

MAP FILE M182-31

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



LEGEND

- FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
- SET 5/8"x30" IRON ROD w/CAP STAMPED "HIBBS-LS 52989"
- △ CALCULATED POSITION
- () RECORD PER M54-42
- [] RECORD PER M66-71

A-B S 1°35'58" W 951.30' (S 1°35'35" W 950.00')

D-F S 1°33'29" W 506.33 [S 1°33'14" W 506.33']

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

BASE OF BEARING PER M54-42
S 88°56'58" E 939.52' (S 88°56'58" E 940.00')

NE COR. PARCEL 1
BOOK 3, PAGE 85 OF
THE LAND PARTITION
RECORDS OF DOUGLAS COUNTY
M66-71

NOTE: WESTERN BOUNDARY HELD AS MONUMENTED ON M66-71.
THE PROPERTY LINE AGREEMENT FILED AS INSTRUMENT NO.
77-11791 MENTIONS THE RUPPERT SURVEY THAT WAS IN THE
PROCESS BUT NOT RECORDED AT THE TIME THE AGREEMENT
WAS SIGNED AND FILED. RATHER THAN EXTENDING
SOUTHWESTERLY FROM THE POB, WHICH IS THE NW CORNER
OF THE YODER PROPERTY, THE AGREEMENT MISTAKENLY
CALLS OUT THE COMMON LINE EXTENDING NORTHEASTERLY.

T30S R5W SEC. 17DB TL 501
YODER-PRICE PROPERTY

PARCEL 1, LAND PARTITION M66-71
FILED IN BOOK 3, PAGE 85 OF THE
LAND PARTITION RECORDS OF DOUGLAS COUNTY

30' WIDE EASEMENT FOR ROAD DEDICATION PURPOSES- INST. NO. 2009-001320 OF THE DEED RECORDS OF DOUGLAS COUNTY

FD 1/2" IRON PIPE- NO RECORD, NOT A PROPERTY CORNER

N 4°01'34" E 30.35'

N 88°54'54" W 939.18' (N 88°56'58" W 940.00')

S 1°33'29" W 32.25'

SE COR. PARCEL 1
BOOK 3, PAGE 85 OF
THE LAND PARTITION
RECORDS OF DOUGLAS COUNTY
M66-71

T30S R5W SEC. 17DB TL 500

N 1°35'58" E 476.65'
(N 1°35'35" E 476.00')

N 1°39'15" E 215.62'
(N 1°35'35" E 215.77')

FD 1" IRON PIPE

16.5 FOOT WIDE EASEMENT PER INST. NO. 76-02292 HAS NO IMPACT ON THE YODER PROPERTY

16.5 FOOT WIDE EASEMENT PER INST. NO. 93-19266 HAS NO IMPACT ON THE YODER PROPERTY

NORTH LINE S B BRIGGS DLC NO. 45

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO SET THE MISSING SE CORNER OF THE SUBJECT PROPERTY, TAX LOT 501, AND TO MARK THE BOUNDARIES AROUND THE ENTIRE PERIMETER. POINT "C" WAS SET AT A PROPORTIONED POSITION BETWEEN POINTS "A" AND "B". SOME STRANGE ANOMALIES WERE FOUND IN THE SOUTHWEST CORNER OF THE PROPERTY. WHILE THE ACTUAL SOUTHWEST CORNER OF THE PROPERTY WAS FOUND, THE ROD THAT WAS SUPPOSED TO HAVE BEEN SET BY RUPPERT PER M66-71 AT POINT "F" WAS GONE WHILE AN UNRECORDED 1/2" IRON PIPE WAS FOUND ALMOST THE SAME DISTANCE NORTH OF "E" THAT "F" WAS SUPPOSED TO BE SOUTHERLY OF "E". IT SEEMS AS THOUGH SOMEONE SET THE 1/2" PIPE NORTH OF "E" SO AS TO TRY AND CLAIM OWNERSHIP TO THE SOUTHERLY OF THE 2 MONUMENTS ON THE WESTERN SIDE OF THIS LINE. THERE ARE ENCROACHMENTS TO THE NORTH OF THE LINE RUNNING WESTERLY FROM "F" THAT AT FIRST GLANCE MAKE IT LOOK AS THOUGH THE 1/2" PIPE WOULD BE OUR CORNER. TYING BOTH IN THE FIELD PROVED OTHERWISE. WE ACTUALLY FOUND THE 5/8" IRON ROD SET WESTERLY OF "E" BY RUPPERT ON M66-71 BUT DID NOT TIE IT.

SURVEY

LYING IN THE SE1/4 OF SEC. 17, T30S, R5W
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

CLIENT:
CHRISTIAN YODER
626 LOU GRAY DRIVE
MYRTLE CREEK, OR. 97457

SURVEYOR:
NEIL HIBBS
LAND SURVEYING, INC
4739 LOOKINGGLASS RD.
ROSEBURG, OR 97471
PHONE: 541-957-9303
FAX: 541-957-9306
e-mail: neilh@wildblue.net

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 12, 1999
F. NEIL HIBBS
52989

EXPIRATION DATE
6/30/2023

DWG SCALE: 1"= 60' JOB NO.: 2730-01 DATE: MAY 2023 PAGE 1 OF 1

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