

E
FD BRASS CAP AND BPTS OF RECORD
PLSS #700300

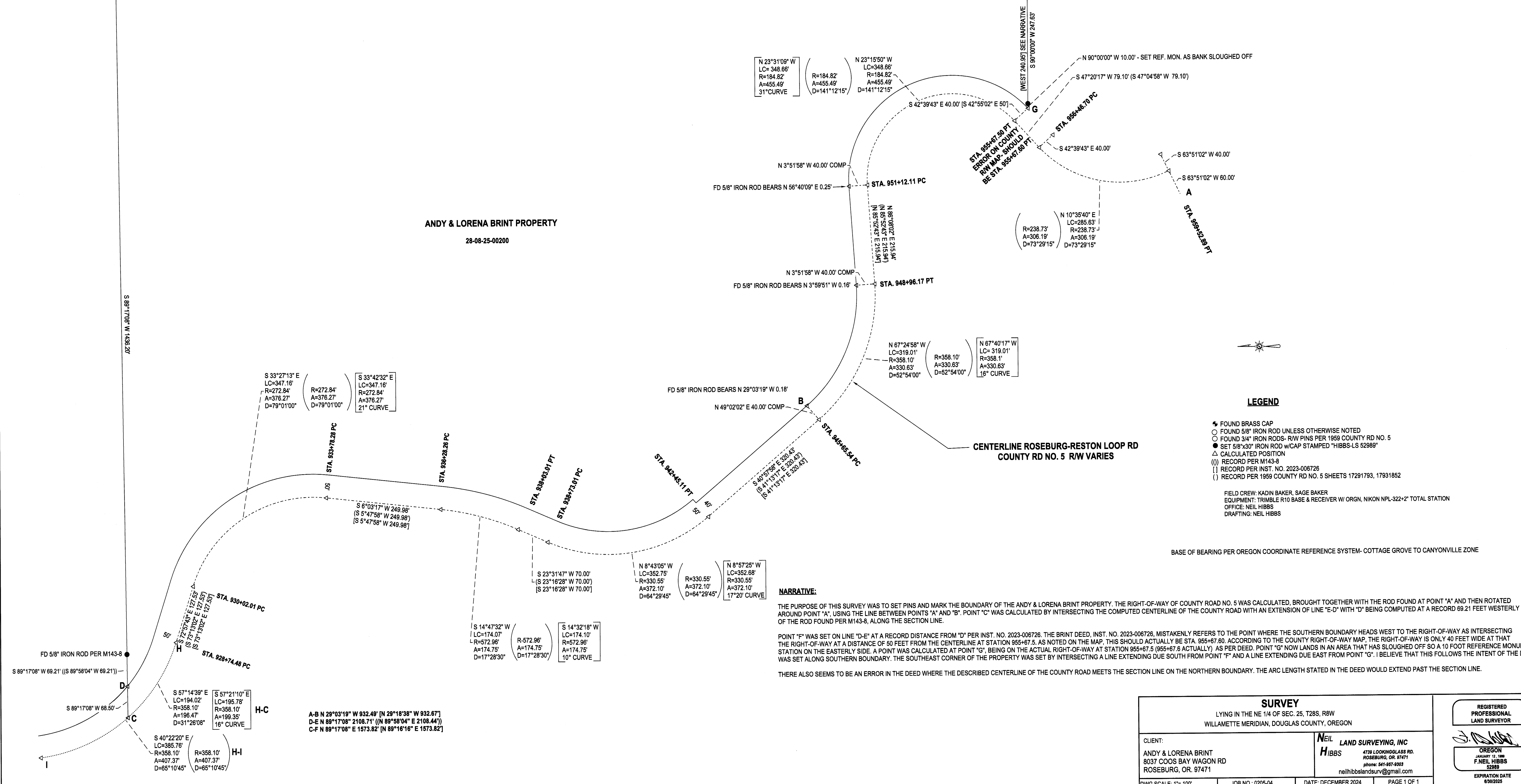
S 89°17'08" W 603.30'

F

S 0°00'00" E 1980.99' (SOUTH 1984.17')

