

MAP FILE M169-36

FILED
Date: 6/1/2015 By: JC
This survey consists of:
Map: M169-36
Narrative:
Corner Rept.:
DOUGLAS COUNTY
SURVEYOR

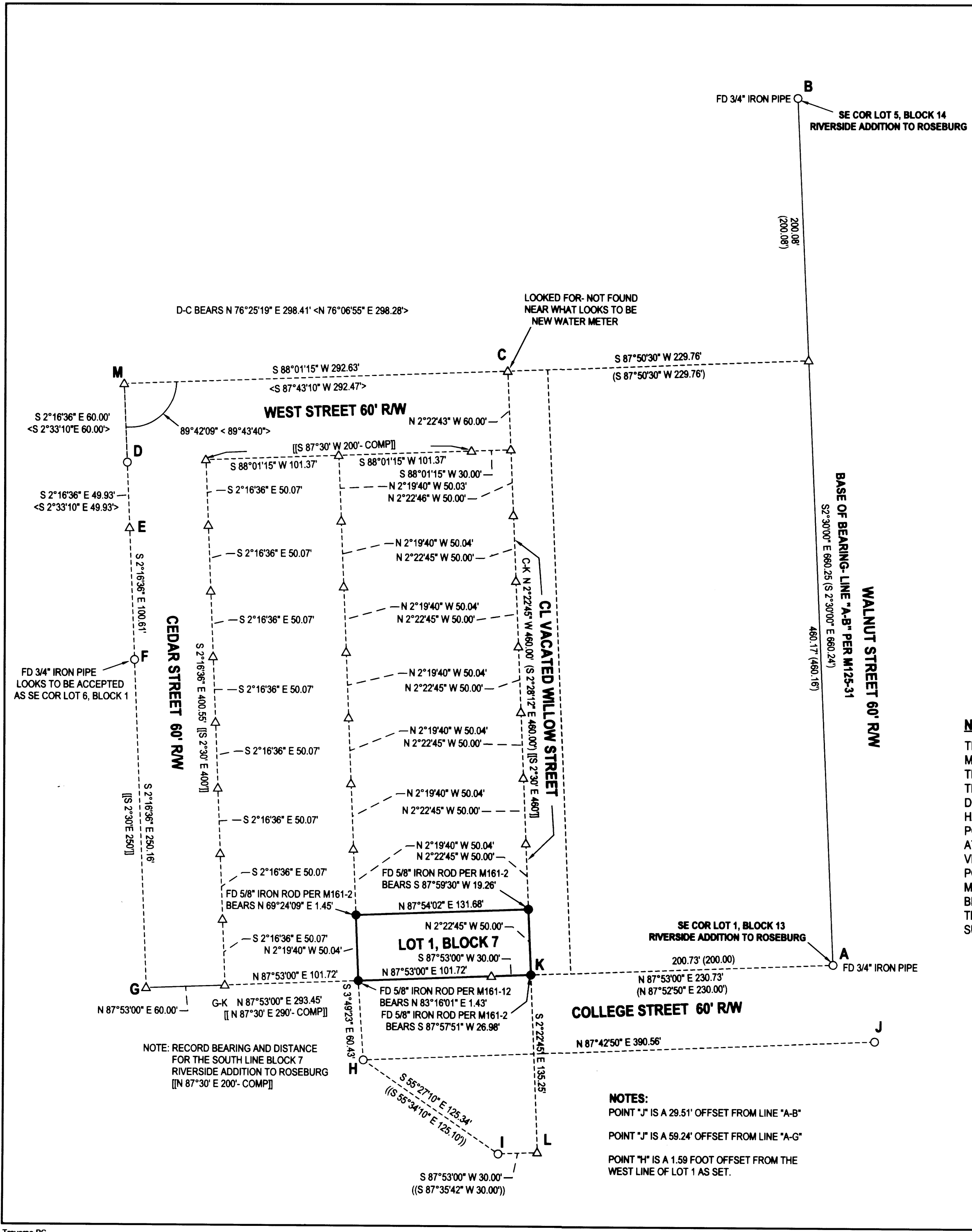


- LEGEND**
- FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
 - SET 5/8"x30" IRON ROD w/CAP STAMPED "HIBBS-LS 52989"
 - △ CALCULATED POSITION
 - () RECORD PER M125-31
 - [] RECORD PER M 102-58
 - < > RECORD PER M119-58
 - (()) RECORD PER M66-55
 - [[]] RECORD PER RIVERSIDE ADDITION TO ROSEBURG, VOL. 1, PG. 10

