

# MAP OF SURVEY

LOCATED IN  
NE 1/4 & SE 1/4 OF SEC. 31, T. 39 S., R. 2 E., W. B. & M.  
JACKSON COUNTY OREGON

## DONALD L. SMITH

1756 ASHLAND STREET  
Ashland, Oregon 97520

### SWAIN SURVEYING, INC.

27-1/2 N. MAIN ST.  
ASHLAND, OREGON 97520

BASIS OF BEARING:

DECEMBER 23, 1985

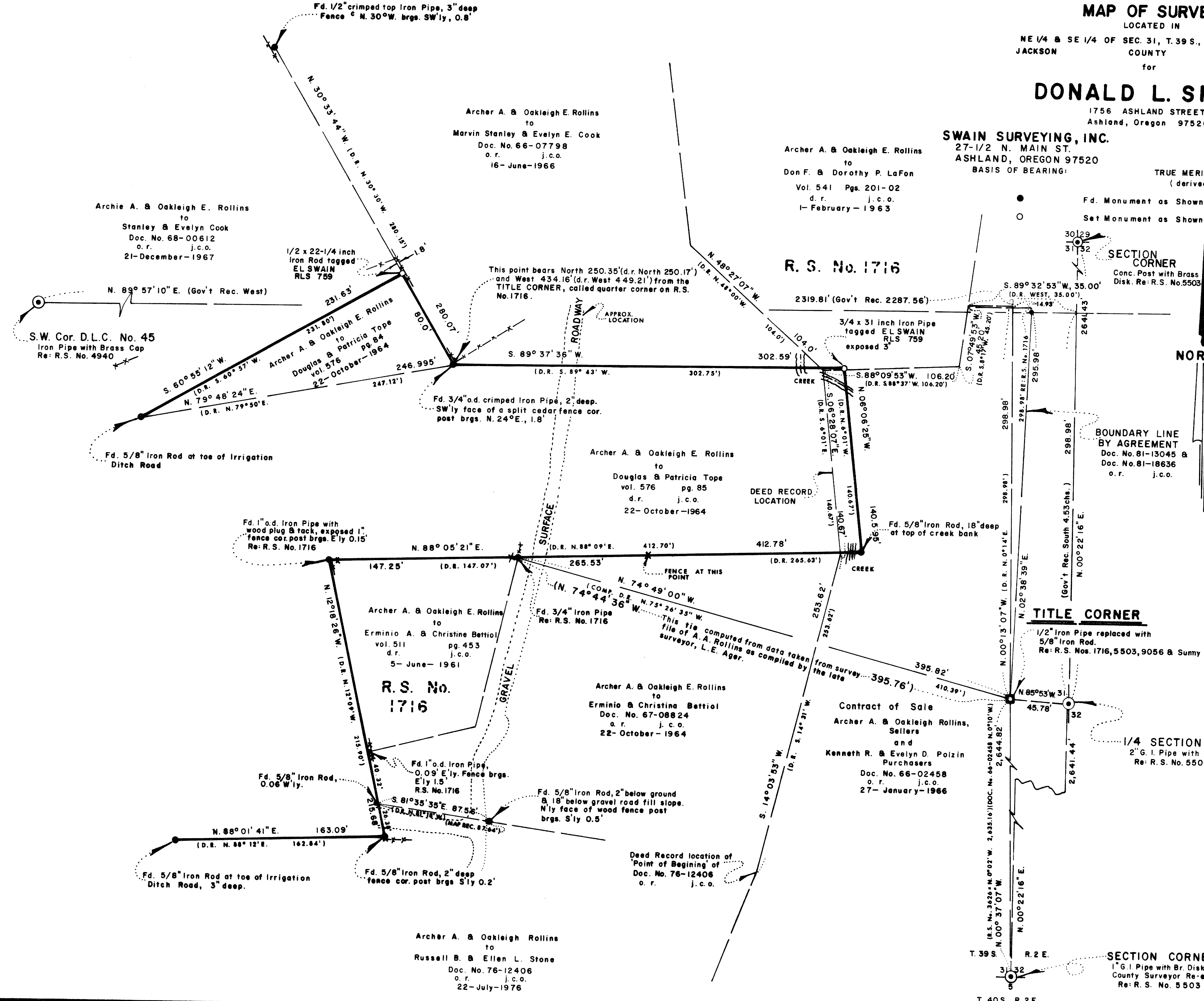
SCALE: 1" = 50'  
TRUE MERIDIAN AT EAST LINE OF SEC. 31  
(derived from N.O.A.A. net)

