

MAP OF SURVEY

LOCATED in the NW 1/4 of Section 21, T. 24 S., R. 3 W., W.M.
in Douglas County, Oregon.

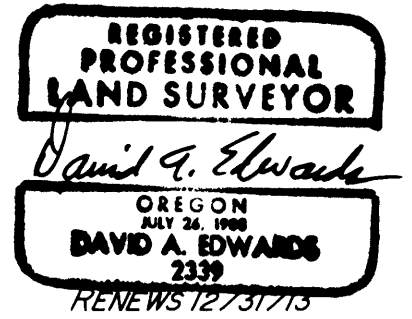
April 18, 2013

SURVEYED FOR: *DEBBIE NICOLETTI*
1035 S. PORTLAND AVE.
GILBERT, ARIZONA 85296

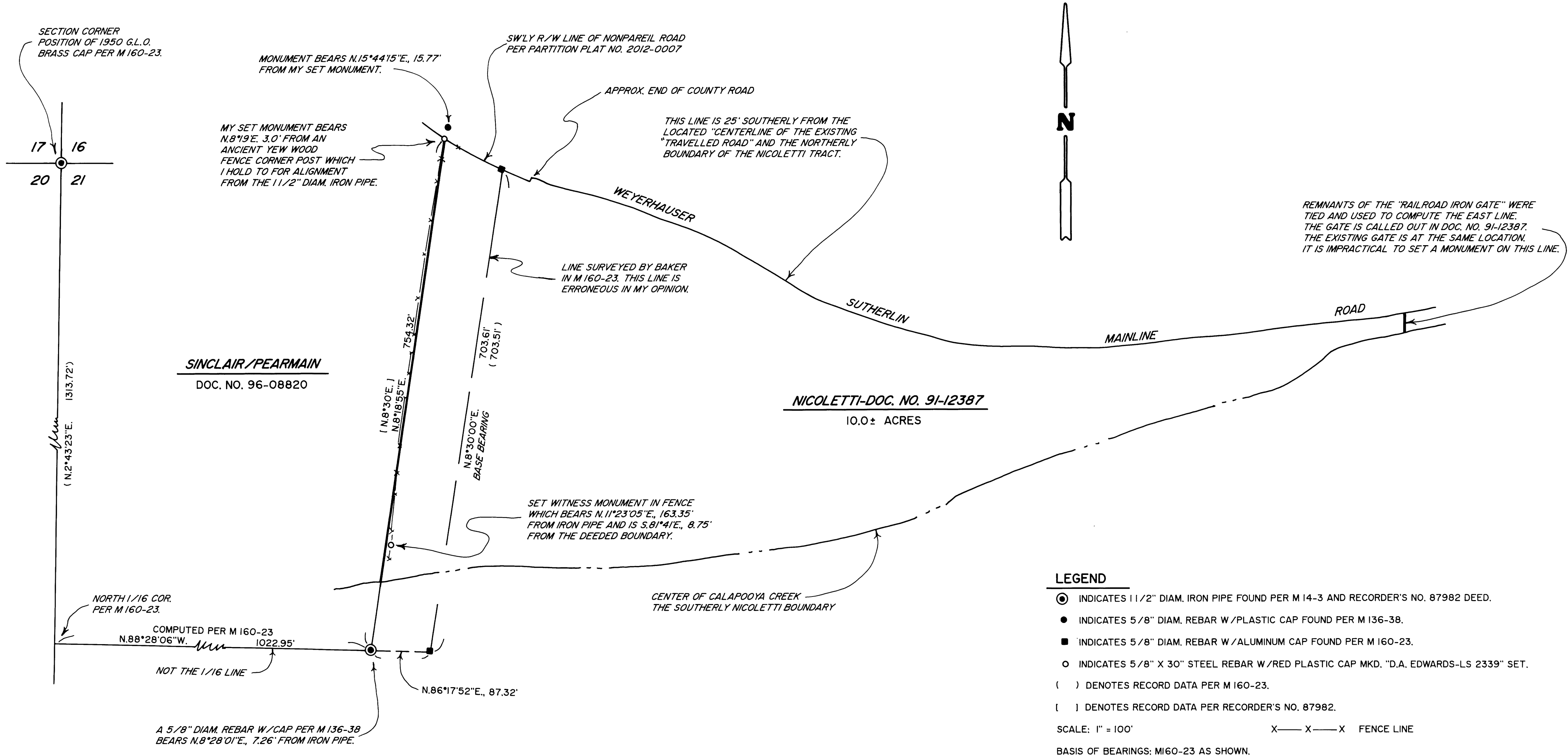
SURVEYED BY: *DAVID EDWARDS LAND SURVEYING*
P.O. BOX 361
OAKLAND, OREGON 97462
PHONE: (541) 459-0512

