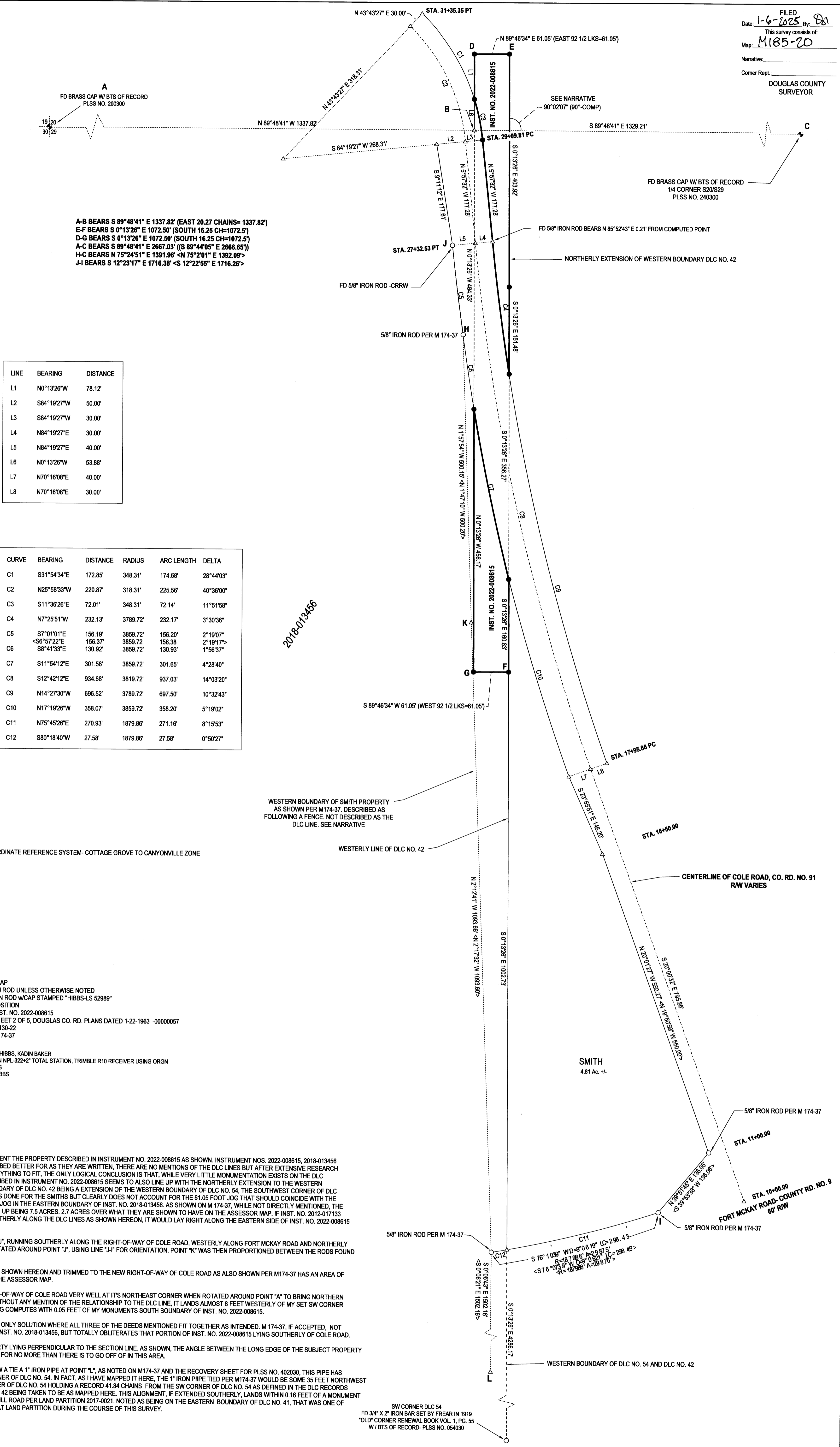


MAP FILE M185-20



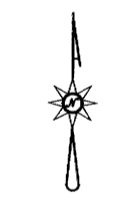
A-B BEARS S 89°48'41\"/>

LINE	BEARING	DISTANCE
L1	N0°13'26\"/>	

CURVE	BEARING	DISTANCE	RADIUS	ARC LENGTH	DELTA
C1	S31°54'34\"/>				

2018-013456

BASE OF BEARING PER OREGON COORDINATE REFERENCE SYSTEM- COTTAGE GROVE TO CANYONVILLE ZONE



**LEGEND**

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

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

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY WAS TO MONUMENT THE PROPERTY DESCRIBED IN INSTRUMENT NO. 2022-008615 AS SHOWN. INSTRUMENT NOS. 2022-008615, 2018-013456 AND 2012-017133 COULD HAVE ALL BEEN DESCRIBED BETTER FOR AS THEY ARE WRITTEN, THERE ARE NO MENTIONS OF THE DLC LINES BUT AFTER EXTENSIVE RESEARCH AS WELL AS TRIAL AND ERROR IN GETTING EVERYTHING TO FIT, THE ONLY LOGICAL CONCLUSION IS THAT, WHILE VERY LITTLE MONUMENTATION EXISTS ON THE DLC LINES, THE EASTERN EDGE OF THE LAND DESCRIBED IN INSTRUMENT NO. 2022-008615 SEEMS TO ALSO LINE UP WITH THE NORTHERLY EXTENSION TO THE WESTERN BOUNDARY OF DLC NO. 42. THE WESTERN BOUNDARY OF DLC NO. 42 BEING AN EXTENSION OF THE WESTERN BOUNDARY OF DLC NO. 54, THE SOUTHWEST CORNER OF DLC NO. 54 BEING TIED IN THIS SURVEY. M 174-37 WAS DONE FOR THE SMITHS BUT CLEARLY DOES NOT ACCOUNT FOR THE 61.05 FOOT JOG THAT SHOULD COINCIDE WITH THE SOUTHERN BOUNDARY OF 2022-008615 AND THE JOG IN THE EASTERN BOUNDARY OF INST. NO. 2018-013456. AS SHOWN ON M 174-37, WHILE NOT DIRECTLY MENTIONED, THE ACREAGE OF THE SMITH PROPERTY WOULD END UP BEING 7.5 ACRES. 2.7 ACRES OVER WHAT THEY ARE SHOWN TO HAVE ON THE ASSESSOR MAP. IF INST. NO. 2012-017133 IS BUILT FROM THE SW CORNER OF DLC 42, NORTHERLY ALONG THE DLC LINES AS SHOWN HEREON, IT WOULD LAY RIGHT ALONG THE EASTERN SIDE OF INST. NO. 2022-008615 AS I BELIEVE IT WAS INTENDED TO DO.

**SURVEY**  
LYING IN THE SW OF SEC. 20 & THE NW 1/4 OF SEC. 29 T25S, R6W  
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

CLIENT:  
DOROTHY HARDIN  
1350 E. FIRST AVE. #20  
SUTHERLIN, OR. 97479

NEIL HIBBS LAND SURVEYING, INC.  
4739 LOOKINGGLASS RD.  
ROSBURG, OR. 97471  
PHONE: 541-857-4382  
neilhibbslandsurvey@gmail.com

DWG SCALE: 1"=80'  
JOB NO.: 2784-01  
DATE: DECEMBER 2024  
PAGE 1 OF 1

REGISTERED PROFESSIONAL LAND SURVEYOR  
F. NEIL HIBBS  
52989  
EXPIRATION DATE 6/30/2025

MAP FILE M185-20