

LAND SURVEY PLAT and NARRATIVE of existing senior parcel
In the NW 1/4, SW 1/4, SECTION 5, T. 32 S., R. 4 W., W.M.,
Douglas County, Oregon

Dates: October 28 to December 30, 2016

FLED
 Date: 2-1-2017 By: JC
 This survey consists of:
 Map: M173-4
 Narrative: _____
 Cover Rpt: _____
DOUGLAS COUNTY
SURVEYOR

Survey for: **Betty J. Winkler**

3287 UPPER COW CR. RD.
 AZALEA, OR. 97410

Survey by: **Ronald A. Brandt LS 841**

P.O. BOX 427
 GLENDALE, OR. 97442
 LICENSE EXPIRATION DATE IS 12-31-2017

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
 JULY 12, 1968
RONALD A. BRANDT
 841

LEGEND:



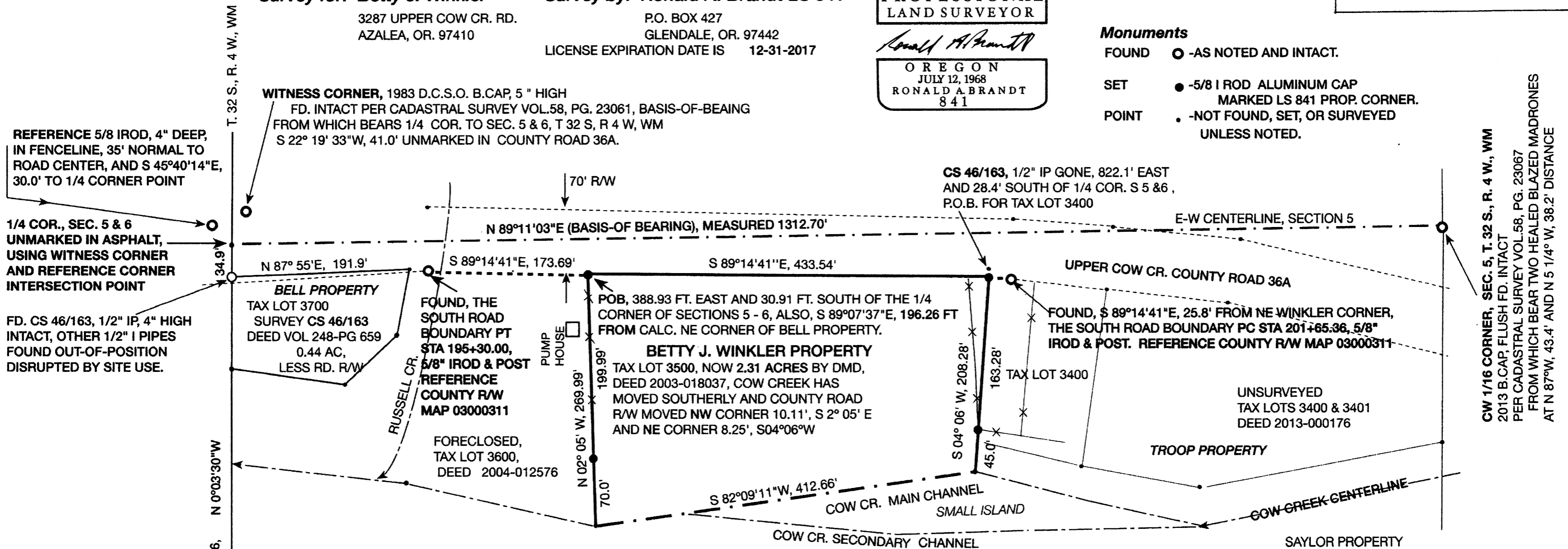
SCALE: 1 Inch = 100 Feet

Monuments

FOUND ○ -AS NOTED AND INTACT.

SET ● -5/8 I ROD ALUMINUM CAP
 MARKED LS 841 PROP. CORNER.

POINT ● -NOT FOUND, SET, OR SURVEYED
 UNLESS NOTED.



