

Date: 4-5-2002 By: Y
This survey consists of:
Map: M139-66
Narrative:
Corner Rpt:

DOUGLAS COUNTY SURVEYOR

PROPERTY LINE SURVEY

Located in the:
N. W. 1/4 of SECTION 23,
TOWNSHIP 29 SOUTH, RANGE 5 WEST,
WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

Prepared for:
MABLE K. FINNEY
2072 N. MYRTLE ROAD
MYRTLE CREEK, OR. 97457

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Raymond F. Brown

OREGON
JULY 23, 1989
RAYMOND F. BROWN
2391

Prepared by:
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EXP. 12/31/03

SEC. COR.

15 14
22 23

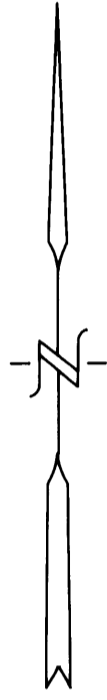
(N 1° 14' 30" E) - 1 621.99' CALC.
(N 1° 21' 19" E 622.08') - 2
(N 1° 10' 00" E 579.80') - 3

FD. 3/4" IRON PIPE
PER M 20-71

N 1° 15' 39" E 708.68' (N 1° 10' 00" E 740.70') - 3

N 1° 15' 49" E 586.34'

MARCH, 2002
SCALE: 1" = 50'



NARRATIVE:

PURPOSE OF THE SURVEY WAS TO TRY TO CLEAR UP SOME DISCREPANCIES BETWEEN DEED OF RECORDS AND ACTUAL GROUND OCCUPIED IN THE SOUTHWEST CORNER OF THE FINNEY PROPERTY. FIELD INVESTIGATION LOCATED THE SAID FOUND MONUMENTS AND CONDITIONS. NO ADDITIONAL MONUMENTS WERE SET. CONTROL FOR THE SURVEY WAS PER C.S. 58 / 246, WITH ADDITIONAL SUPPORT FROM M 20-71 AND M 49-46.

IN REVIEW OF THE SAID AREA MAPS OF SURVEYS OF RECORD, I FIND THAT A DONALD MARTIN 1961 SURVEY (M 20-71) SHOWS A DISTANCE FROM THE SECTION CORNER COMMON TO SECTIONS 14, 15, 22, AND 23, TOWNSHIP 29 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON, ALONG THE WEST BOUNDARY OF THE SECTION LINE TO SAID SECTION 23, SOUTH 1° 10' 00" WEST 579.80 FEET FROM THE SAID SECTION CORNER. THIS POINT IS THE NORTHWEST CORNER OF THAT PROPERTY DESCRIBED IN DEED REFERENCE NUMBER VOL. 230, PAGE 216, DEED RECORDS, DOUGLAS COUNTY, OREGON.

SAID SURVEY ALSO SHOWS THE BEARING AND LENGTH OF THE WEST BOUNDARY PER SAID VOL. 230, PAGE 216, TO BE SOUTH 1° 10' WEST 740.70 FEET. IN ADDING THE WEST SIDE OF THE SAID SURVEY, ONES GET A TOTAL DISTANCE OF 1320.50 FEET FROM THE SAID SECTION CORNER. MR. MARTIN LATER (1968 SURVEY C.S. 55/317) LABELED THIS POINT TO BE THE SOUTHWEST CORNER OF THE N.W. 1/4 OF THE N.W. 1/4 OF SAID SECTION 23, AND PREPARED THE SURVEY OF THE PROPERTY IN QUESTIONED.

