

PLSS NO. 200700
SECTION CORNER
CALCULATED PER
LAND PARTITION 1999-0088

UNIT 1
ORIGINAL AREA= 230.48 AC. +/-
ADJUSTED AREA= 180.48 AC. +/-
(UNSURVEYED)

FD 1963 BLM BRASS CAP
AND BTS OF RECORD
1/4 CORNER
PLSS NO. 200640

SET IN R/W FENCE TO MARK ADJUSTED
BOUNDARY NOT MEANT TO BE ON ACTUAL
RIGHT-OF-WAY OF ELKHEAD RD.

ADJUSTED BOUNDARY

CL 40' WIDE ACCESS & UTILITY EASEMENT
PER INST. NO. 2001-22997 OF THE DEED
RECORDS OF DOUGLAS COUNTY, OREGON
(SEE INST. NO. 2025-000070)

NW CORNER PARCEL 1, LAND PARTITION 2001-0016

FD 5/8" IRON ROD SET PER
LAND PARTITION 2001-0016

S 88°02'48" E 19.99' (WEST 20.00')

S 88°08'23" E 2133.92' (EAST 2134.92')

ORIGINAL BOUNDARY

S 88°08'23" E 300.03'

ELKHEAD ROAD (CO. RD. NO. 50) 60' R/W

UNIT 2
ORIGINAL AREA= 90.78 AC. +/-
ADJUSTED AREA= 180.78 AC. +/-
(UNSURVEYED)

HOGAN ROAD (CO. RD. NO. 190) 60' R/W

N 2°36'14" E 788.11'
(N 0°43'00" E 788.11')
(N 0°43'00" E 788.11')

FD 1992 DCSO BRASS
CAP & BTS OF RECORD
PLSS NO. 200600



LEGEND

- FOUND BRASS CAP
- FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
- SET 5/8"x30" IRON ROD w/CAP STAMPED "HIBBS-LS 52989"
- △ CALCULATED POSITION
- () RECORD PER WARRANTY DEED RECORDED IN BOOK 1413, PGS. 981-986
- [] RECORD PER 1856 DLC RECORDS
- <> RECORD PER LAND PARTITION 1999-0088

FIELD CREW: NEIL HIBBS, ERIC HIBBS, KADIN BAKER
EQUIPMENT: NIKON MPL-322x2" TOTAL STATION, TRIMBLE R10 BASE & RECEIVER
OFFICE: NEIL HIBBS
DRAFTING: NEIL HIBBS

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO ADJUST THE BOUNDARIES OF THE SUBJECT PROPERTIES AS SHOWN. POINT "C" WAS CALCULATED ON LINE "A-B" AT RECORD DISTANCE FROM POINT "A". POINT "E" WAS SET AT THE INTERSECTION OF THE EXTENSION OF LINE "D-C" WITH A LINE OFFSET 300 FEET EASTERLY FROM LINE "A-B" AS PER THE DEEDS. THE NORTHEAST CORNER OF THE ADJUSTED AREA WAS SET ON A LINE EXTENDED NORTHERLY FROM POINT "E", PARALLEL TO LINE "A-B". THE NORTHERLY BOUNDARY OF THE ADJUSTED AREA WAS SET AS DIRECTED BY THE CLIENT WITH THE NORTHWEST CORNER BEING SET IN THE EASTERLY RIGHT-OF-WAY FENCE OF ELKHEAD ROAD. THIS ROD IS TO DEFINE THE BOUNDARY BETWEEN THE TWO ADJUSTED UNITS BUT IS NOT MEANT TO MARK THE ACTUAL RIGHT-OF-WAY.

DEED TRANSFERRING PORTION OF UNIT 1 TO UNIT 2
RECORDED AS INSTRUMENT NO. 2025-000068
OWNERSHIP AGREEMENT FOR ADJUSTED UNIT 1 RECORDED
AS INSTRUMENT NO. 2025-000069
40' WIDE RECIPROCAL ACCESS EASEMENT OVER
EXISTING ROAD THROUGH ADJUSTED UNIT 1 & UNIT 2
RECORDED AS INSTRUMENT NO. 2025-000070

BEARINGS ARE GRID, NAD 83 (CONUS), OREGON SOUTH ZONE
DISTANCES CONVERTED TO GROUND
CONVERGENCE: -1°51'17"
COMBINED SCALE FACTOR: 1.0000000958

[Signature] 1/16/25
DOUGLAS COUNTY PLANNING DIRECTOR DATE

PLANNING DEPT. FILE NO. M24-042

BOUNDARY LINE ADJUSTMENT

LYING IN THE NE 1/4, SE 1/4 & SW 1/4 OF SEC. 6, THE NW 1/4 & SW 1/4 OF SEC. 5, THE NW 1/4 OF SEC. 8
AND THE NE 1/4 OF SEC. 7, T24S, R4W
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

CLIENT:
CLAY BAUMGARTNER
14900 ELKHEAD RD.
OAKLAND, OR. 97462

NEIL HIBBS
LAND SURVEYING, INC
4738 LOOKINGGLASS RD.
ROSEBURG, OR. 97171
PHONE: 541-827-8300
neilhibbslandsurv@gmail.com

REGISTERED
PROFESSIONAL
LAND SURVEYOR
[Signature]
OREGON
JANUARY 12, 1988
F. NEIL HIBBS
52989
EXPIRATION DATE
8/30/2025

DWG SCALE: 1"= 300' JOB NO.: 0121-09 DATE: JANUARY 2025 PAGE 1 OF 1