

NARRATIVE:

--THIS SURVEY WAS COMPLETED AT THE REQUEST OF DANIEL S. & SHARYL A. STERNBERG TO LOCATE AND MARK EXISTING MONUMENTS FROM PARTITION PLAT NO. 2017-0019 AND SET NEW MONUMENTS AT ANY MISSING OR DISTURBED MONUMENT LOCATION.

--THE BASIS OF BEARINGS IS BETWEEN THOSE FOUND MONUMENTS NO. 101 AND 102 PER THE CALCULATED BEARING FROM RECORD PER PARTITION PLAT NO. 2016-0010.

--OUR CLIENTS, THE STERNBERG'S OWNERS OF PARCEL 2, PARTITION PLAT NO. 2017-0019 CONTRACTED WITH PROPERTY LINE SURVEYING LLC. TO CHECK THE SURVEY WORK COMPLETED BY NEIL HIBBS FOR THE OWNER OF PARCEL 1, PARTITION PLAT NO. 2016-0010 OWNED BY MR. & MRS. BERKUS.

--MR. BERKUS CALLED NEIL HIBBS WHOM HE HAD CONTRACTED WITH AND TOLD HIM WE WERE MOVING HIS CORNERS. NEIL HIBBS SHOWED UP ON THE JOB SITE AND WE DISCUSSED THE WORK I WAS COMPLETING. NEIL HIBBS CONFIRMED THAT THE NW CORNER OF MR. BERKUS WAS DISTURBED AND OUT OF POSITION AND WE CONCURRED WITH EACH OTHER THAT WE BOTH USED THE SAME TWO MONUMENTS FOR OUR BASIS OF BEARINGS AS THOSE TWO MONUMENTS APPEARED TO HAVE NOT BEEN DISTURBED AND FIT THE RECORD DISTANCE WITH ZERO DIFFERENCE FROM THE CALCULATED BEARING AND DISTANCE.

--ALL THE FOUND MONUMENTS THAT FIT WITH IN THE DESIGNATED STATE TOLERANCES WERE HELD AS FOUND AND MARKED WITH LATH AND RIBBON. THE MISSING NE CORNER OF THE STERNBERG'S PARCEL WAS SET AND THE DISTURBED NW CORNER OF MR. BERKUS BEING AN ANGLE POINT ALONG THE EASTERLY BOUNDARY OF THE STERNBERG'S WAS SET AS SHOWN.

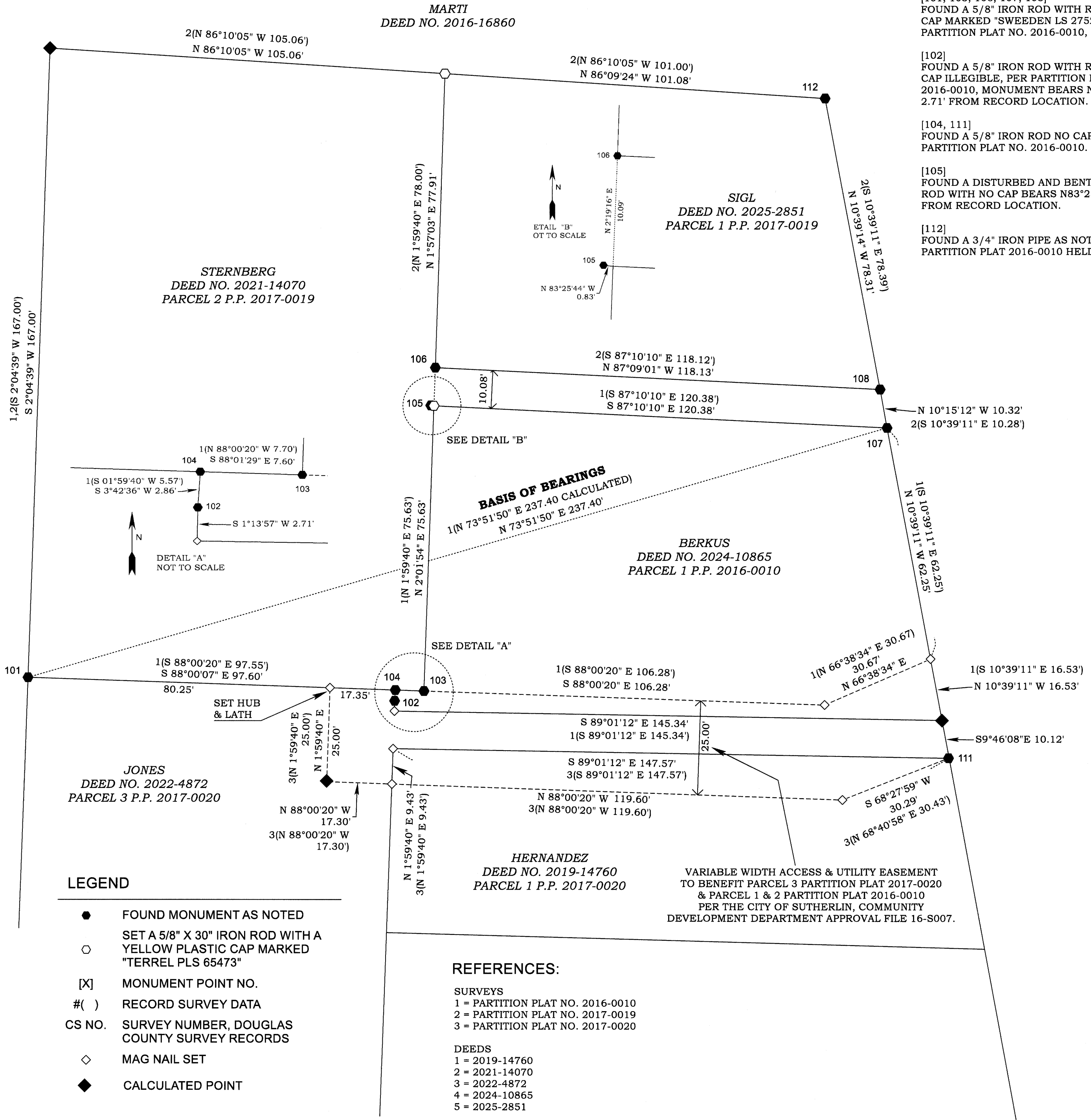
--MARKING OF THE ACCESS & UTILITY EASEMENT IN PARTITION PLAT NO. 2016-0010 WAS MARKED BY NEIL HIBBS BEING MARKED WITH MAG NAILS IN THE AC DRIVEWAY. PROPERTY LINE SURVEYING MARKED THE SOUTH EASEMENT LINE LOCATION AS SHOWN IN PARTITION PLAT NO. 2017-0020 WITH MAG NAILS IN AC AND SURVEY SPIKES IN THE GRAVEL ALONG THE SOUTH SIDE OF THE EXISTING DRIVEWAY. ALL THOSE PARCELS OF LAND EFFECTED BY AND HAVE THE USE OF THE EASEMENT LOCATION WHERE SHOWN THE MARKING OF THE EASEMENT LOCATION.