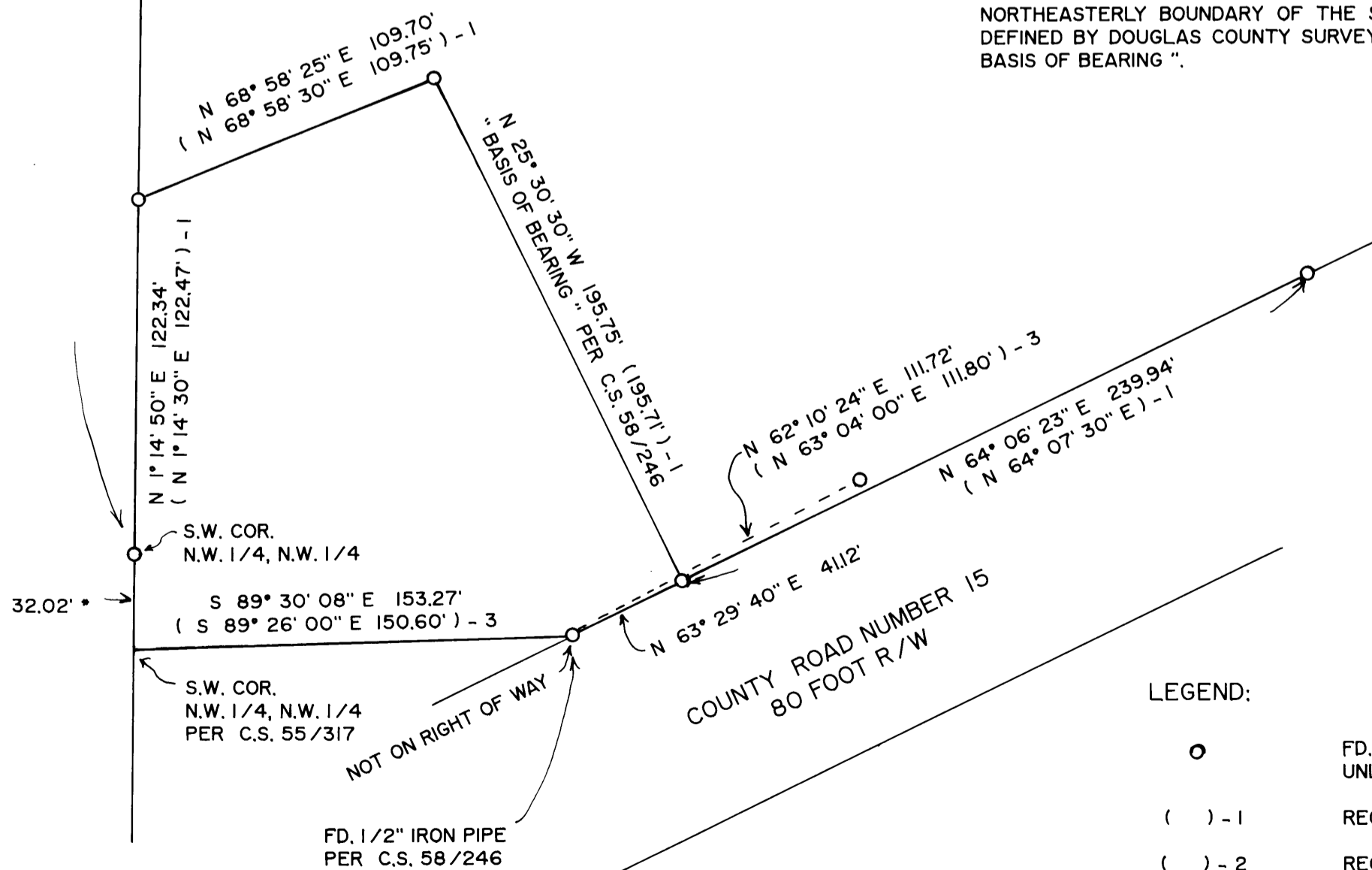
IN 1973 A GLENN BAUGHMAN SURVEY (M 49-46) SHOWED THE DISTANCE THAT MR. MARTIN SAID WAS SOUTH 1° 10' WEST 579.80 FEET TO BE SOUTH 1° 21' 19" WEST 622.08 FEET. THIS IS A DIFFERENCE OF 42.28 FEET. NOW IF YOU WERE TO ADD THE SAID 42.28 FEET TO THE 1961 MARTIN SURVEY, YOU WOULD GET THE DISTANCE FROM THE SAID SECTION CORNER TO THE SOUTHWEST CORNER OF SAID PROPERTY DESCRIBED ON SAID VOL. 230, PAGE 216 OF 1362.78 FEET.

