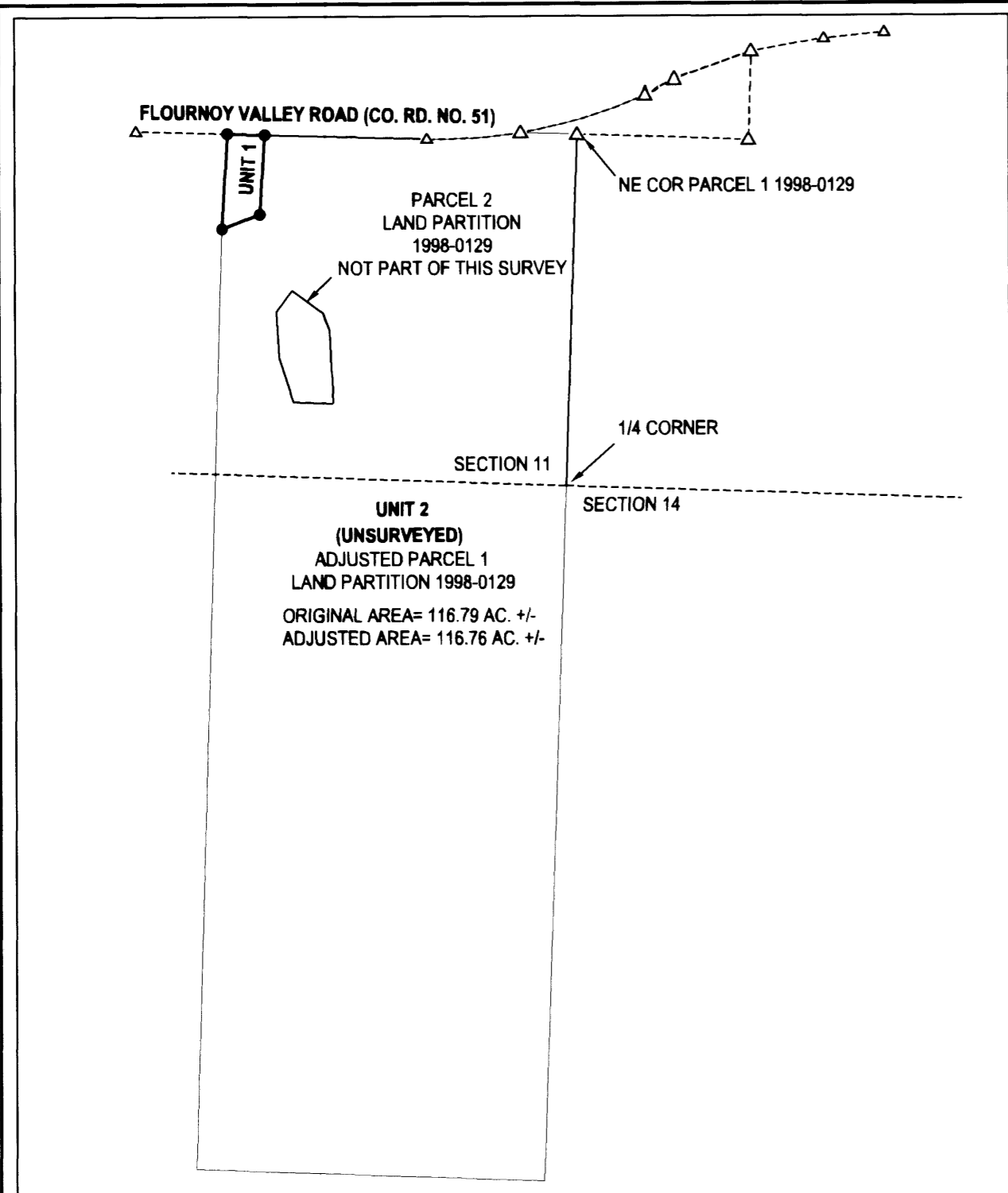


FILED  
 Date: 5-26-2015 By: sc  
 This survey consists of:  
 Map: M169-34  
 Narrative: \_\_\_\_\_  
 Corner Rept.: \_\_\_\_\_  
 DOUGLAS COUNTY  
 SURVEYOR

MAP FILE M169-34



A-B BEARS S 84°58'07" W 2047.65' (S S 82°52'09" W 2047.86')  
 A-C BEARS S 77°18'36" W 961.18' (S 75°12'22" W 961.29')  
 B-C BEARS S 88°21'33" E 1102.51' (N 89°32'43" E 1102.63')

