

MAP OF SURVEY

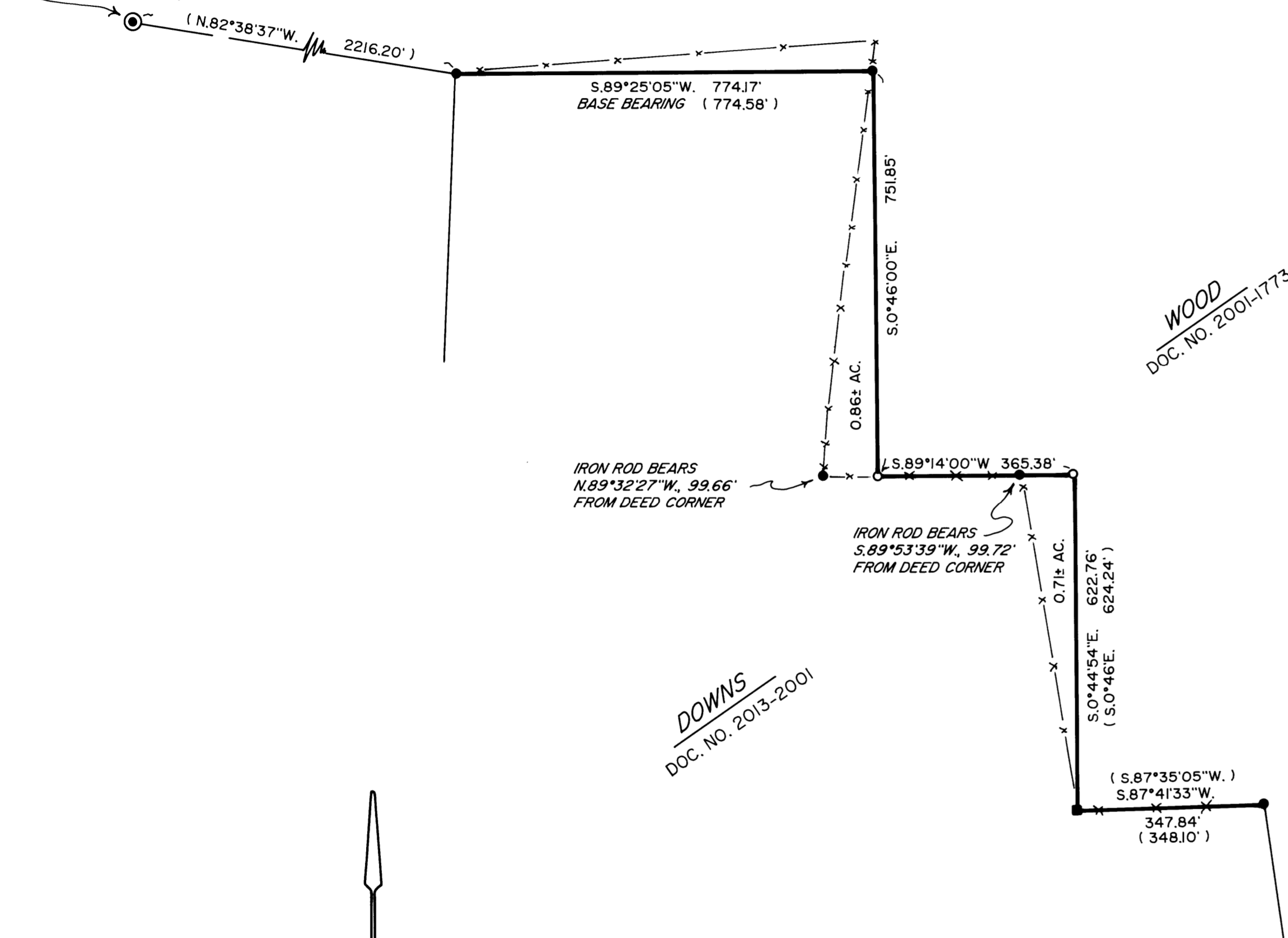
LOCATED in the North 1/2 of Section 3, T. 26 S., R. 7 W., W.M.
in Douglas County, Oregon.

February 22, 2013

FILED
Date: 2/26/13 By: HW
This survey consists of:
Map: M 164-67
Narrative: _____
Corner Rpt: _____

DOUGLAS COUNTY
SURVEYOR

NW CORNER SECTION 3,
D.C.S. BRASS CAP PER M81-63.



SURVEYED FOR: *TED AND AMY DOWNS*
1049 JOELSON ROAD
UMPQUA, OREGON 97486

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

David A. Edwards
OREGON
JULY 26, 1988
DAVID A. EDWARDS
2339
RENEWS 12/31/13

LEGEND

- INDICATES 5/8" DIAM. IRON ROD FOUND PER M 81-63.
- INDICATES FENCE CORNER FOUND AS PER M 81-63.
- INDICATES 5/8" X 30" STEEL REBAR W/RED PLASTIC CAP MKD. "D.A. EDWARDS-LS 2339" SET.
- () DENOTES RECORD DATA PER DEED AND PER M 81-63.

X—X—X FENCE LINE

SCALE: 1" = 200'

BASIS OF BEARINGS: M 81-63 AS SHOWN.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO MARK A PORTION OF THE BOUNDARY BETWEEN THE DOWNS AND WOOD PROPERTIES. THE LEGAL DESCRIPTIONS IN BOTH DEEDS FOLLOW BEARINGS AND DISTANCES LAID OUT ON SURVEY M 81-63 AND CALL FOR GEE'S IRON RODS AND THE FENCE CORNER WHICH WE FIND. TWO OF THE RODS WE FIND FIT EACH OTHER BUT ARE COMPLETELY OUT OF SYNC WITH THE OTHER FOUR FOUND MONUMENTS AS SHOWN. MY UNDERSTANDING IS THAT TWO SISTERS WERE INHERITING THE LANDS AND DESIRED TO HAVE IT EVENLY SPLIT. THIS IS WHAT WAS DONE ON M 81-63. I COMPUTE BOTH DEEDS AND FIND THE DOWNS DEED TO CLOSE WITHIN A COUPLE FEET AND DESCRIBE 47.90 ACRES. THE WOODS DEED CLOSED WITHIN ABOUT 10 FEET AND DESCRIBES 48.28 ACRES. IT IS EVIDENT THAT A GROSS BLUNDER WAS MADE BY THE PERSONS WHO SET THE TWO ERRONEOUS IRON RODS. HOLDING TO THESE RODS WOULD COMPLETELY DEFEAT THE INTENT OF THE PARTIES TO CREATE EQUAL ACREAGE TRACTS. THEREFORE THOSE TWO IRON RODS WERE REJECTED AND NEW MONUMENTS SET AT THE DEED CORNERS AS SHOWN.

FIELD CREW: BRANT MILLER AND ERIC SPRINKLE.

EQUIPMENT: NIKON TOTAL STATION.

COMPUTATIONS AND DRAFTING: DAVID EDWARDS.

MAP FILE M 164-67

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