Fd. Monument as Shown  
Set Monument as Shown

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Donald L. Smith*  
O.R.S. No. 31  
JULY 1, 1980  
EVERETT L. SWAIN  
738

\*\* RECEIVED \*\*  
Date: 1/29/86 By: SC  
This Survey Conducts up  
1 sheets of  
7 maps of  
SWAIN



SECTION CORNER  
Conc. Post with Brass  
Disk. Re: R.S. No. 5505

NORTH

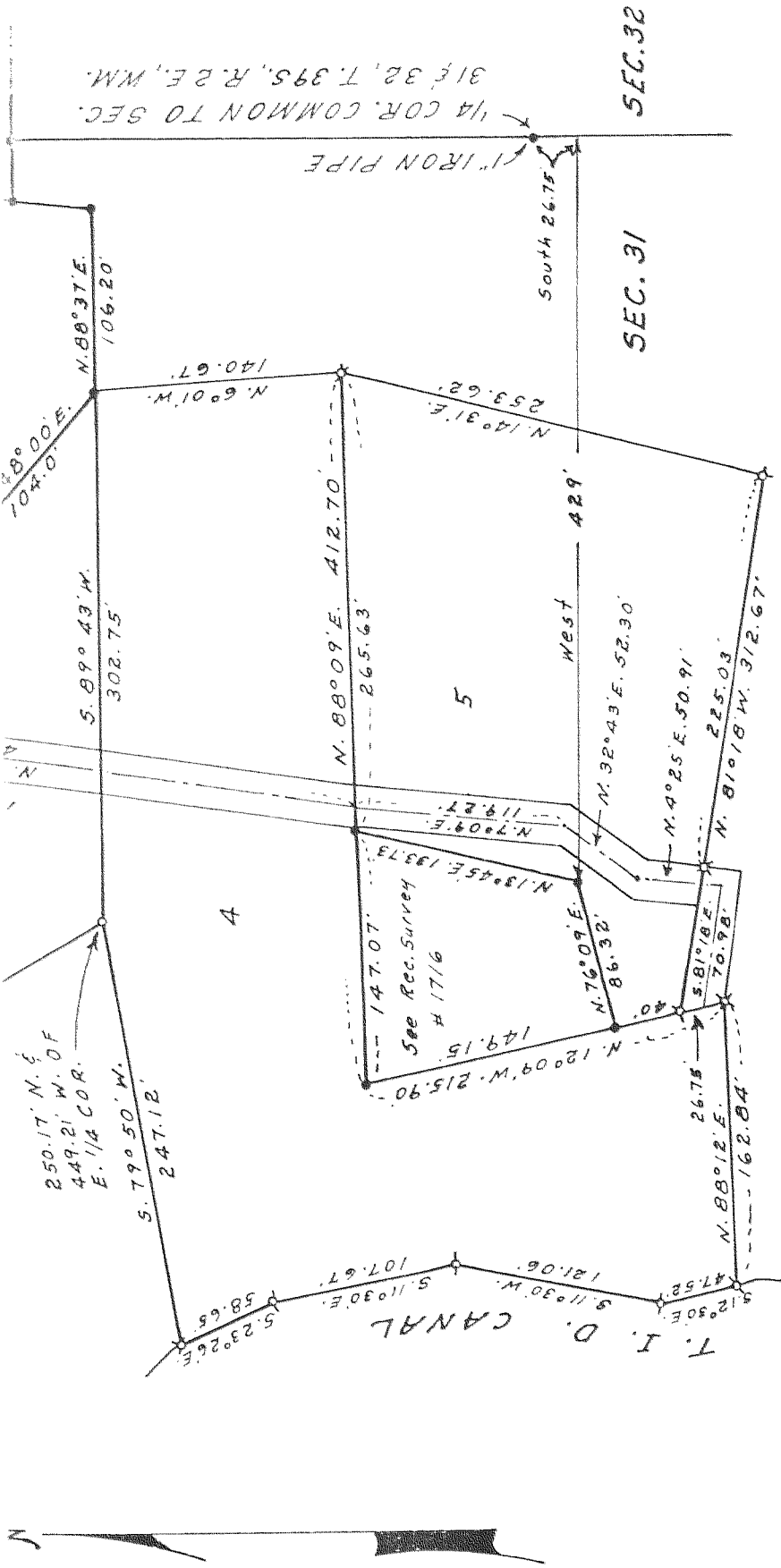
BOUNDARY LINE  
BY AGREEMENT  
Doc. No. 81-13045 &  
Doc. No. 81-18636  
o.r. j.c.o.

