

FILED
Date: 2-2-2009 By: hlw
This survey consists of:
Map: M158-58
Narrative:
Corner Rpt:
DOUGLAS COUNTY
SURVEYOR



- LEGEND**
- ⊙ FOUND BRASS CAP
 - FOUND ALUMINUM CAP
 - ⊙ FOUND IRON PIPE
 - FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
 - SET 5/8"x30" IRON ROD w/CAP STAMPED "HIBBS-LS 52989"
 - △ CALCULATED POSITION
 - () RECORD PER M 90-60
 - [] RECORD PER M 130-47

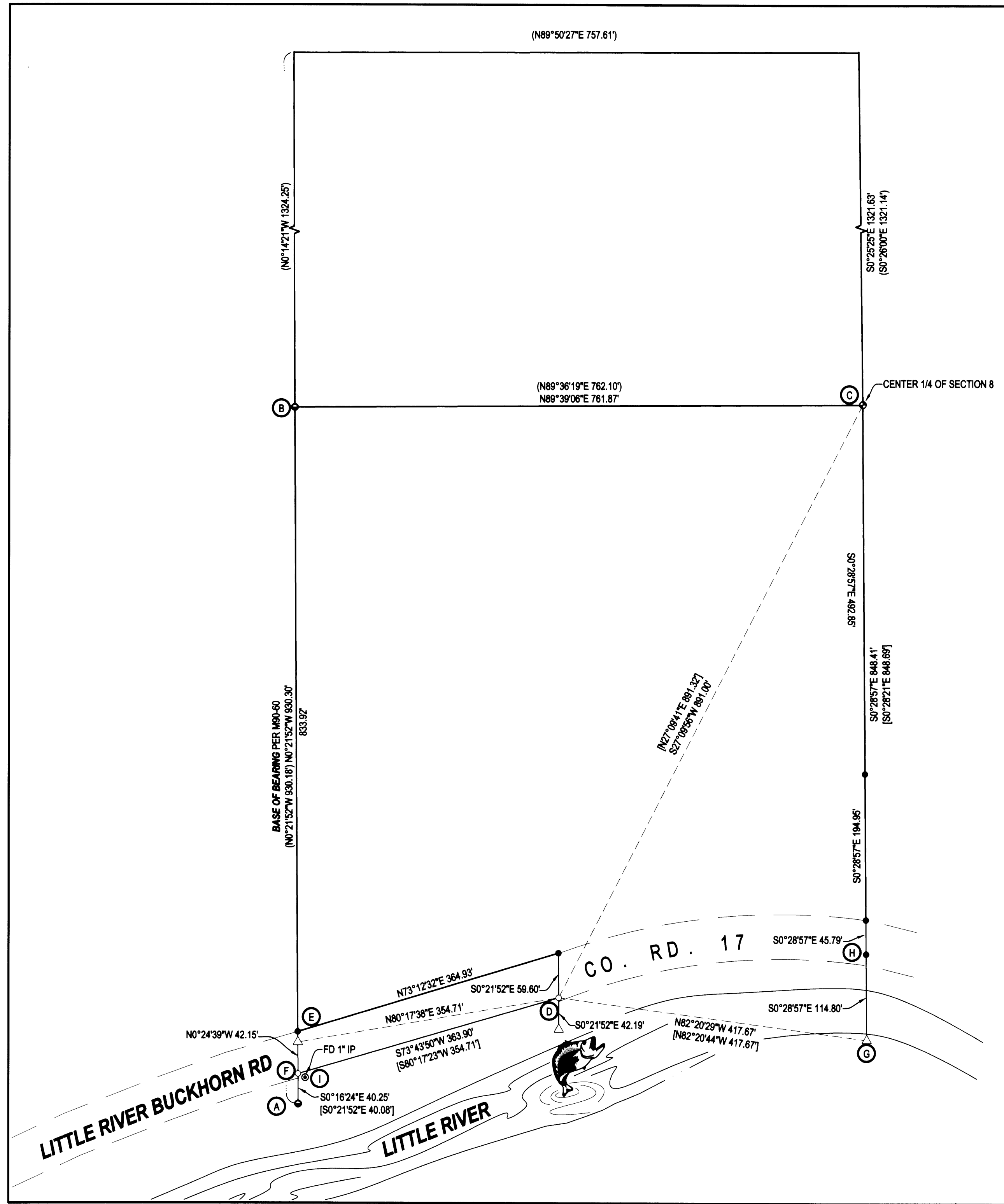
F-1 BEARS S61°18'35"E 10.75'
NO RECORD OF MONUMENT "I"

