

FILED 12-17-2024 By: [Signature]
This survey consists of:
Map: M185-18
Narrative:
Corner Rept.:
DOUGLAS COUNTY SURVEYOR

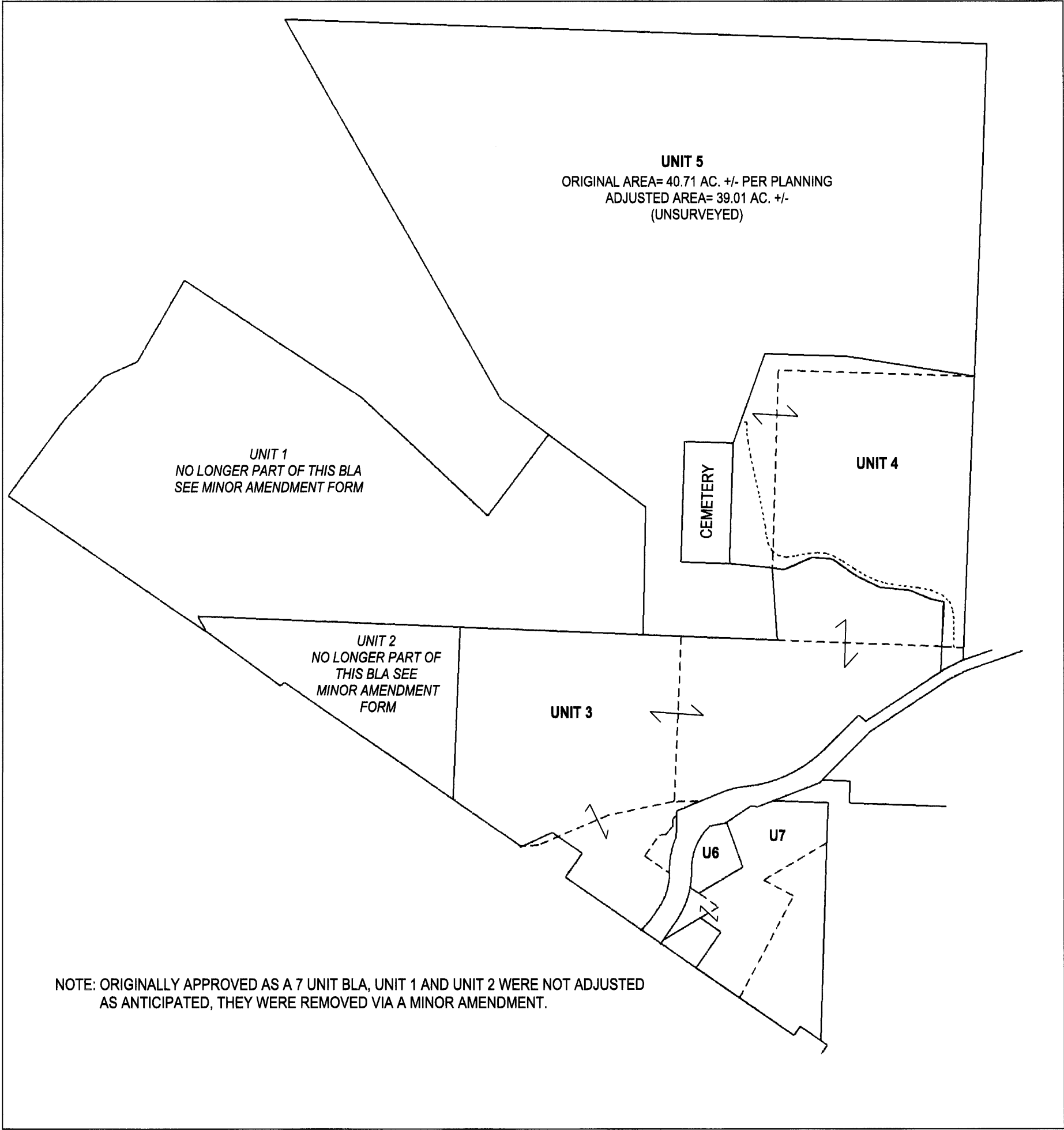


Table with 3 columns: LINE, BEARING, DISTANCE. Lists lines L1 through L33 with their respective bearings and distances. Includes notes like '(S 57°12'00" W 140.46')5' and '(S 69°01'42" W 167.62')3'.