TITLE CORNER

1/4 SECTION CORNER  
2" G.I. Pipe with Br. Cap  
Re: R.S. No. 5503

SECTION CORNER  
1" G.I. Pipe with Br. Disk per  
County Surveyor Re-est'd  
Re: R.S. No. 5503

T. 39 S. R. 2 E.  
T. 40 S. R. 2 E.



MAP OF SURVEY  
FOR

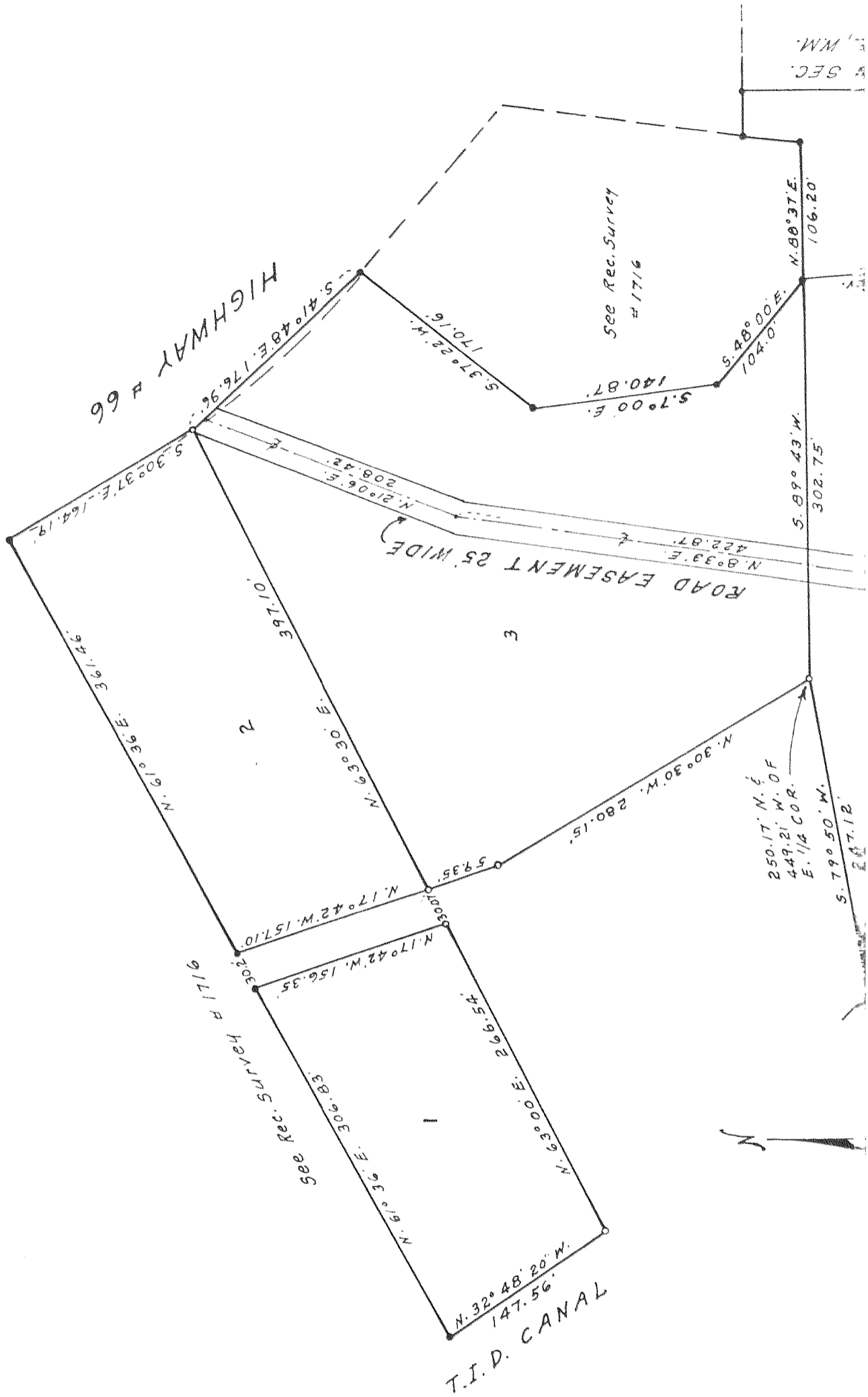
A. A. ROLLINS, 6750 HIGHWAY 66, ASHLAND, ORE.  
 LOCATION: PORTION D.L.C. #45 & S.E.N.E. - N.E.S.E. SEC. 31,  
 T. 39S., R. 2E., W.M., JACKSON CO. ORE.

