



NOTE 1- THIS BEARING TREE WAS PROBABLY TO WITNESS THE 1" IRON PIPE SET AS NW CORNER OF LOT 6 PER CS FILE NO. 40362 IN JULY 1951. MAP SAYS THAT HE MARKED 2 BEARING TREES "AS RECORDED IN COUNTY SURVEYOR OFFICE" BUT SURVEYOR'S OFFICE COULD FIND NO RECORD OF THESE TREES. MAP FILED AS CS FILE NO. 40362 SHOWS NO DETAILS OF HOW THE POSITION FOR SETTING THIS PIPE WAS DETERMINED AS SHOWS TIEING NOTHING OTHER THAN POSSIBLY THE 1/4 CORNER TO THE SOUTH BUT THERE ARE NO DIMENSIONS.

LEGEND

- FOUND BRASS CAP
FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
SET 5/8"x30" IRON ROD w/CAP STAMPED "HIBBS-LS 52989"
FOUND 1/2" IRON PIPE
CALCULATED POSITION
RECORD PER M171-34
RECORD PER M157-65
RECORD PER M146-59
RECORD PER M141-1
RECORD PER M106-2
RECORD PER M31-62
RECORD PER CANYON VIEW ESTATES, VOL. 15, PG. 62
RECORD PER CS 40362
RECORD PER M38-70
EXISTING FENCE LINE

FIELD CREW: NEIL HIBBS, SCOTT THOMPSON, GARRETT GOODWIN, ASHLEY ELLIOTT
EQUIPMENT: NIKON NPL-322+2" TOTAL STATION, TRIMBLE R-10 BASE AND RECEIVER
OFFICE: NEIL HIBBS
DRAFTING: NEIL HIBBS

BEARINGS ARE GRID, NAD 83(CONUS), OREGON SOUTH ZONE. DISTANCES CONVERTED TO GROUND
COMBINED SCALE FACTOR: 1.000037887
CONVERGENCE ANGLE: -1.5442"

