FILED
Date: 5-29-2024 By: SV
This survey consists of:
Map: M183-66
Narrative:
Corner Rept.:
DOUGLAS COUNTY SURVEYOR

MAP FILE M183-66

SE CORNER BLOCK 15 TOWN OF RIDDLE VOL. 2, PG.32

N 33°26'31" W 60.00' (N 34° W 60')

SOUTH 2ND AVENUE 60' R/W

N 33°26'31" W 46.00' (N 34° W 46')

FD 1 1/4" IRON PIPE MOST SOUTHERLY CORNER BLOCK 7 TOWN OF RIDDLE

N 60°25'12" E 5.28' (N 60°25'12" E 5.28')

PER LP 2022-0043

A

N 60°06'22" E 59.85' (N 59°56'57" E 59.95')3

S 56°33'29" W 115.77' (S 56° W 116'-COMP)4

LOTS 1 & 2, BLOCK 16 TOWN OF RIDDLE VOL. 2, PG. 32

MAIN STREET CANYONVILLE-RIDDLE ROAD CO. RD. NO. 21 R/W VARIES

N 33°26'31" W 190.08' (N 33°26'31" W 190.08')

PER LP 2022-0043

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

UNIT 2

ORIGINAL AREA= 0.08 AC. +/-
ADJUSTED AREA= 0.17 AC. +/*-

K

S 56°33'29" W 42.01'

(S 56°W 100'-COMP)4

G

S 56°33'29" W 57.79'

BLOCK 16 RIDDLE PG. 32

16' ALLEY (39')4

N 33°25'51" W 38.82' (N 34°W 38.01'-COMP)4

E

S 60°06'22" W 116.00' (S 59°40' W 116')

SE CORNER LOT 2, BLOCK 16. TOWN OF RIDDLE AS RECORDED IN VOL. 2, PG. 32 OF THE PLAT RECORDS OF DOUGLAS COUNTY

POINT IN COMMOM FOR INST. NOS. 90-01991, 2004-019982 AND INST. NO. 2017-013623 116 FEET FROM SE COR LOT 21, BLOCK 16

J

S 56°33'29" W 60.00' (60')4

S 33°25'51" E 32.63' (S 34°E 31.73'-COMP)4

LOTS 1 & 2, TOWN OF VOL. 2, EXISTING HOUSE

S 60°06'22" W 99.99' (S 59°40'W 100.0')2

ORIG. BNDRY

EXISTING HOUSE

N 32°38'22" W 174.22'

N 33°25'51" W 138.06' (N 34°W 137.94')2

30-06-24C TL 500
INST. NO. 2004-019982

D

N 33°25'51" W 370.07' (N 33°59'50" W 370.20')3 (N 34°00' W 370.26'-COMP)1

N 33°25'51" W 137.87' (N 34° W 137.94')

N 60°06'22" E 60.11'

S 33°26'31" E 28.91' (S 34° E 29.83')3 (S 34° E 27')4

S 60°06'22" W 146.89' (S 59°40' W')

ADJUSTED BOUNDARY

UNIT 1

ORIGINAL AREA= 0.31 AC. +/-
ADJUSTED AREA= 0.22 AC. +/*-

N 33°25'51" W 138.23' (N 34°W 137.94')2

S 60°00'40" W 115.99' (S 59°40' W 116')

H

B

FD 3/4" IRON PIPE PER CS 38_209

30-06-24C TL 700
INST. NO. 1990-01991

S 60°00'40" W 44.50'

F

S 60°00'40" W 55.48'

S 60°00'40" W 99.98' (S 59°40' W 100.0')2

C-D N 60°00'40" E 371.17' (N 59°29'08" E 371.26')3

I

S 29°59'56" E 139.22' (S 30°29'51" E 138.05')3 (S 30° E 2.09 CH= 137.94')5

S 60°00'40" W 155.20'

C

PER M124-66

RIDDLE MAYOR DATE

RIDDLE PLANNING COMMISSION SECRETARY DATE

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 LAND PARTITION 2022-0043
- [ ] RECORD PER CS 38/209
- {} RECORD PER CS 42/210-001
- ( )2 RECORD PER INST. NO. 2017-013623
- ( )3 RECORD PER M124-66
- ( )4 RECORD PER TOWN OF RIDDLE, VOL. 2, PG. 32
- ( )5 RECORD PER INST. NO. 1990-01991

FIELD CREW: KADIN BAKER, SAGE BAKER
EQUIPMENT: NIKON DTM-522 TOTAL STATION
OFFICE: NEIL HIBBS
DRAFTING: NEIL HIBBS

RESTRICTIVE COVENANT RECORDED AS INSTRUMENT NO. 2023-_____

CONDITIONS NOT MET
FILED AS SURVEY ONLY

PLANNING DEPT. FILE NO. 132A-23LLA

FD 3/4" IRON PIPE CS 38_209

NARRATIVE: ORIGINAL

THE PURPOSE OF THIS SURVEY WAS TO ADJUST THE BOUNDARIES OF THE SUBJECT PROPERTIES AS SHOWN. THIS SURVEY WAS DONE USING OUR CONTROL FOR LAND PARTITION 2022-0043. WE FOUND ADDITIONAL MONUMENTS FROM SEVERAL DIFFERENT SURVEYS AND HELD THEM AS SHOWN. LINE "A-B" WAS HELD AS THE CITY LIMITS LINE. LINE "C-D" WAS HELD AS THE LINE ACROSS THE SOUTHERLY BOUNDARY OF TAX LOTS 500, 600 AND 700. ALL OF THE DEEDS AGREE ON THE 116 FOOT DISTANCE ALONG THE CITY LIMITS LINE AS THE LOCATION OF POINT "E". POINT "H" WAS SET PARALLEL TO THE RIGHT-OF-WAY, ON LINE "C-D". POINT "I" WAS SET AT PROPORTIONED DISTANCE RELATIVE TO LINE "C-D", ALONG LINE "C-D" FROM POINT "H". POINTS "J,G AND K" WERE HELD PERPENDICULAR TO MAIN STREET AS PER THE ORIGINAL PLAT WITH "I-J" AND "E-K" BEING HELD PARALLEL TO THE RIGHT-OF-WAY ALONG TL 500.THE ADJUSTED BOUNDARY, LINE "F-G", WAS HELD SO AS TO SPLITTHE DISTANCES BETWEEN THE EXISTING HOUSES.

~~BOUNDARY LINE ADJUSTMENT~~

CITY OF RIDDLE
LYING IN THE SW 1/4 OF SEC. 24, T30S, R6W
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

CLIENT:
ROBERT M. GILLY
P.O. BOX 1028
RIDDLE, OR. 97469

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

DWG SCALE: 1"= 30' | JOB NO.: 2945-01 | DATE: NOVEMBER 2023 | PAGE 1 OF 1

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JANUARY 12, 1988
F.NEIL HIBBS
52989
EXPIRATION DATE
6/30/2025

MAP FILE M183-66

Traverse PC