SOLAR DATUM  
 DATE: 10-14-64  
 SCALE: 1"=100'

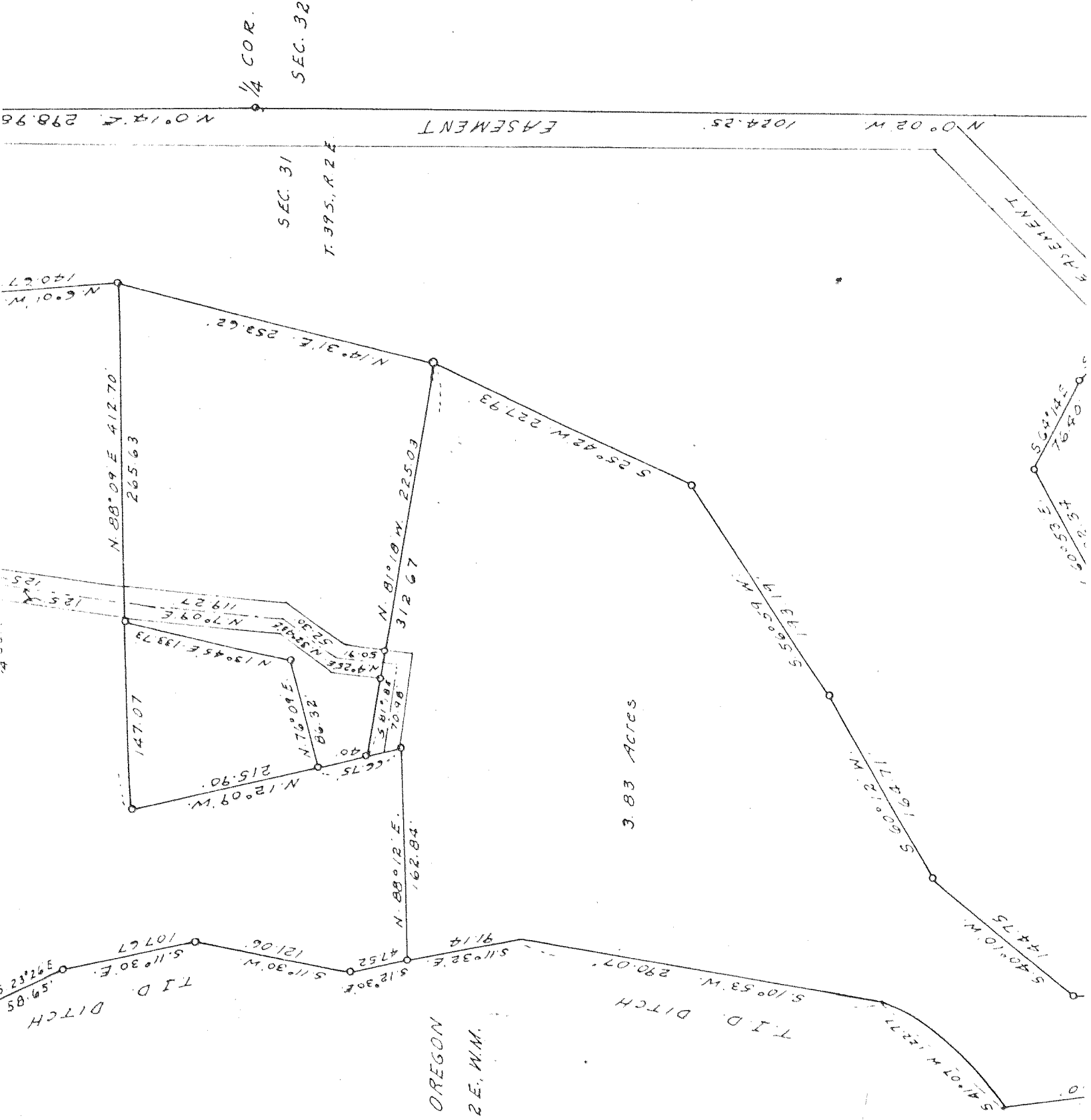
- INDICATE 3/4" IRON PIPES FOUND
- INDICATE 1/4" IRON PIPES SET
- ✦ INDICATE 5/8" IRON BARS SET

REGISTERED  
 OREGON  
 LAND SURVEYOR

*L. E. Ager*  
 MARCH 10, 1944  
 L. E. AGER  
 21







SCALE: 1"=100'