FILED
Date: 6-3-2025 By: [Signature]
This survey consists of:
Map: M186-5
Narrative: _____
Corner Rpt: _____

DOUGLAS COUNTY
SURVEYOR

MONUMENT NOTES:

- [101, 103, 106, 107, 108]
FOUND A 5/8" IRON ROD WITH RED PLASTIC CAP MARKED "SWEEDEN LS 2752" PER PARTITION PLAT NO. 2016-0010, HELD.
- [102]
FOUND A 5/8" IRON ROD WITH RED PLASTIC CAP ILLEGIBLE, PER PARTITION PLAT NO. 2016-0010, MONUMENT BEARS N1°13'57"E 2.71' FROM RECORD LOCATION.
- [104, 111]
FOUND A 5/8" IRON ROD NO CAP, HELD PER PARTITION PLAT NO. 2016-0010.
- [105]
FOUND A DISTURBED AND BENT 5/8" IRON ROD WITH NO CAP BEARS N83°25'44"W 0.83' FROM RECORD LOCATION.
- [112]
FOUND A 3/4" IRON PIPE AS NOTED IN PARTITION PLAT 2016-0010 HELD.

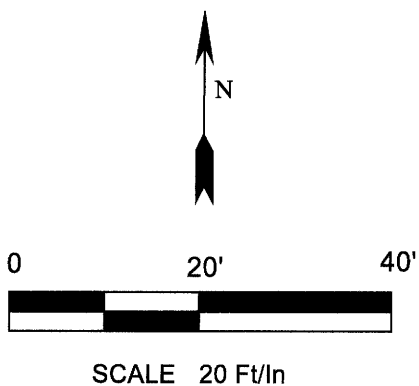


LEGEND

- FOUND MONUMENT AS NOTED
- SET A 5/8" X 30" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "TERREL PLS 65473"
- [X] MONUMENT POINT NO.
- #() RECORD SURVEY DATA
- CS NO. SURVEY NUMBER, DOUGLAS COUNTY SURVEY RECORDS
- ◇ MAG NAIL SET
- ◆ CALCULATED POINT

REFERENCES:

- SURVEYS**
1 = PARTITION PLAT NO. 2016-0010
2 = PARTITION PLAT NO. 2017-0019
3 = PARTITION PLAT NO. 2017-0020
- DEEDS**
1 = 2019-14760
2 = 2021-14070
3 = 2022-4872
4 = 2024-10865
5 = 2025-2851



REGISTERED PROFESSIONAL LAND SURVEYOR
James Dean Terrel
OREGON
SEPTEMBER 14, 2021
JAMES DEAN TERREL
65473PLS
EXPIRES: 6-30-26

Property Line Surveying
PROPERTY LINE SURVEYING LLC.
3460 DOERNER CUTOFF RD.
ROSEBURG OR 97471
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propertylinesurveying@gmail.com
propertylinesurveying.com

BOUNDARY SURVEY FOR
DANIEL S. & SHARYL A. STERNBERG
IN THE NE 1/4 OF SECTION 20,
TOWNSHIP 25 SOUTH, RANGE 5 WEST, W.M.,
CITY OF SUTHERLIN, DOUGLAS COUNTY, OREGON.

SHEET 1 OF 1
DRAWN BY: JDT
FIELD CREW: JDT & JLT
EQUIPMENT: TRIMBLE S7/TSC3
FIELD WORK: 5/26 - 6/3, 2023
JOB: 2025053
FILE NAME: 2025053 Sternberg.TRV
REVISION: 5-27-2025