

MAP OF SURVEY

LOCATED in the SE 1/4 of Section 32, T. 26 S., R. 6 W., W.M.
in Douglas County, Oregon.

September 6, 2012

FILED
Date: 9-14-2012 by: JC
This survey consists of:
Map: M164-17
Narrative: _____
Corner Rpt: _____

DOUGLAS COUNTY
SURVEYOR

SURVEYED FOR: TED MICKOWSKI
1278 CURRY ROAD
ROSEBURG, OREGON 97471

SURVEYED BY: DAVID EDWARDS LAND SURVEYING
P.O. BOX 361
OAKLAND, OREGON 97462
PHONE: (541) 459-0512



NARRATIVE

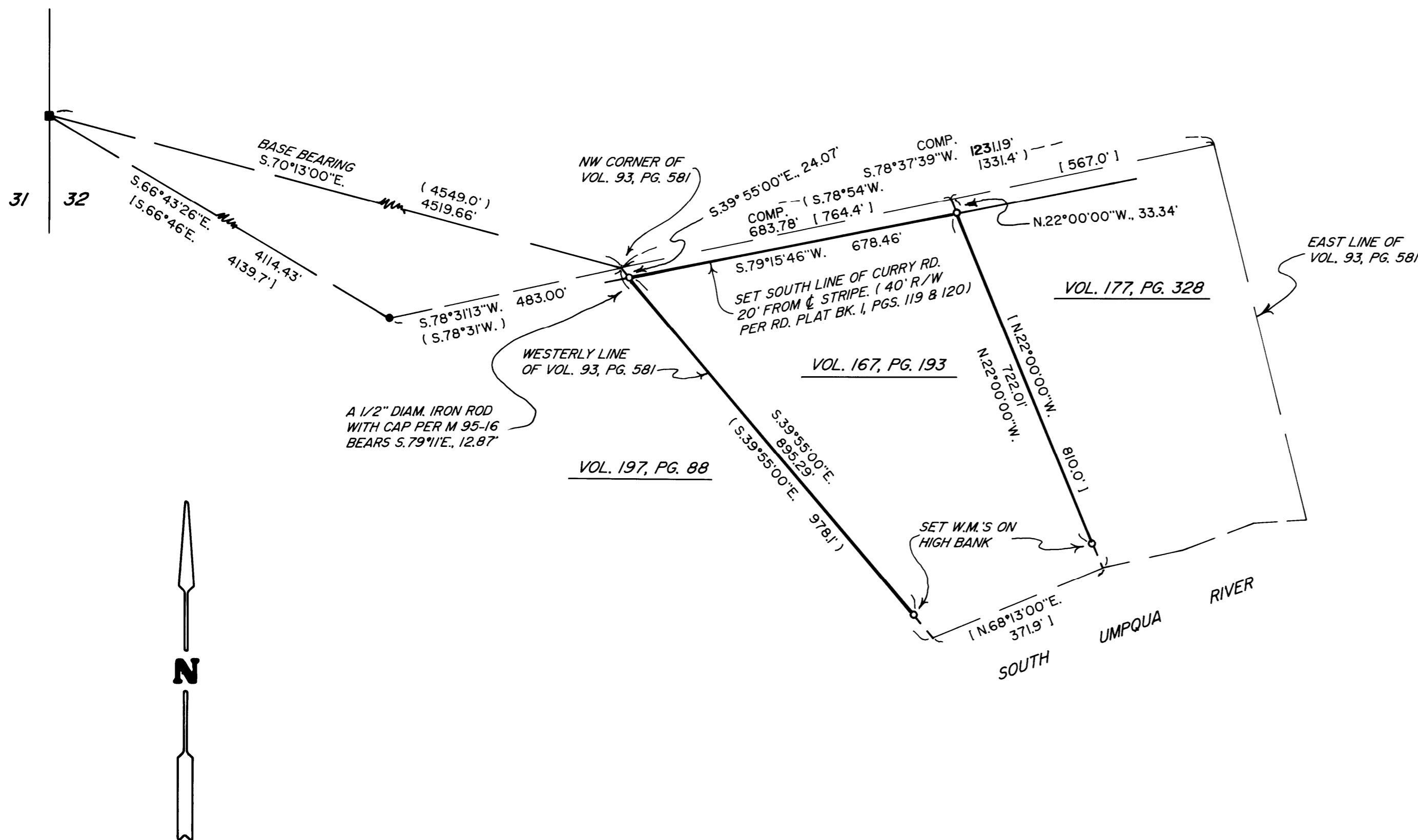
THE PURPOSE OF THIS SURVEY IS TO MONUMENT THE BOUNDARIES OF THAT TRACT DESCRIBED IN VOLUME 167, PAGE 193, DEED RECORDS. THE DESCRIPTION CONTAINED IN SAID CONTRACT OF SALE BEGINS AT THE NORTHWEST CORNER OF THAT TRACT DESCRIBED IN VOLUME 93, PAGE 581 AND 582, WHICH HAS BEARING AND DISTANCE TIES TO BOTH THE 1/4 CORNER COMMON TO SECTIONS 31 AND 32 AND TO THE NORTHEAST CORNER OF LOT 1, BLOCK 1, PLAT "B" OF THE N. CURRY ESTATE. MONUMENTS WERE FOUND AND TIED IN AT BOTH OF THESE CORNERS AND A BASIS OF BEARINGS WAS DERIVED FROM THESE TIES AND THE DEED RECORD AS SHOWN HEREON. THE RECORD BEARINGS AND DISTANCES FOUND IN SAID VOLUME 167, PAGE 193 WERE THEN COMPUTED, WHICH RESULTS IN A MIS-CLOSURE OF SOME 80 FEET ALONG THE FINAL, THAT IS THE NORTH, LINE. A SIMILAR MIS-CLOSURE EXISTS IN THE FINAL CALL OF VOLUME 93, PAGE 581 AND 582 AS SHOWN. BOTH DEED RECORD ACREAGES COMPUTE VERY CLOSE EVEN WITH THOSE FINAL CALL SHORTAGES. VOLUME 167, PAGE 193, IN FACT, COMPUTES OUT TO BE EXACTLY THE CALLED FOR DEED RECORD ACREAGE, 10.22 ACRES. PAROL EVIDENCE WAS ACQUIRED FROM THE EASTERLY ADJOINER RELATIVE TO THE FORMER LOCATION OF A LONG TERM FENCE ALONG THAT BOUNDARY, WHICH, ALONG WITH THE ONE REMAINING POST FROM SAID FENCE, FIT THE NEWLY MONUMENTED LINE WITHIN A FOOT OR TWO.