BEARINGS ARE GRID, NAD 83 (CONUS), OREGON SOUTH ZONE- DISTANCES CONVERTED TO GROUND CONVERGENCE: -1°53'38" COMBINED SCALE FACTOR: 1.0000024852

NARRATIVE: THE PURPOSE OF THIS SURVEY WAS TO ADJUST THE BOUNDARIES OF THE SUBJECT PROPERTIES AS SHOWN. MONUMENTS SET IN A NUMBER OF DIFFERENT SURVEYS WERE TIED AND HELD EXCEPT THAT AT THE NORTHERLY END OF TEMPLE BROWN ROAD, LAND PARTITION 2008-0065 SET A NUMBER OF RODS THAT LOOK TO BE IN CONFLICT WITH PREVIOUS RECORD INFORMATION INCLUDING A ROAD WIDTH THAT APPEARS TO BE 28.71 FEET AS SHOWN IN THE DETAIL ON THAT LAND PARTITION, ROAD RECORD 8, PAGE 403, FROM 1921, SHOWS A 30' RIGHT-OF-WAY WIDTH FOR TEMPLE BROWN ROAD, M17-25, M54-23 AND M106-78 ALSO SPECIFY A 30' ROAD WIDTH. M115-12 AND THE CURRENT ASSESSOR MAP BOTH SHOW A 40 FOOT R/W WIDTH BUT I CHECKED WITH THE PLANNING DEPARTMENT, THE SURVEYORS OFFICE, THE ASSESSORS OFFICE AND PUBLIC WORKS AND NO ONE HAD ANYTHING TO VERIFY THAT THE ROAD WIDTH WAS 40 FEET RATHER THAN THE ORIGINAL 30 FEET. I HELD THE ORIGINAL 30 FOOT WIDTH PROCEEDING BEYOND STATION 9+34.66 PT. I HELD THE MONUMENTS FOUND ON THE EASTERLY SIDE OF TEMPLE BROWN AND OFFSET THEIR ALIGNMENT 30 FEET. THE MONUMENTS SET WHERE ADJUSTED UNIT 4 COMES DOWN TO THE RIGHT-OF-WAY OF TEMPLE BROWN ROAD, ON THE WESTERLY SIDE OF SAID UNIT 4, ACTUALLY LAND SLIGHTLY INTO THE ASPHALTED ROAD SURFACE. AT STATION 9+34.66, THE POINT ON NORTHERLY RIGHT-OF-WAY, GOING AHEAD, LANDS IN THE ROAD, SET OFFSET MONUMENT AS SHOWN.

M 79-36 WAS COMPUTED, BEGINNING AT POINT "A", RUNNING WEST TO THE SOUTHEAST CORNER OF THE 1.92 ACRE PARCEL SHOWN, THEN COUNTERCLOCKWISE AROUND SAID 1.92 ACRE PARCEL TO THE NORTHWEST CORNER OF SAID 1.92 ACRES PARCEL, WESTERLY TO THE SOUTHWEST CORNER OF THE CEMETERY, BACK TO THE NORTHWEST CORNER OF SAID 1.92 ACRE PARCEL, SOUTHERLY TO THE SOUTHWEST CORNER OF SAID 1.92 ACRE PARCEL AND THEN BACK TO THE SOUTHEAST CORNER OF SAID 1.92 ACRE PARCEL. THIS COMPUTED M 79-36 WAS THEN ROTATED AROUND POINT "A" USING LINE "A-B" BETWEEN FOUND MONUMENTS FOR ORIENTATION. THE COMPUTED POINT FOR THE NORTHWEST CORNER OF SAID 1.92 ACRE PARCEL, COMPUTED AS DESCRIBED ABOVE WAS NOT USED AS M136-30 HAD COMPUTED THIS POINT "C", AND SUBSEQUENTLY SET A 1.00 FOOT REFERENCE MONUMENT TO THE NORTH OF POINT "C". WHILE I BELIEVE THESE POINTS TO BE IN ERROR, THEY HAVE BEEN NOTED SINCE 2001 AND ARE BEING HELD. POINTS "D", "E" AND ALL OTHER POINTS SET AROUND SAID 1.92 ACRE PARCEL ARE HELD AS DESCRIBED ABOVE.

