

BLOCKS 4 & 5
FIRST ADDITION TO ELKTON
VOLUME 1, PAGE 11
AFTER 6 FEET OF "B" STREET
AND 16 FEET OF FIRST STREET
VACATED

LEGEND

- FOUND BRASS CAP- NOTED AS 5/8" IRON ROD PER M139-79
- 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 2021-0031
- RECORD PER M139-79
- RECORD PER M148-28
- RECORD PER M167-33
- RECORD PER INST. NO. 2023-004154 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON
- RECORD PER PLAT OF ELKTON, VOL. 1, PG. 2
- RECORD PER M147-47

FIELD CREW: NEIL HIBBS, KADIN BAKER & SAGE BAKER
EQUIPMENT: TRIMBLE R10 RECEIVER W/ ORGN
OFFICE: NEIL HIBBS
DRAFTING: NEIL HIBBS

BASIS OF BEARING- OREGON COORDINATE REFERENCE SYSTEM, COTTAGE GROVE TO CANYONVILLE ZONE

COVENANT RECORDED AS INSTRUMENT NO. 2025-006930

[Signature] 6/23/2025
ELKTON PLANNING DEPARTMENT DATE

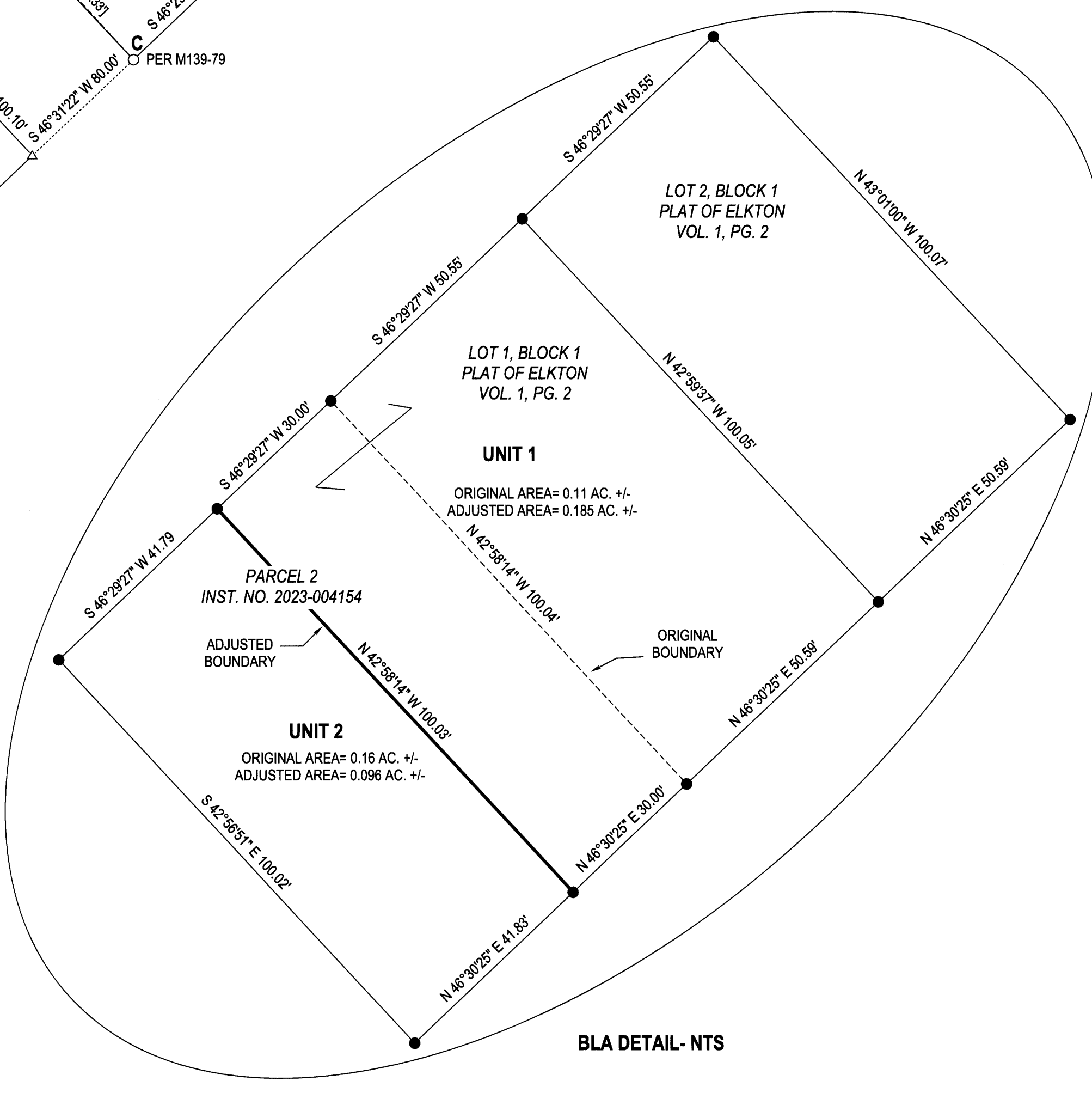