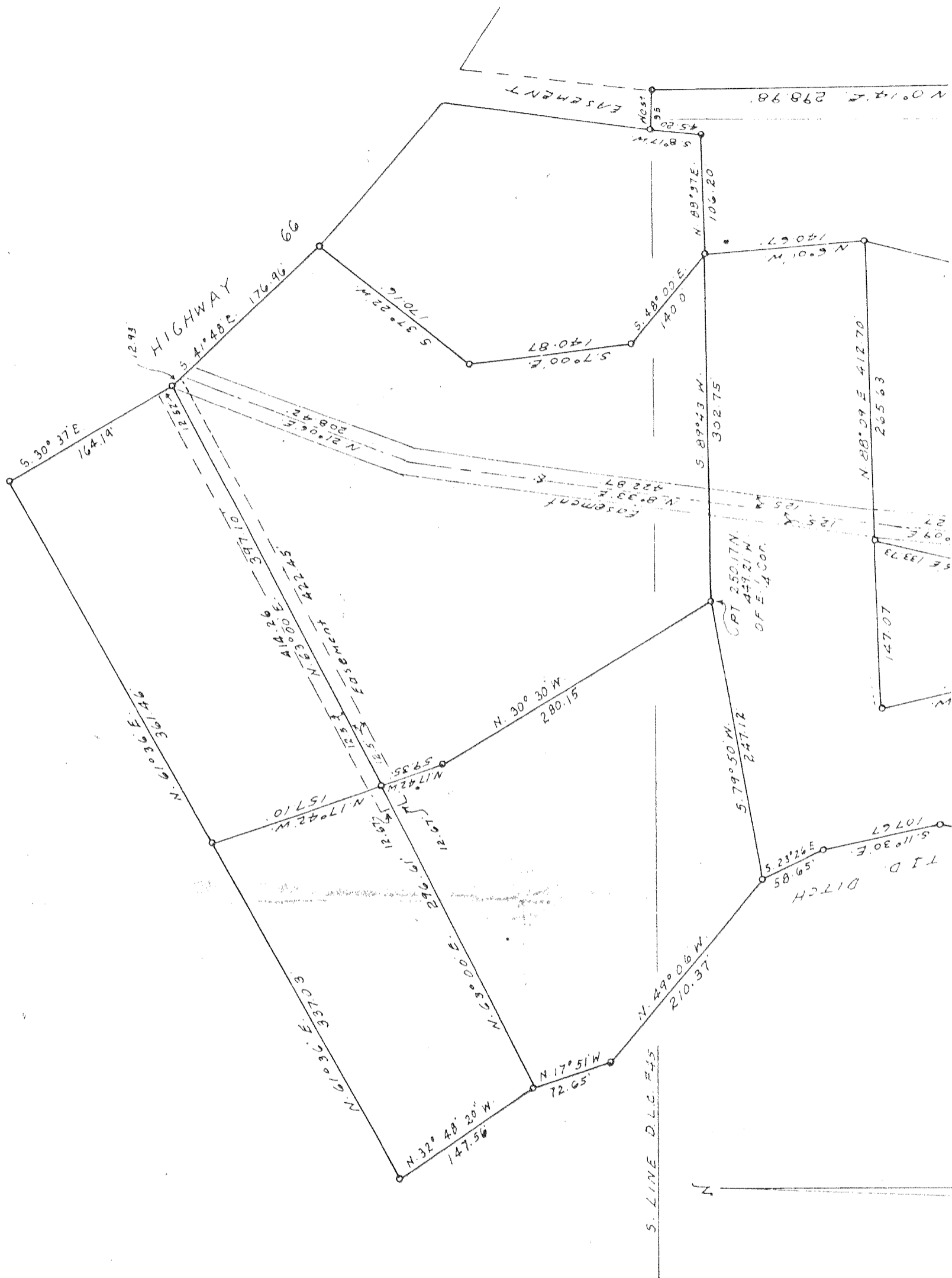
SURVEY FOR: A.A. ROLLINS, ASHLAND, OREGON

LOCATION: D.L.C. #45 1/2 SEC. 31, T.39S., R.2E., WM.

DATE: 12-20-67

REGISTERED  
 OREGON  
 LAND SURVEYOR

*L. E. AVAR*  
 L. E. AVAR  
 II



Donald L. Smith  
Page 2

453 of the Deed Records of Jackson County, Oregon. In any event, the found monuments fit the record bearings and distances very well. Therefore, I have elected to hold the monuments, as set by Ager, which are situated within the previous boundaries of the A. A. Rollins ownership, as controlling the boundaries of my client's parcel of land. A copy of L. E. Ager's unrecorded survey is being filed as Exhibit 'A' to this report in order to make the public aware of the previous survey work that has taken place.