FIELD CREW: ERIC HIBBS & SCOTT THOMPSON
EQUIPMENT: NIKON DTM-522 TOTAL STATION
OFFICE: NEIL HIBBS

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO IDENTIFY THE PROPERTY ALONG LITTLE RIVER ROAD. THE NORTHWEST CORNER AND NORTHEAST CORNERS WERE ALSO VISITED AND FLAGGED. STARTING AT POINT "A", THE BOUNDARY WAS CALCULATED IN A CLOCKWISE DIRECTION AROUND TO POINT "C". IN THE FIELD, MONUMENTS AT POINTS "A", "B", "C", "D", "E" AND "F" WERE TIED. FLAGGING WAS SEEN ACROSS THE RIVER NEAR POINT "G" BUT THERE WE COULD NOT GET ACROSS THE RIVER AND WHERE THE CORNER SHOULD HAVE BEEN LOOKED TO BE UNDER WATER. BRINGING THE FILED DATA BACK TO THE OFFICE, THERE WAS SOMETHING OBVIOUSLY WRONG WITH M130-47. THE CALCULATED POSITION OF POINT "D" WAS TRANSLATED TO EQUAL TIED POSITION OF THAT MONUMENT. THE CALCULATED DATA PER M130-47 WAS THEN ROTATED AROUND POINT "D" TO BRING THE CALCULATED DATA INTO ALIGNMENT WITH FOUND MONUMENTS "D" AND "C". THIS WAS ONLY A 15' ROTATION. AS SHOWN ON THE MAP, THE BEARING SHOWN ON M130-47 BETWEEN MONUMENTS ALONG THE SOUTHERLY SIDE OF LITTLE RIVER ROAD, SHOWN AS POINTS "D" AND "E", PLACES POINT "E" A DISTANCE OF 82.4 FEET FROM THE ALUMINUM CAP FOUND AT POINT "A". IN FACT, THE ROD FOUND AT POINT "B" IS WITHIN HUNDREDTHS OF A FOOT OF LINE "A-B" AND CLOSE TO RECORD DISTANCE FROM POINT "A". POINT "E" AS CALCULATED BY BEARING AND DISTANCE FROM "D" ALSO LANDS WITHIN HUNDREDTHS OF A FOOT OF LINE "A-B". NOT BEING ABLE TO ACCESS POINT "G", IT'S CALCULATED POSITION RELATIVE TO THE ABOVE DESCRIBED ADJUSTED M130-47. THE MONUMENTS SET ALONG THE NORTHERN SIDE OF LITTLE RIVER ROAD MEANT TO INDICATE EAST-WEST ALIGNMENT ONLY AND DO NOT NECESSARILY REPRESENT THE ACTUAL RIGHT-OF-WAY. IN ALL 3 CASES, THESE RODS WERE SET AT AN APPROXIMATE PACED DISTANCE OF 30 FEET FROM THE CENTERLINE OF LITTLE RIVER ROAD. POINT "H" WAS SET JUST A FEW FEET SOUTHERLY OF THE SOUTH EDGE OF ASPHALT AS FROM THERE, IT WAS A STEEP DROP THOUGH BIG ROCKS TO LITTLE RIVER. THE POINT SET PER M130-47 SOUTHERLY OF POINT "D" WAS NOT FOUND. IF IT STILL EXISTS, IT WOULD HAVE BEEN UNDER WATER AT THE TIME OF THE SURVEY.

ANOTHER POINT OF INTEREST REGARDING THIS PROPERTY IS THAT M130-47 REFERS TO TWO DIFFERENT DEEDS IN REFERENCE TO DIFFERENT ASPECTS OF THE PROPERTY. THEY ARE INST. NOS. 67-2288 AND 67-9676. M130-47 STATES THAT INST. NO. 67-2288 DESCRIBES THE "350 FOOT WIDE STRIP OF LAND" BUT IS ACTUALLY INST. NO. 67-9676. THE WORDING IN BOTH INST NOS. 67-17871 AND 2004-000994 REGARDING THE HOVENDEN'S ACQUIRING THIS PROPERTY IS EXACTLY THE SAME AS THAT OF INST. NO. 67-9676 EXCEPT THAT THEY ARE LACKING A FINAL OF STATEMENT OF CLARIFICATION ON 67-9676 THAT "THE INTENT OF THIS DEED IS TO CONVEY THE WESTERLY 350 FEET OF THE PROPERTY OWNED BY GRANTORS.....". IN LOOKING AT THE HOVENDEN DEEDS, IT WOULD SEEM THAT THE 363 FEET PLUS BETWEEN MONUMENTS SET PER M130-47 WOULD BE INCORRECT AS THEY CALL "350 FEET ALONG LITTLE RIVER ROAD". THE ROD FOUND AT POINT "D" WAS FOUND TO ACTUALLY BE 350.04' PERPENDICULAR TO LINE "A-B", ALMOST EXACTLY THE INTENDED DIMENSION PER INST. NO. 67-9676.



SURVEY		REGISTERED PROFESSIONAL LAND SURVEYOR
LYING IN THE SW 1/4 OF SEC. 8, T27S, R2W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		 OREGON JANUARY 12, 1999 F. NEIL HIBBS 52989
CLIENT: ROBERT AND MYRLEEN HOVENDEN 10800 LITTLE RIVER RD. GLIDE, OREGON 97443	SURVEYOR: NEIL HIBBS LAND SURVEYING, INC. 4739 LOOKINGGLASS ROAD ROSEBURG, OREGON 97470 phone (541) 957-9303 fax (541) 957-9306 email: neilhibbs@wilblue.net	
DWG. SCALE: 1" = 100'	JOB #: 0919-01	DWG. BY: FLB
PAGE: 1 OF 1	DATE: JANUARY 2009	6/30/2009