THE SOUTHERLY PORTION OF TEMPLE BROWN ROAD, FROM THE NORTH UMPQUA HIGHWAY UP TO STATION 9+34.66, WAS NEVER SHOWN ON A FILED SURVEY BUT WAS DESCRIBED BY INSTRUMENT NO. 2003-012937 AND OTHERS AS IT PERTAINS TO DIFFERENT PROPERTIES. THE DESCRIPTION, WAS DONE IN STATE PLANE COORDINATES WITH DISTANCES SHOWN AS HORIZONTAL SO NO ROTATION OR SCALING WAS NEEDED. MONUMENTS WERE SET ALONG TEMPLE BROWN ROAD AS PER INSTRUMENT NO. 2003-012937. THE ACTUAL CENTERLINE OF TEMPLE BROWN ROAD WAS ALSO TIED AND FIT EXTREMELY WELL OTHER THAN JUST SOUTH AND JUST NORTH OF STATION 9+34.66. SOUTHERLY OF STATION 9+34.33, THE ACTUAL CENTERLINE IS SLIGHTLY TO THE RIGHT OF CALCULATED CENTERLINE AND NORTHERLY OF STATION 9+34.66, THE ACTUAL CENTERLINE IS SLIGHTLY LEFT OF THE COMPUTED CENTERLINE.

NOTE #1- NE CORNER OF ADJUSTED UNIT 6 LANDS IN A DITCH FULL OF BRUSH AND BIG ROCK. SET REFERENCE MONUMENTS TO COMPUTED CORNERS AS SHOWN.
NOTE #2- THIS AREA WAS THAT PORTION OF TL 2000, ALSO A PORTION OF ORIGINAL UNIT 6, LYING WESTERLY OF TEMPLE BROWN ROAD. ADJUSTED UNIT 6 IS THAT PORTION OF SAID LAND LYING EASTERLY OF TEMPLE BROWN ROAD.

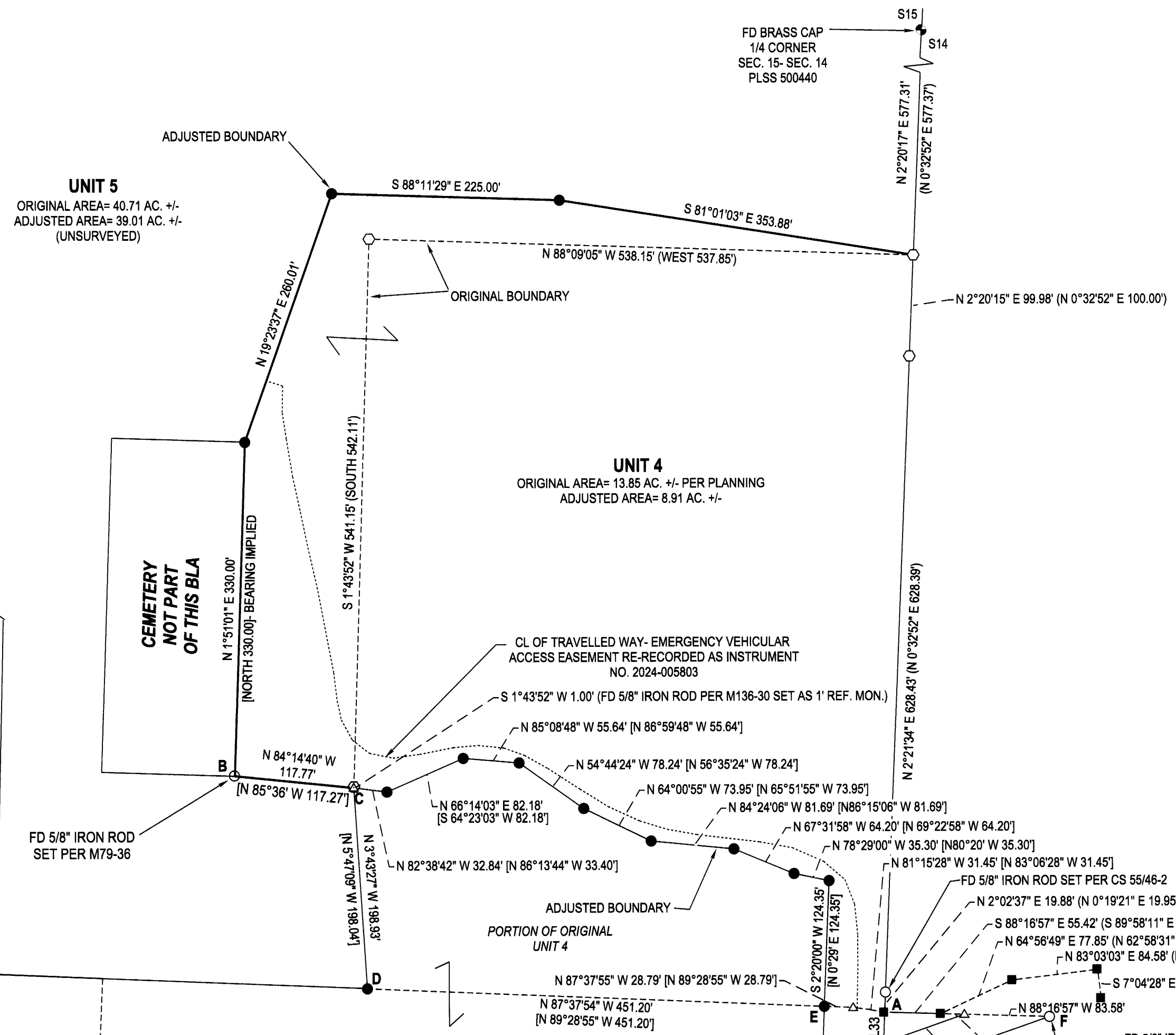
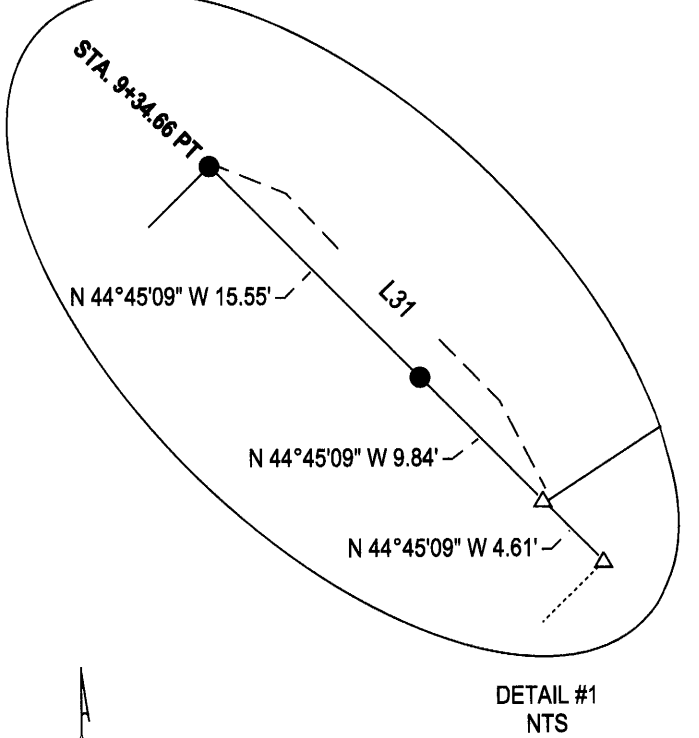