FILED
Date: 4/25/2013 By: *DWE*
This survey consists of:
Map: M 165-8
Narrative: CS 65/79-5
Corner Rpt: _____

DOUGLAS COUNTY
SURVEYOR



MAP FILE M 165-8
C.S. FILE NO 65/79-5



LEGEND

- ⊙ INDICATES 1 1/2" DIAM. IRON PIPE FOUND PER M 14-3 AND RECORDER'S NO. 87982 DEED.
- INDICATES 5/8" DIAM. REBAR W/PLASTIC CAP FOUND PER M 136-38.
- INDICATES 5/8" DIAM. REBAR W/ALUMINUM CAP FOUND PER M 160-23.
- INDICATES 5/8" X 30" STEEL REBAR W/RED PLASTIC CAP MKD. "D.A. EDWARDS-LS 2339" SET.
- () DENOTES RECORD DATA PER M 160-23.
- [] DENOTES RECORD DATA PER RECORDER'S NO. 87982.
- SCALE: 1" = 100' X—X—X FENCE LINE
- BASIS OF BEARINGS: M160-23 AS SHOWN.

NARRATIVE IS A SEPARATE DOCUMENT.

MAP FILE M 165-8
C.S. FILE NO 65/79-5

David A. Edwards - Professional Land Surveyor

P.O. Box 361
Oakland, OR 97462



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SURVEY NUMBER M 165-8

SURVEY NARRATIVE TO COMPLY WITH CHAPTER 209. PARAGRAPH 250. OREGON REVISED STATUTES

SURVEY FOR: Debbie Nicoletti
1035 South Portland Ave.
Gilbert, Arizona 85296

LOCATION: In the NW 1/4 of Section 21, T. 24 S.,
R. 3 W., W.M., in Douglas County, Oregon.

PURPOSE: To locate and monument the Westerly boundary
of the Nicoletti ownership and to locate the
Northerly, Southerly and East boundaries in
order to compute an acreage of said ownership.

PROCEDURE: The Westerly boundary of the Nicoletti
ownership was first established in 1949 by
virtue of a "warranty deed and agreement" by
and between Floyd and Hazel Norris and
Weyerhaeuser Timber Co. in Recorder's No. 87982
of the Deed Records of Douglas County, Oregon.
This deed and agreement appears to be based
upon a survey performed by Registered Engineer
No. 2139, Lester Calder, which survey was filed
as M 14-3 in the office of the Douglas County
Surveyor in 1950. The relevant legal
description of this line is found on Page 125
of Volume 164 within the noted deed and
agreement and calls out as it's Southerly
terminus a "1 1/2 inch iron pipe" set
N. 10° 15' W., 20.0 feet from engineer's
station 880+90. The line in question proceeds
thence N. 8° 30' E. 770.0 feet to another 1 1/2
inch iron pipe. The map of M 14-3 has the word
"fence" lettered along this line and indicates
that an "REA pole" is situated near the
northerly iron pipe location. Research into the
county road records revealed a right of way map
from 1959 which shows an REA pole at the

FILED

Date: 4/25/2013 By: NW
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C.S. File No CS65/79-5A

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northerly end of a fence bearing just West of South. Said right of way map also shows a 10 foot wide drive just west of the REA pole. The drive remains today. I find an ancient yew wood fence corner post as shown on the attached map and hold to same for alignment from the Southerly iron pipe. My client has personal knowledge of the old fence being in its current location since 1989 and being rebuilt there in about 1990. Computations utilizing our field ties and record data from surveys M 90-48, M 100-29 and M 136-38, all by Baker's office, produce a tie of N. 73° 32' 33" E., 4284.54 feet to the NE corner of Section 21, from the southerly iron pipe, compared to N. 73° 00' E., 4275 feet per the deed and agreement and M 14-3. This evidence leaves no doubt in my mind that the 1 1/2 inch iron pipe found and held to by me and on survey M 136-38 is the pipe called for in the deed and set on M 14-3. Certain later descriptions have been written which use the 1110.0 foot dimension shown on M 14-3 along the South line of the NW 1/4 of the NW 1/4 of Section 21 as a call. Computations were performed using data from M 14-3 which suggest that this dimension should be 1011 feet. That matches fairly well with Baker's 1023.85 feet shown on M 136-38. In any event, Document Number 96-08820 clearly excepts "property previously sold" by Norris to Weyerhauser in Recorder's Number 87982, which does not even call out the 1110.0 foot distance.

BASIS OF
BEARINGS: M 160-23 as shown.

EQUIPMENT: Nikon total station.

DATE
COMPLETED: April 18, 2013

