



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 CS 5848-3
- () RECORD PER CHARLES M. ERVIN PLAT, VOL. 10, PG. 19
- () RECORD PER CS 58/86-1

FIELD CREW: NEIL HIBBS, SCOTT THOMPSON, LEON WOODRING, GARRETT GOODWIN
EQUIPMENT: NIKON DTM-522 TOTAL STATION
OFFICE: NEIL HIBBS
DRAFTING: NEIL HIBBS

NARRATIVE: THE PURPOSE OF THIS SURVEY WAS TO ADJUST THE BOUNDARIES OF THE SUBJECT PROPERTIES AS SHOWN. LINE A-C WAS HELD AS A BASE OF BEARING PER CS FILE NO. 58-48-3. SET/COMPUTED POINTS ALONG NORTH RIGHT-OF-WAY OF "M" STREET RECORD PER CS FILE NO. 58-48-3. SET POINTS ALONG SOUTHERN RIGHT-OF-WAY OF ERVIN AVENUE AT COMPUTED BEARING AND DISTANCES FROM POINT "C" PER CS FILE NO. 58-48-3. POINTS "G" AND "E" WERE COMPUTED AT RECORD BEARINGS FROM POINTS "F" AND "D", RESPECTIVELY. AT PROPORTIONATELY SHORTENED DISTANCES FROM POINTS "F" AND "D". POINT "I" WAS CALCULATED AT A BEARING FROM POINT "J" THAT WAS PARALLEL TO LINE "D-E" AND AT A DISTANCE FROM POINT "J" THAT INTERSECTS LINE "H-G". POINT "K" IS SHOWN RECORD DISTANCE FROM FOUND 3/4" IRON ROD AND PARALLEL TO LINE "A-C", AS SHOWN. THIS RESULTS IN A RIGHT-OF-WAY WIDTH OF 60.05'. THAT IS AS GOOD AS IT GETS REGARDING ROAD WIDTHS. PAST SURVEYS IN THE AREA, PROBABLY BECAUSE OF ERRORS ON THE CHARLES M. ERVIN PLAT, SEEMED TO LARGELY DISREGARD OPPOSITE SIDES FROM WHERE THEY WERE WORKING. WE DID FIND A ROD SET ON THE SOUTHERLY SIDE OF "M" STREET, ROUGHLY ACROSS FROM POINT "B". THIS ROD IS APPROXIMATELY 2.5 FEET INTO THE RIGHT-OF-WAY OF "M" STREET. THIS ROD WAS SET PER M145-11 BUT WAS DISREGARDED AS IT TIED ALMOST NO ORIGINAL MONUMENTATION WHEREAS CS FILE NO. 58-48-3 WAS BASED ON A LARGE NUMBER OF ORIGINAL MONUMENTS. EVEN CS FILE NO. 58-48-3 THOUGH SHOWS A ROD ON WHAT SEEMS TO BE THE SOUTHERLY RIGHT-OF-WAY OF "M" STREET BUT GIVES NO DIMENSIONS TO VERIFY ITS POSITION RELATIVE TO THE RECORD 60 FOOT RIGHT-OF-WAY WIDTH. POINT "K", COMPUTED AS DESCRIBED ABOVE, WOULD ONLY GIVE A RIGHT-OF-WAY WIDTH OF 58.79 FEET OFF OF LINE "A-B".

FOUND ROD PER M 145-11 THAT SEEMS OUT OF POSITION AS MENTIONED IN NARRATIVE

DEED TRANSFERRING PORTION OF UNIT 2 TO UNIT 3
RECORDED PER INST. NO. 2017-004403

COVENANT FILED PER INST. NO. 2017-004404

Keith L. Cubic MARCH 16, 2017
DOUGLAS COUNTY PLANNING DIRECTOR DATE

PLANNING DEPT. FILE NO. M16-050

BOUNDARY LINE ADJUSTMENT LYING IN THE NE 1/4 SEC. 11, T28S, R6W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		REGISTERED PROFESSIONAL LAND SURVEYOR
CLIENT: F&C MARKETING AND RENTALS, INC. P.O. BOX 2337 ROSEBURG, OR. 97470	SURVEYOR: NEIL HIBBS LAND SURVEYING, INC. 4701 LOCKWOOD BLVD. #200 ROSEBURG, OR. 97470 PHONE: 541-947-4283 FAX: 541-947-4286 EMAIL: neilhibbs@neilhibbs.net	OREGON JANUARY 15, 1989 F. NEIL HIBBS 52989 EXPIRATION DATE 03/01/21
DWG SCALE: 1"=20'	JOB NO.: 0109-17	DATE: MARCH 2017

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