Table with 5 columns: CURVE, BEARING, DISTANCE, RADIUS, ARC LENGTH, DELTA. Lists curves C1 through C15 with their respective curve data.

PORTION OF UNIT 5 SOLD TO UNIT 4 PER INST. NO. 2020-017966
EMERGENCY VEHICULAR ACCESS EASEMENT THROUGH UNIT 4 GRANTED TO UNIT 5 PER INST. NO. 2020-017967, IT WAS RECORDED WITHOUT AN EXHIBIT "A"- RE-RECORDED AS INST. NO. 2024-005803
ADJUSTED UNIT 4 SOLD TO MAILLARD PER INST. NO. 2020-19947
DEED TRANSFERRING PORTION OF UNIT 6 TO UNIT 7 RECORDED AS INSTRUMENT NO. 2023-000273
RESTRICTIVE COVENANT RECORDED AS INST. NO. 2024-014610



LEGEND
FOUND BRASS CAP
FOUND 5/8\"/>

FIELD CREW: NEIL HIBBS, ERIC HIBBS, KADIN BAKER, SAGE BAKER
EQUIPMENT: NIKON NPL-322+2\"/>

[Signature] 12/17/2024
DOUGLAS COUNTY PLANNING DIRECTOR DATE

G-H BEARS S 55°11'26\"/>

PLANNING DEPT. FILE NO. M20-042
BOUNDARY LINE ADJUSTMENT
LYING IN THE NE 1/4 & SE 1/4 SEC. 15, T27S, R5W
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON
CLIENT: NORDIC VENEER
160 TEMPLE BROWN RD.
ROSEBURG, OR. 97470
NEIL LAND SURVEYING, INC
4739 LOOKINGGLASS RD.
ROSEBURG, OR. 97471
PHONE: 541-957-9303
neilhibbslandsurvey@gmail.com
REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JANUARY 13, 1988
F. NEIL HIBBS
52889
EXPIRATION DATE
9/30/2025
DWG SCALE: 1"=100' JOB NO.: 2227-01 DATE: NOVEMBER 2024 PAGE 1 OF 1