Winkler Property Description:

A PROPERTY LYING NORTH OF THE CENTERLINE OF COW CR. AND SOUTH OF UPPER COW CREEK COUNTY ROAD IN THE NW 1/4, SW 1/4, SECTION 5, T. 32 S., R. 4 WEST., W.M. IN DOUGLAS COUNTY, OREGON WITH POINT OF BEGINNING A 5/8" IROD WITH ALUMINUM CAP MARKED LS 841 BRANDT, LOCATED 388.93 FT. EAST AND 30.91 FT. SOUTH OF THE 1/4 CORNER OF SECTIONS 5 AND 6 SAID TOWNSHIP AND RANGE;
 THENCE S 89°14'41" E, 433.54 FT. ALONG SAID ROAD TO A 5/8" IROD WITH ALUMINUM CAP MARKED LS 841 BRANDT ON THE WEST LINE OF THAT 0.49 ACRE PARCEL SURVEYED BY WENDEROTH IN CS 46/163, YEAR 1955;
 THENCE S 04° 06' W, 208.28 FT. INITIALLY ALONG SAID WEST BOUNDARY, THENCE LEAVING SAID WEST BOUNDARY TO A POINT IN THE CENTER OF COW CREEK;
 THENCE S 82°09'11" W, 412.66 FT. TO A POINT IN THE CENTERLINE OF COW CREEK;
 THENCE N 02° 05' W, 269.99 FT. TO THE POINT OF BEGINNING ON THE SOUTH BOUNDARY OF UPPER COW CREEK COUNTY ROAD;
 CONTAINING 2.31 ACRES MORE-OR-LESS.

Additional Narrative

THIS SURVEY CONDUCTED WITH OPEN AND CLOSED TRAVERSE UTILIZING A 20 SECOND THEODOLITE, 300 FT. STAINLESS TAPE AND MISCELLANEOUS EQUIPMENT, WHILE UNDER GOOD WEATHER WITH OWNERS BEING THE WITNESSES. THE DIVISION OF THE LAND BETWEEN COW CR. AND COUNTY ROAD BEGAN WITH MR. WENDEROTH'S SURVEY IN 1955, CS 46/163, HOWEVER, PROPER SURVEY MONUMENTS AND FENCES IN CORRECT LOCATIONS ARE MINIMAL. PAST PARCELS WERE CREATED WITH DESCRIPTIONS, LACKING FILED LAND SURVEYS. THE TAX LOT 3500 IS THE REMAINDER, SENIOR PARCEL.

PERTAINENT SURVEYS ARE CS 40/246, CS 46/163, CS 54/34-1, 1987 R/W MAP 03000311, BLM CADASTRAL SURVEY VOL.58, PGS. 23056 TO 23068 UTILIZED AS THE BASIS-OF-BEARING FOR THE CURRENT SURVEY. COW CREEK HAS MOVED SOUTHERLY BECOMING MORE STABLE SINCE GALESVILLE COSTRUCTION AND WIDENING COW CREEK ROAD CHANGED THE NORTHERLY BOUNDARY WITH GOOD COUNTY MONUMENTATION.

A QUESTION REMAINS ON OWNERSHIP OF THE LAND STRIP BETWEEN THE CENTERLINE OF COW CREEK AND THE "NO CALL TO COW CREEK" SOUTH BOUNDARY OF TAX LOTS 3400 AND 3401. TAX LOTS 3500, 3600, AND 3800 ALL CALL OUT THE COW CREEK CENTERLINE, SO IT APPEARS THE WINKLER LOT 3500 COULD INCLUDE THAT STRIP.

CW 1/16 CORNER, SEC. 5, T. 32 S., R. 4 W., WM
 2013 B.CAP. FLUSH FD. INTACT
 PER CADASTRAL SURVEY VOL.58, PG. 23067
 FROM WHICH BEAR TWO HEALED BLAZED MADRONES
 AT N 87°W, 43.4' AND N 5 1/4° W, 38.2' DISTANCE

MAP FILE M173-4

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