FIELD CREW: NEIL HIBBS, SCOTT THOMPSON AND ASHLEY MARTIN-ELLIOTT
EQUIPMENT: NIKON DTM-522 TOTAL STATION
OFFICE: NEIL HIBBS
DRAFTING: NEIL HIBBS

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO MONUMENT THE CORNERS OF LOT 1, BLOCK 7 OF RIVERSIDE ADDITION TO ROSEBURG. M161-2 WAS RECORDED WITH MONUMENTS THAT WERE SUPPOSED TO HAVE BEEN ON THIS LOT BUT SEEMS TO DISREGARD THE REST OF THE AREA. UNFORTUNATELY THIS SEEMS TO HAVE BEEN THE PATTERN FOR ALMOST ALL OF THE SURVEYS IN THIS AREA. THIS SURVEY IS AN ATTEMPT TO TAKE EVERYTHING WE COULD FIND IN THE AREA INTO ACCOUNT. WHILE THINGS DO NOT FIT PERFECTLY, GIVEN THE HISTORY IN THIS AREA, I FEEL THAT THIS IS A MUCH BETTER REPRESENTATION THAN WHAT HAS BEEN DONE IN THE PAST. POINT C WAS CALCULATED AT RECORD BEARINGS AND DISTANCES FROM POINT B PER M125-31. POINT K WAS SET AT RECORD DISTANCE FROM C, ON LINE C-L. POINT L BEING CALCULATED PARALLEL TO A-K FROM ROD FOUND AT POINT I. POINT M WAS CALCULATED ON LINE F-D AT RECORD DISTANCE OF 60 FEET FROM POINT D. THE PIPE FOUND AT F LOOKED VERY OLD BUT WAS NOT NOTED AS FOUND PER M119-58 WHILE I DID NOT FIND PIPES SHOWN ON M119-58 BETWEEN POINTS F AND G. POINT G WAS CALCULATED AT INTERSECTION OF LINE A-K AND M-F. BLOCK 7 WAS PROPORTIONED ACCORDINGLY. THE ROD FOUND PER M119-58 AT POINT E WAS DISREGARDED AS IT SEEMS TO HAVE BEEN MOVED. FROM THE CALCULATED POINT E, FOUND 5/8" IRON ROD BEARS N 33°24'20" E 3.99 FEET. WEST LINE OF LOT 1, AS MONUMENTED, FITS EXISTING FENCES HEADING NORTH MUCH BETTER THAN THOSE SET PER M161-2. SET MONUMENTS BEING ALMOST IN LINE WITH THE EXISTING FENCE WHILE THOSE SET PER M161-2 WERE SUBSTANTIALLY EASTERLY OF THE FENCE.



NOTE: RECORD BEARING AND DISTANCE FOR THE SOUTH LINE BLOCK 7 RIVERSIDE ADDITION TO ROSEBURG [N 87°30' E 200'- COMP]

NOTES:
POINT "J" IS A 29.51' OFFSET FROM LINE "A-B"
POINT "J" IS A 59.24' OFFSET FROM LINE "A-G"
POINT "H" IS A 1.59 FOOT OFFSET FROM THE WEST LINE OF LOT 1 AS SET.

SURVEY		REGISTERED PROFESSIONAL LAND SURVEYOR
LYING IN THE NE 1/4 & SE 1/4 SEC. 13, T27S, R6W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		 OREGON JANUARY 13, 1989 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2015
CLIENT: RGR DEVELOPMENT, LLC. 259 PEGASUS LANE ROSEBURG, OR. 97470	SURVEYOR: NEIL HIBBS LAND SURVEYING, INC 4738 LOOKINGGLASS RD. ROSEBURG, OR. 97471 PHONE: 541-957-9303 FAX: 541-957-4306 E-MAIL: neil@hibbsland.com	
DWG SCALE: 1"= 60'	JOB NO.: 1493-01	DATE: MAY 2015
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