.S.- COTTAGE GROVE TO CANYONVILLE

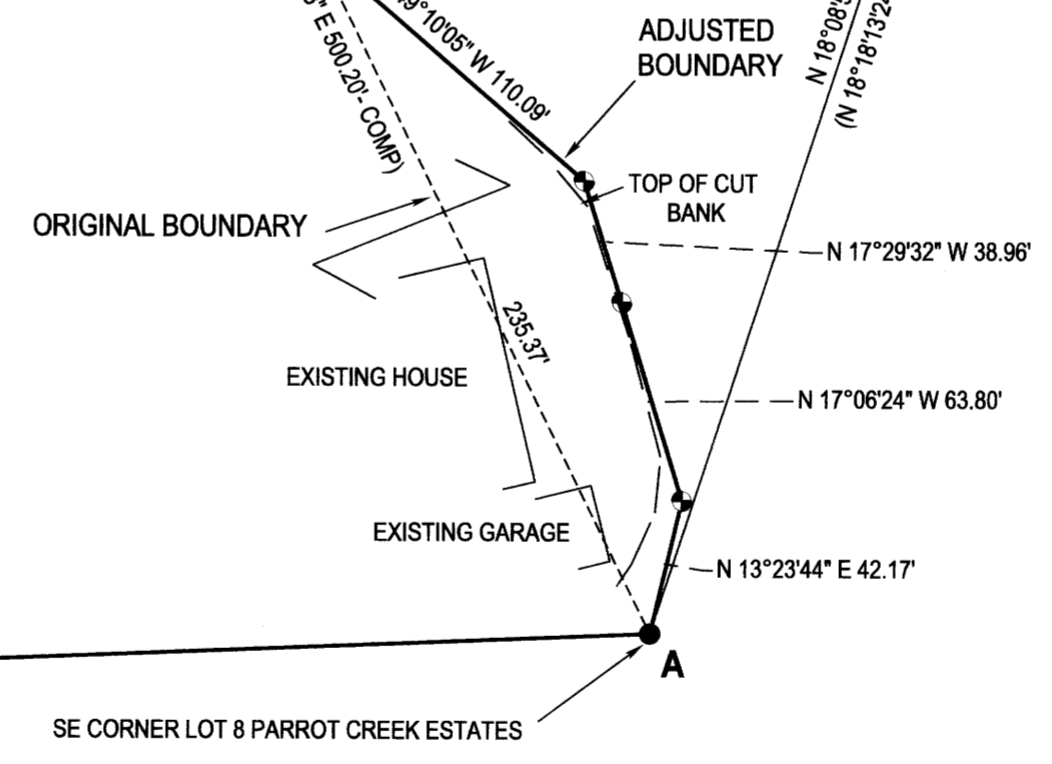
DEED TRANSFERRING A PORTION OF UNIT 2 TO UNIT 1 RECORDED AS INST. NO. 2013-019174.
DEED TRANSFERRING INST. NO. 2013-019174 AREA BACK TO HOA RECORDED PER INST. NO. 2021-007569
DEED TRANSFERRING REVISED AREA FROM UNIT 2 TO UNIT 1 RECORDED PER INST. NO. 2022-018617

BOOTH AVENUE R/W VARIES

CL CEGAVSKE LANE
VARIABLE WIDTH ACCESS AND UTILITY EASEMENT

DRAINFIELD EASEMENT TO BENEFIT LOT 8

THIS LINE WAS LABELED AS THE BOUNDARY PER M170-1 RESULT OF COURT CASE WAS TO "UNDO" THAT BLA AND REDEFINE AS SHOWN PER THIS MAP.



NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO UNDO THE BOUNDARY LINE ADJUSTMENT FILED AS M170-1 AND TO REDEFINE THE ADJUSTED BOUNDARIES AS PER THE "MUTUAL SETTLEMENT AGREEMENT AND RELEASE" DATED AND SIGNED BY BOTH PARTIES AND THEIR ATTORNEYS ON NOVEMBER 08, 2019. AFTER DISCUSSION WITH JEFF LEHRBACH, WITH THE DOUGLAS COUNTY PLANNING DEPARTMENT, IT WAS DETERMINED THAT THIS WAS TO BE FILED AS A " SURVEY" AND NOT LABELED AS ANOTHER BOUNDARY LINE ADJUSTMENT. MONUMENTS WERE SET AS INSTRUCTED.

PLANNING DEPT. FILE NO. M13-056 AMENDED

SURVEY LYING IN THE NW 1/4 SEC. 30, T27S, R5W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		REGISTERED PROFESSIONAL LAND SURVEYOR [Signature] OREGON JANUARY 12, 1999 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2023
CLIENT: PARROT CREEK HOMEOWNERS ASSOC. 282 CEGAVSKE LANE ROSEBURG, OR. 97470	SURVEYOR: NEIL HIBBS LAND SURVEYING, INC 4739 LOOKINGGLASS RD. ROSEBURG, OR. 97471 PHONE: 541-857-8300 FAX: 541-857-8306 e-mail: neilhibbslandsurv@gmail.com	
DWG SCALE: 1"= 60'	JOB NO.: 0098-20	DATE: MAY 2023
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