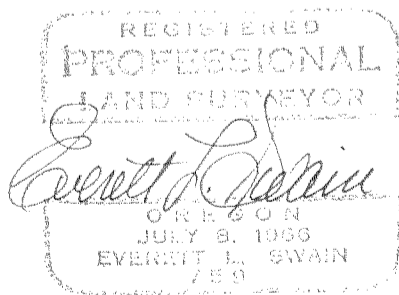
Further investigation and inquiry took me to the office of George Burrell, L.S. In reviewing the survey records of Archer A. Rollins as compiled by the late surveyor L. E. Ager, it was established that Mr. Ager had in fact surveyed and placed the monuments that I had found, prior to the land sale taking place between Archer A. and Oakleigh E. Rollins to Douglas and Patricia Tope as set forth in Volume 576 at page 85 of the Deed Records of Jackson County, Oregon. There is a "Map of Survey" showing the property that is the subject of this resurvey, which also shows and states the kind of monuments Ager found and set. A copy of this unrecorded survey is hereby attached as Exhibit 'B' and made a part of this report. Reviewing Mr. Ager's computation sheets and field notes has convinced me that Mr. Ager knew he had a distance problem but apparently choose to ignore it. In any event he utilized previous monuments set on Recorded Survey No. 1716 to control later surveys. His field notes indicate that he had in fact made a field tie from the pipe he was calling the East quarter corner of Sec. 31 (termed TITLE CORNER by this surveyor) to the monuments he had previously set and recorded as Survey No. 1716. In utilizing Ager's field notes and computation sheets I computed a direct tie from the Northeast corner of the property which Archer A. and Oakleigh E. Rollins sold to Erminio A. and Christine Bettiol on the 5th day of June, 1961 and set forth in Volume 511 at page 453 of the Deed Records of Jackson County, Oregon. This computed tie is remarkably close to the value as returned by this resurvey. There appears to be a title problem with that property as sold on contract from Archer A. and Oakleigh Rollins to Kenneth R. and Evelyn D. Polzin on the 27th day of January, 1966 and recorded as Document No. 66-02458 of the Official Records of Jackson County, Oregon. It is apparent, with the information as compiled, that my client has the senior title right in relation to the Polzin purchase.