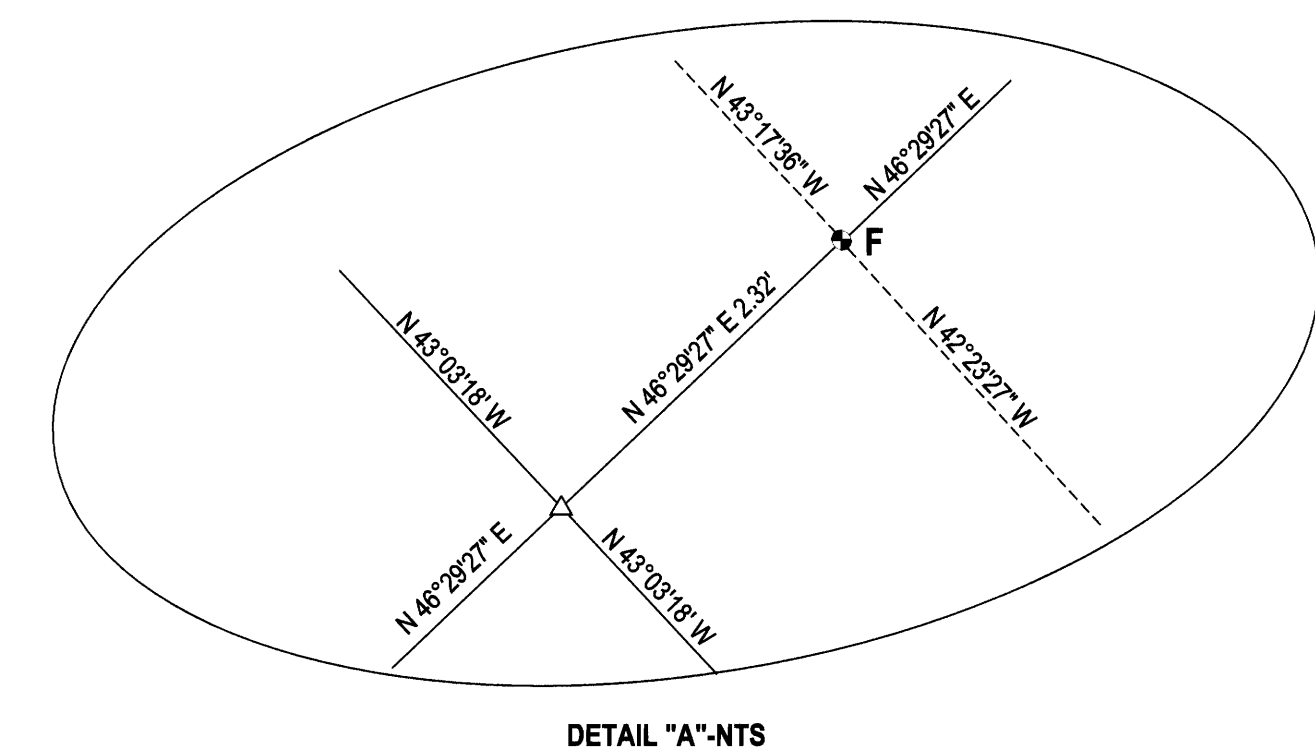
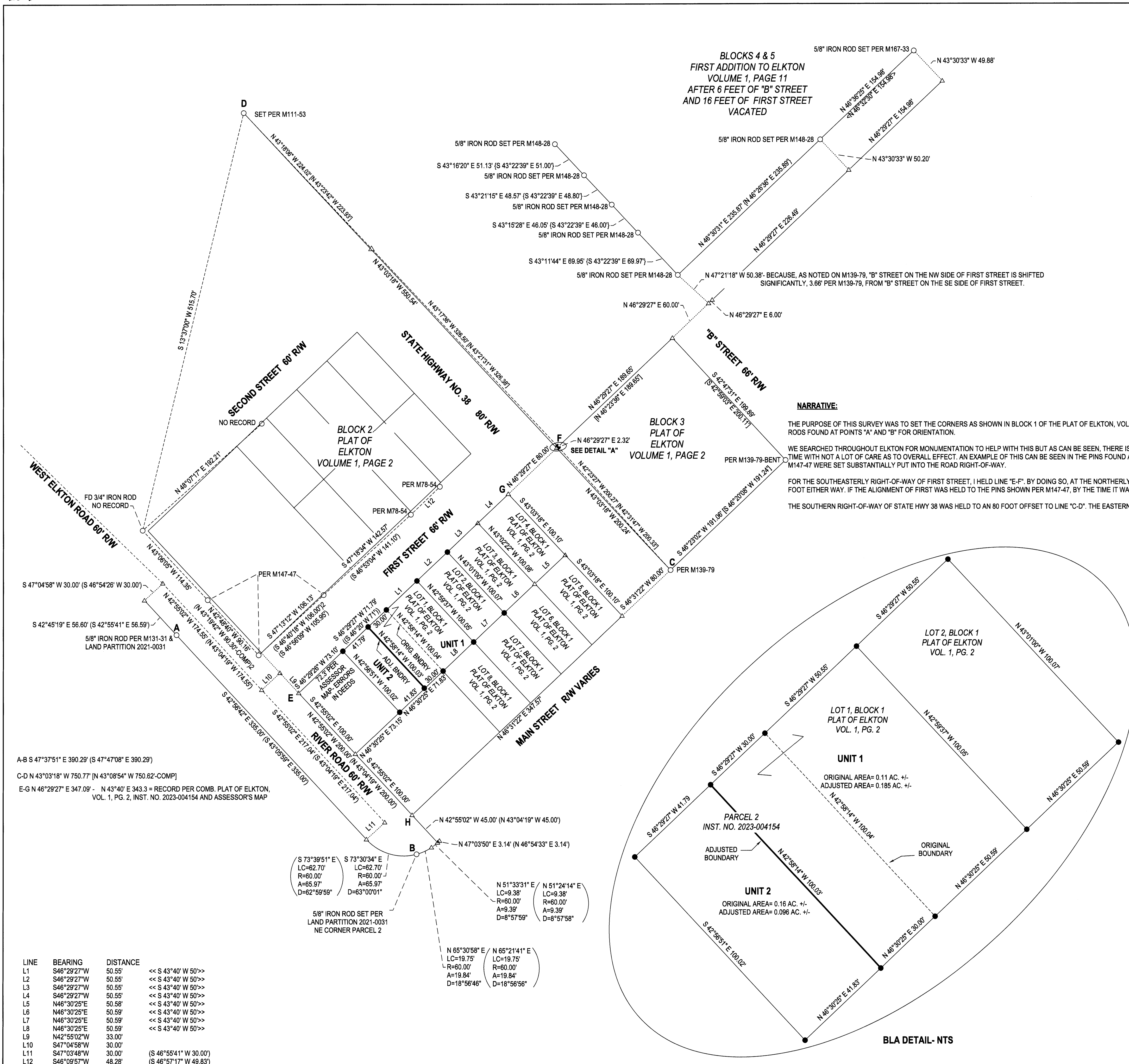
NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO SET THE CORNERS AS SHOWN IN BLOCK 1 OF THE PLAT OF ELKTON, VOL. 1, PAGE 2, OWNED BY THE CLIENTS. THE AREA ALONG RIVER ROAD WAS CALCULATED PER LAND PARTITION 2021-0031, BEGINNING AT POINT "A" AND USING THE LINE BETWEEN RODS FOUND AT POINTS "A" AND "B" FOR ORIENTATION.