**LEGEND**

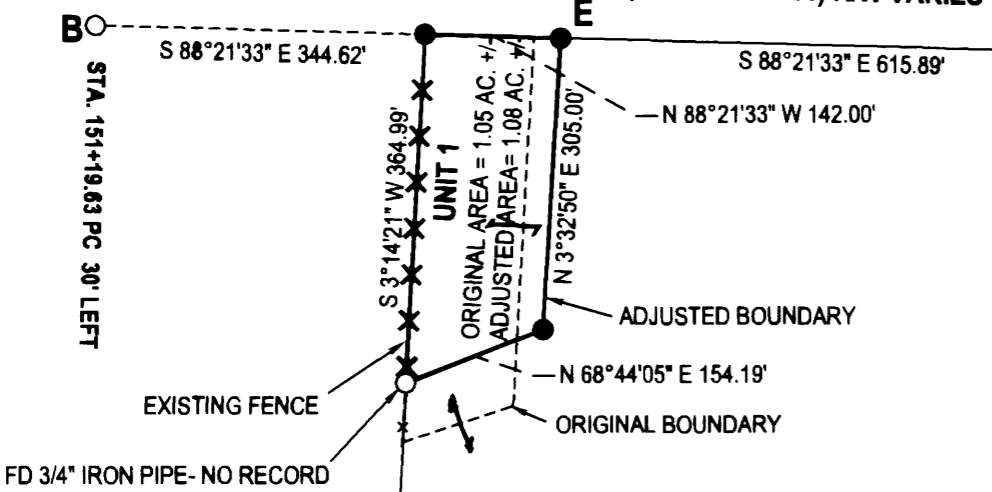
- FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
- SET 5/8"x30" IRON ROD w/CAP STAMPED "HIBBS-LS 52989"
- △ CALCULATED POSITION
- ( ) RECORD PER 1970 COUNTY ROAD PLANS, SHEET 6 OF 15
- [ ] RECORD PER LAND PARTITION 1998-0129

FIELD CREW: NEIL HIBBS, SCOTT THOMPSON, ASHLEY MARTIN-ELLIOTT  
 EQUIPMENT: NIKON DTM-522 TOTAL STATION, TRIMBLE R-8 BASE & RECEIVER  
 OFFICE: NEIL HIBBS  
 DRAFTING: NEIL HIBBS

BEARINGS ARE GRID, NAD 83 (CONUS), OREGON SOUTH ZONE  
 DISTANCES CONVERTED TO GROUND.  
 CONVERGENCE: -2°03'09.73"  
 COMBINED SCALE FACTOR: 1.00000010

OVERALL VIEW-NTS

FLOURNOY VALLEY ROAD (CO. RD. NO. 51) R/W VARIES



UNIT 2  
(UNSURVEYED)  
ADJUSTED PARCEL 1  
LAND PARTITION 1998-0129  
ORIGINAL AREA= 116.79 AC. +/-  
ADJUSTED AREA= 116.76 AC. +/-

PARCEL 2  
LAND PARTITION  
1998-0129  
NOT PART OF THIS SURVEY

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY WAS TO ADJUST THE BOUNDARIES OF THE SUBJECT PROPERTY AS SHOWN. FLOURNOY VALLEY ROAD WAS CALCULATED PER THE 1970 ROAD PLANS, BROUGHT TOGETHER WITH THE MONUMENT TIED AT POINT "A" AND ROTATED TO COINCIDE WITH LINE "A-B", BETWEEN FOUND MONUMENTS. A PORTION OF LAND PARTITION 1998-0129 WAS CALCULATED ALONG FLOURNOY VALLEY ROAD TO HAVE A TIE TO THE NW CORNER OF PARCEL 1. WHILE BEING NOTED AS UNSURVEYED, LAND PARTITION 1998-0129 DOES SHOW ANNOTATIONS AROUND PARCEL 1, THEY JUST DO NOT FIT THE FENCE ALONG THE WESTERN BOUNDARY VERY WELL. WE DID FIND AN UNRECORDED PIPE THAT WAS QUITE OLD IN THE EXISTING WESTERLY FENCE. THIS POINT WAS HELD AND A PIN WAS SET AT THE INTERSECTION OF THAT SAME FENCE WITH THE RIGHT-OF-WAY FENCE. IT WAS SUGGESTED THAT A BOUNDARY AGREEMENT BE RECORDED TO HOLD THIS FENCE.

COVENANT RECORDED PER INST. NO. 2015-007512

*Keith L. Cubic* 5/22/15  
 DOUGLAS COUNTY PLANNING DIRECTOR DATE

PLANNING DEPT. FILE NO. M14-018

<b>BOUNDARY LINE ADJUSTMENT</b>		REGISTERED PROFESSIONAL LAND SURVEYOR
LYING IN THE SW 1/4 OF SEC. 11 & NW 1/4 OF SEC. 14, T27S, R7W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		
CLIENT: GARY LAWTON 1118 FLOURNOY VALLEY ROAD ROSEBURG, OR. 97471	SURVEYOR: <b>NEIL HIBBS</b> LAND SURVEYING, INC 4738 LOOKINGGLASS RD. ROSEBURG, OR. 97471 PHONE: 541-857-8303 FAX: 541-857-8306 E-MAIL: neil@neilhibbs.com	 OREGON JANUARY 12, 1998 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2015
DWG SCALE: 1"= 200'	JOB NO.: 1261-01	

MAP FILE M169-34