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO FIND AND MARK THE CORNERS OF THE SUBJECT PROPERTY, TO SET ANY MISSING CORNERS, TIE EXISTING IMPROVEMENTS AND NOTE ANY ENCROACHMENTS, EITHER WAY. THE FIRST THING DISCOVERED WAS THAT M31-62, THE ONLY RECORD SURVEY TO SUPPOSEDLY SURVEY THE ENTIRE SUBJECT PROPERTY, IS FULL OF MAJOR ERRORS. ONE OF THE FIRST, THOUGH THERE IS NOTHING NOTED ON M31-62 AS TO WHAT THE DISTANCE IS OR WHERE IT CAME, IS THE DISTANCE BETWEEN THE NORTHWEST CORNER OF THE SUBJECT PROPERTY (G) AND THE SOUTHWEST CORNER OF DLC #50 (P). IT APPEARS THAT WENDEROTH USED THE 132.0 FOOT DISTANCE NOTED IN 1951 ON CS FILE NO. 40362. THIS 1951 SURVEY SEEMS TO ALSO BE OF BASICALLY NO USE, WHILE IT IS THE ONLY SURVEY FOUND OF RECORD THAT MENTIONS THE NORTHWEST CORNER OF GOVT. LOT 6, IT GIVES NO DIMENSION OR COMMENTS REGARDING ANYTHING REMOTELY RESEMBLING TIES TO THE POINTS REQUIRED TO MAKE SUCH A DETERMINATION. M 31-62 WAS CALCULATED, BEGINNING AT THE SECTION CORNER AT THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY, UP THE EASTERN BOUNDARY AND ACROSS THE NORTHERN BOUNDARY TO THE SW COR DLC #50. I THEN RAN COUNTERCLOCKWISE BACK TO THE POINT OF BEGINNING, THEN ACROSS THE SOUTHERN BOUNDARY TO THE SOUTHWEST CORNER OF SECTION 28, THEN NORTHERLY UP THE WESTERN BOUNDARY. THIS RESULTED IN A HUGE MISCLASURE, BRINGING THE RECORD M31-62 TOGETHER WITH THE FOUND BLM BRASS CAP AT POINT "B" AND THEN ROTATING IT AROUND POINT "B" TO BRING FIRST COURSE RUNNING NORTH OUT OF POINT "B" INTO ALIGNMENT WITH LINE "B-N" BETWEEN FOUND MONUMENTS, IT BECOMES VERY APPARENT THAT THE RECORD BEARING ALONG THE SOUTHERN BOUNDARY OF M31-62 IS WAY OFF. IT APPEARS THAT THIS BEARING HEADING WESTERLY OUT OF POINT "B" SHOULD BE S 88°25' W RATHER THAN THE N 88°25' W. EVEN DOING THIS, THERE IS STILL QUITE AN OVERALL MISCLASURE AND THE DIMENSIONS ON THE SMALLER PARCELS IN THE SOUTHWEST OF M31-62 DO NOT CLOSE EITHER. WHILE NOTHING WAS FOUND AT THE W 1/16TH CORNER BETWEEN SECTIONS 28 AND 33, SHOWN AS A 1" IRON PIPE ON M31-62 AND WHILE NOT CALLED THE 1/16TH CORNER IT IS SHOWN AS MID-POINT BETWEEN THE 1/4 CORNER AND THE SE SECTION CORNER OF SECTION 28, M38-70 USED THIS PIPE TO DETERMINE LINE FOR A PIPE SET ALONG THIS LINE, POINT "O". THIS PIPE WAS THEN SUBSEQUENTLY USED FOR THE ALIGNMENT OF THE NORTH BOUNDARY OF CANYON CREEK ESTATES, AS SHOWN BY M157-65 AND CONFIRMED BY THIS SURVEY. POINT "O" AND ALL OF THE LOT CORNERS BETWEEN POINTS "O" AND "B" ARE FROM 0.78 TO 1.05 FEET NORTH OF THE SECTION LINE AND ACTUALLY IN SECTION 28. POINT "G", THE NORTHWEST CORNER OF GOVT. LOT 6, WAS SET AT THE INTERSECTION OF LINE "A-I" AND LINE "P-N" WITH POINT "I" BEING MID-POINT BETWEEN POINTS "J" AND "K". POINT "L" WAS COMPUTED AT RECORD ANGLE FROM LINE "M-P" AND RECORD DISTANCE FROM POINT "M" PER M141-1. THE SOUTHWEST CORNER OF TL 1600, WAS SET AT THE INTERSECTION OF LINE "A-I" AND THE EXTENSION OF A LINE BETWEEN THE TWO IRON PIPES FOUND TO THE EAST OF IT. HELD FOUND MONUMENTS AS NOTED. OTHER MISCELLANEOUS MONUMENTS FOUND AS NOTED AT A NUMBER OF THE CORNERS. WE MARKED ENTIRE PERIMETER OF TL 1600 WITH 3 FOOT LATH AND PINK FLAGGING OTHER THAN THAT WE ONLY MARKED A PORTION OF THE NORTH BOUNDARY AS WHEN WE STARTED MARKING IT. WE WERE RUNNING RIGHT ON RAY BROWN'S FLAGGING THAT HAD BEEN PREVIOUSLY BEEN PLACED TO MARK THAT LINE. WHILE THE MONUMENTS FOUND PER CANYON VIEW ESTATES LINE UP WITH EACH OTHER, THEY DO NOT LINE UP WITH ANY SCENARIO BASED ON THE DIFFERENT MONUMENTS FOUND ALONG THE SOUTHERN BOUNDARY OF THE SUBJECT PROPERTY. BASED ON THE FACT THAT THE ENCROACHING MONUMENTS HAVE BEEN IN PLACE FOR OVER 40 YEARS NOW, ANY FUTURE DESCRIPTION OF THE SUBJECT PROPERTY SHOULD PROBABLY INCLUDE AN EXCEPTION OF ANY LAND ENCOMPASSED BY CANYON CREEK ESTATES, RECORDED IN VOLUME 15, PAGE 62 OF THE PLAT RECORDS OF DOUGLAS COUNTY, OREGON.

A-B S 88°03'27" E 2613.81' (N 89°02'48" E 2613.90)
C-D S 89°03'27" E 2109.82' (N 89°02'48" E 2110.11)
POINTS "C", "D", "E", ALL BROWN PINS, ARE ON LINE "A-B"
POINT "T", COMPUTED POINT AS BROWN PIN IS 0.50 FEET NORTHERLY OF ITS CORRECT POSITION PER M157-65
M157-65 NOTES THAT FD ROD PER M38-70 BEARS N 0°10'00" E 0.65' FROM BROWN PIN, BENT 5/8" PER M38-70 BEARS N 48°14'43" W 0.26' FROM CALC POSITION, BENT ROD PER M38-70 BEARS N 18°40'00" W 0.72' FROM CALC POSITION, BROWN ROD BEARS N 4°46'56" W 0.50'
"B-F" N 89°03'27" W 988.80'
"B-O" N 89°01'06" W 988.84'
FROM THE BLM BRASS CAP HELD AT POINT "B" -
DCSO BRASS CAP BEARS N 11°02'27" W 0.17'
FD 2" IRON PIPE BEARS S 23°02'22" E 0.47'

BOUNDARY SURVEY
LYING IN THE NW 1/4, NE 1/4, SE 1/4 & SW 1/4 OF SEC. 28 T30S, R5W
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON
CLIENT: COW CREEK BAND OF UMPQUA TRIBE OF INDIANS
2371 NE STEPHENS STREET, SUITE 100
ROSEBURG, OR 97470
SURVEYOR: NEIL LAND SURVEYING, INC
HIBBS
DWG SCALE: 1"=200' JOB NO: 1266-03 DATE: JUNE 2018 PAGE 1 OF 1

REGISTERED PROFESSIONAL LAND SURVEYOR
NEIL HIBBS
EXPIRATION DATE 6/30/2018