WE SEARCHED THROUGHOUT ELKTON FOR MONUMENTATION TO HELP WITH THIS BUT AS CAN BE SEEN, THERE IS VERY LITTLE CONSISTANCY FOR A TOWN THAT WAS LAID OUT IN BLOCKS. OVER THE YEARS THERE HAVE BEEN A LOT OF SURVEYS BUT MOST JUST DEALT WITH SMALL AREAS AT A TIME WITH NOT A LOT OF CARE AS TO OVERALL EFFECT. AN EXAMPLE OF THIS CAN BE SEEN IN THE PINS FOUND AROUND BLOCK 2 OF THE PLAT OF ELKTON, VOL. 1, PAGE 2 THAT WERE NOT USED. BOTH SC03 2011-001, 002 & 003 AND LAND PARTITION 2021-0031 SHOW THAT THE PINS SET PER M147-47 WERE SET SUBSTANTIALLY PUT INTO THE ROAD RIGHT-OF-WAY.

FOR THE SOUTHEASTERLY RIGHT-OF-WAY OF FIRST STREET, I HELD LINE "E-F". BY DOING SO, AT THE NORTHERLY END OF THE AREA SHOWN, THIS ALIGNMENT SPLITS THE 50 FOOT OFFSET THAT SHOULD EXIST AFTER THE 16 FOOT VACATION OF FIRST STREET WITHIN A COUPLE OF TENTHS OF A FOOT EITHER WAY. IF THE ALIGNMENT OF FIRST WAS HELD TO THE PINS SHOWN PER M147-47, BY THE TIME IT WAS EXTENDED TO THE SAME SPOT, IT WOULD BE 11 FEET TOO FAR EAST.

THE SOUTHERN RIGHT-OF-WAY OF STATE HWY 38 WAS HELD TO AN 80 FOOT OFFSET TO LINE "C-D". THE EASTERN EDGE OF BLOCK 1 OF THE PLAT OF ELKTON HELD TO LINE "C-H"



A-B S 47°37'51" E 390.29' (S 47°47'08" E 390.29')

C-D N 43°03'18" W 750.77' (N 43°08'54" W 750.62'-COMP)

E-G N 46°29'27" E 347.09' - N 43°40' E 343.3' = RECORD PER COMB. PLAT OF ELKTON, VOL. 1, PG. 2, INST. NO. 2023-004154 AND ASSessor'S MAP

S 73°39'51" E LC=62.70' R=60.00' A=65.97' D=62°59'59"

S 73°30'34" E LC=62.70' R=60.00' A=65.97' D=63°00'01"

N 51°33'31" E LC=19.75' R=60.00' A=19.84' D=18°56'46"

N 51°24'14" E LC=19.75' R=60.00' A=19.84' D=18°57'58"

LINE	BEARING	DISTANCE	REMARKS
L1	S46°29'27"W	50.55'	<< S 43°40' W 50>>
L2	S46°29'27"W	50.55'	<< S 43°40' W 50>>
L3	S46°29'27"W	50.55'	<< S 43°40' W 50>>
L4	S46°29'27"W	50.55'	<< S 43°40' W 50>>
L5	N46°30'25"E	50.58'	<< S 43°40' W 50>>
L6	N46°30'25"E	50.59'	<< S 43°40' W 50>>
L7	N46°30'25"E	50.59'	<< S 43°40' W 50>>
L8	N46°30'25"E	50.59'	<< S 43°40' W 50>>
L9	N42°55'02"W	33.00'	
L10	S47°04'58"W	30.00'	
L11	S47°03'48"W	30.00'	(S 46°55'41" W 30.00')
L12	S46°09'57"W	48.28'	(S 46°57'17" W 49.83')

ELKTON CITY FILE NO. 2024-004

SURVEY & BOUNDARY LINE ADJUSTMENT
LYING IN THE SE 1/4 OF SEC. 19, THE NE 1/4 OF SEC. 30 & THE SW 1/4 OF SEC. 20 T22S, R7W
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

CLIENT:
KELLY FALLERT & DEBRA NAMESTKA
2013 SE 54TH AVE.
PORTLAND, OR. 97215

NEIL HIBBS LAND SURVEYING, INC
4739 LOOKINGGLASS RD.
ROSEBURG, OR. 97471
PHONE: 541-657-8303
neilhillslandsurv@gmail.com

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

DWG SCALE: 1"= 60' JOB NO.: 2736-06 DATE: JUNE 2025 PAGE 1 OF 1