IN LOOKING AT A LATER SURVEY PREFORMED BY JOHN H. MARKHAM IN 1981 (C.S. 58/246), YOU CAN ADD THE TOTAL DISTANCE OF THE WEST BOUNDARY IN QUESTIONED AND GET A DISTANCE OF 1363.12 FEET SOUTHERLY OF THE SAID SECTION CORNER. MR. MARKHAM'S SURVEY SHOWS THAT THE TRUE SOUTHWEST CORNER OF THE N.W. 1/4 OF THE N.W. 1/4 OF SAID SECTION 23, TO BE SOUTH 1° 14' 30" WEST 1330.67 FEET. THUS THE PROBLEM OF WHAT IS THE TRUE SOUTHWEST CORNER OF THE PROPERTY DESCRIBED IN DEED REFERENCE NUMBER 89-6754 (PARCEL 1), DEED RECORDS, DOUGLAS COUNTY, OREGON.

THE SAID 1981 MARKHAM SURVEY HELD THE DISTANCES AND INTERIOR ANGLES FROM THE NORTH RIGHT OF WAY BOUNDARY AND LOCATED THE PROPERTY CORNERS. THEN MR. MARKHAM TIED TO THE SAID SOUTHWEST CORNER OF THE N.W. 1/4 OF THE N.W. 1/4 OF SAID SECTION 23 AND CONTINUED TO THE LOCATION OF THE EXISTING FENCE LINE. THIS METHOD APPEARS TO BE WHAT MR. MARTIN HAD INTENDED, AS EVERYTHING FITS, WITH THE EXCEPTION OF THE CALL OF THE SAID SOUTHWEST CORNER OF THE N.W. 1/4 OF THE N.W. 1/4 OF SAID SECTION 23.

ONE CAN RE-TRACE THE SAID 1961 MARTIN SURVEY FROM EXISTING MONUMENTS LOCATED ON OR NEAR THE SAID NORTHERLY RIGHT OF WAY BOUNDARY OF SAID NORTH MYRTLE ROAD, AND TURN THE RECORD ANGLES TO GET TO THE POINT OF BEGINNING OF SAID DEED REFERENCE NUMBER 89-6754, DEED RECORDS, DOUGLAS COUNTY, OREGON. THIS POINT IS NEAR THE FENCE CORNER SHOWN IN THE MARKHAM SURVEY AND SHOWS THE ERROR IN THE CALL OF THE SOUTHWEST CORNER OF THE N.W. 1/4 OF THE N.W. 1/4 OF SAID SECTION 23.

THE MONUMENT FOUND AT THE MOST NORTHEAST CORNER OF SAID PROPERTY PER 89-6754 IS LOCATED NEAR THE CENTER OF DRIVEWAY USED BY BOTH PARTIES INVOLVED. THE MONUMENT FOUND AT THE MOST SOUTHEAST CORNER OF THE SAID PROPERTY PER 89-6754 IS LOCATED ON THE LEFT HAND SIDE OF THE SAID DRIVEWAY USED BY BOTH PARTIES, AS YOU LEAVE THE COUNTY ROAD. THE NORTHEASTERLY BOUNDARY OF THE SAID PROPERTY PER DEED REFERENCE NUMBER 89-6754, AS DEFINED BY DOUGLAS COUNTY SURVEYOR'S OFFICE MAP FILE NUMBER C.S. 58/246, WAS USED AS " BASIS OF BEARING ".



LEGEND:

- FD. 5/8" IRON ROD PER C.S. 58/246. UNLESS OTHERWISE NOTED.
- () - 1 RECORD AS PER C.S. 58/246.
- () - 2 RECORD AS PER M 49-46.
- () - 3 RECORD AS PER M 20-71.

* DIFF. FROM ACTUAL AND RECORD ADD SOUTH OF N. 1/16 COR.