FILED SURVEY M 95-16 SEEMS TO HAVE USED A MUCH NEWER DESCRIPTION TO ESTABLISH MY CLIENT'S WEST BOUNDARY WHICH DOESN'T QUITE MATCH UP WITH VOLUME 93, PAGE 581 AND 582, THE SENIOR DEED. THE MONUMENT FROM THAT SURVEY WAS THEREFORE NOT HELD FOR CONTROL.

FIELD CREW: DAVID EDWARDS AND BRANT MILLER

EQUIPMENT: NIKON TOTAL STATION.

RESEARCH, COMPUTATIONS AND DRAFTING: DAVID EDWARDS.



LEGEND

- INDICATES 3/4" DIAM. IRON ROD FOUND 12" DEEP IN VINEYARD MONUMENTING THE 1/4 CORNER COMMON TO SECTIONS 31 AND 32.
- INDICATES A 1/4" DIAM. IRON PIPE FOUND 4" DEEP IN CURRY ROAD MONUMENTING THE NE CORNER OF LOT 1, BLOCK 1 OF THE N. CURRY ESTATE SUBD. PLAT.
- INDICATES 5/8" X 30" STEEL REBAR W/RED PLASTIC CAP MKD. "D.A. EDWARDS-LS 2339" SET.
- () DENOTES RECORD DATA PER VOL. 93, PG. 581, DEED RECORDS.
- [] DENOTES OTHER DEED RECORD DATA. W.M. = WITNESS MONUMENT.

SCALE: 1" = 200'

BASIS OF BEARINGS: DEED TIE TO 1/4 CORNER AND NE CORNER LOT 1 AS SHOWN.



MAP FILE M164-17

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