ANDY & LORENA BRINT PROPERTY
28-08-25-00200

CENTERLINE ROSEBURG-RESTON LOOP RD
COUNTY RD NO. 5 R/W VARIES



LEGEND

- FOUND BRASS CAP
- FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
- FOUND 3/4" IRON RODS- R/W PINS PER 1959 COUNTY RD NO. 5
- SET 5/8"x30" IRON ROD w/CAP STAMPED "HIBBS-LS 52989"
- △ CALCULATED POSITION
- () RECORD PER M143-8
- [] RECORD PER INST. NO. 2023-006726
- [] RECORD PER 1959 COUNTY RD NO. 5 SHEETS 17291793, 17931852

FIELD CREW: KADIN BAKER, SAGE BAKER
EQUIPMENT: TRIMBLE R10 BASE & RECEIVER W/ ORGN, NIKON NPL-322+2' TOTAL STATION
OFFICE: NEIL HIBBS
DRAFTING: NEIL HIBBS

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

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO SET PINS AND MARK THE BOUNDARY OF THE ANDY & LORENA BRINT PROPERTY. THE RIGHT-OF-WAY OF COUNTY ROAD NO. 5 WAS CALCULATED, BROUGHT TOGETHER WITH THE ROD FOUND AT POINT "A" AND THEN ROTATED AROUND POINT "A". USING THE LINE BETWEEN POINTS "A" AND "B". POINT "C" WAS CALCULATED BY INTERSECTING THE COMPUTED CENTERLINE OF THE COUNTY ROAD WITH AN EXTENSION OF LINE "E-D" WITH "D" BEING COMPUTED AT A RECORD 69.21 FEET WESTERLY OF THE ROD FOUND PER M143-8, ALONG THE SECTION LINE.

POINT "F" WAS SET ON LINE "D-E" AT A RECORD DISTANCE FROM "D" PER INST. NO. 2023-006726. THE BRINT DEED, INST. NO. 2023-006726, MISTAKENLY REFERS TO THE POINT WHERE THE SOUTHERN BOUNDARY HEADS WEST TO THE RIGHT-OF-WAY AS INTERSECTING THE RIGHT-OF-WAY AT A DISTANCE OF 50 FEET FROM THE CENTERLINE AT STATION 955+67.5. AS NOTED ON THE MAP, THIS SHOULD ACTUALLY BE STA. 955+67.60. ACCORDING TO THE COUNTY RIGHT-OF-WAY MAP, THE RIGHT-OF-WAY IS ONLY 40 FEET WIDE AT THAT STATION ON THE EASTERLY SIDE. A POINT WAS CALCULATED AT POINT "G", BEING ON THE ACTUAL RIGHT-OF-WAY AT STATION 955+67.5 (955+67.6 ACTUALLY) AS PER DEED. POINT "G" NOW LIES IN AN AREA THAT HAS SLOUGHED OFF SO A 10 FOOT REFERENCE MONUMENT WAS SET ALONG SOUTHERN BOUNDARY. THE SOUTHEAST CORNER OF THE PROPERTY WAS SET BY INTERSECTING A LINE EXTENDING DUE SOUTH FROM POINT "F" AND A LINE EXTENDING DUE EAST FROM POINT "G". I BELIEVE THAT THIS FOLLOWS THE INTENT OF THE DEED.

THERE ALSO SEEMS TO BE AN ERROR IN THE DEED WHERE THE DESCRIBED CENTERLINE OF THE COUNTY ROAD MEETS THE SECTION LINE ON THE NORTHERN BOUNDARY. THE ARC LENGTH STATED IN THE DEED WOULD EXTEND PAST THE SECTION LINE.

SURVEY		REGISTERED PROFESSIONAL LAND SURVEYOR
LYING IN THE NE 1/4 OF SEC. 25, T28S, R8W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		
CLIENT:	NEIL HIBBS LAND SURVEYING, INC	[Signature] OREGON JANUARY 11, 1988 F. NEIL HIBBS 52989
ANDY & LORENA BRINT 8037 COOS BAY WAGON RD ROSEBURG, OR. 97471	4739 LOOKINGGLASS RD. ROSEBURG, OR. 97471 PHONE: 541-874-8263 neilhillsandsurvey@gmail.com	
DWG SCALE: 1"= 100'	JOB NO.: 0205-04	EXPIRATION DATE 8/30/2025
	DATE: DECEMBER 2024	PAGE 1 OF 1