I would like to thank Mr. George Burrell, L.S. for his cooperation, once again, in allowing the files of the late surveyor L. E. Ager to be utilized in order to properly retrace the late surveyor's footsteps.

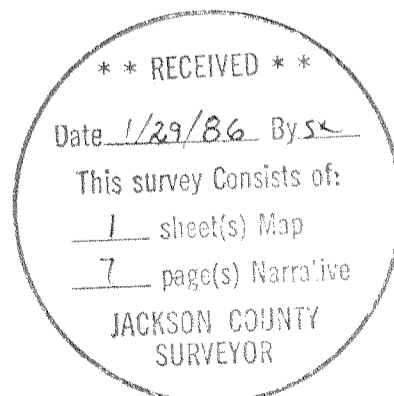
**BASIS OF BEARING:**

True Meridian at the East line of Section 31 as derived from the National Oceanic and Atmospheric Administration (formerly Coast and Geodetic Survey) survey net established in 1968 and filed in the office of the Jackson County Surveyor.

December 23, 1985



Swain Surveyor, Inc.  
27 1/2 N. Main St.  
Ashland, OR 97520



**SWAIN SURVEYING, INC.**

27 1/2 North Main Street, Suite 9  
ASHLAND, OREGON 97520

SURVEY NO. 10457

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250  
OREGON REVISED STATUTES

- SURVEY FOR: Donald L. Smith  
1756 Ashland Street  
Ashland, Oregon 97520
- LOCATION: Situated in the Northeast quarter and the Southeast quarter of Section 31, Township 39 South, Range 2 East of the Willamette Base and Meridian, Jackson County, Oregon.
- PURPOSE: To locate and/or resurvey the boundary lines of that property as set forth in Document No. 85-07169 of the Official Records of Jackson County, Oregon.
- PROCEDURE: Extended the traverse control established for the Sunny Oaks Subdivision, as now recorded, into the area of concern. The monuments as set on Recorded Survey No. 1716 were searched for and found as shown on the accompanying map. In talking with Mr. Russell Stone, neighbor to the South of my client's property, Mr Stone advised me that he had a copy of a map he had acquired from a title company showing his surveyed property lines. He let me borrow his copy so that I might have a copy made. Mr. Stone's map is titled:

Survey for: A. A. Rollins, Ashland, Oregon  
Location: D.L.C. #45 & E 1/2 Sec. 31, T.39S. R2E.WM  
Date: 12-20-67

The seal of L.E. Ager is affixed thereto and has his signature. Presumably Mr. Stone has made a notation on the map, beneath Mr. Ager's seal, which states "this copy came from Transamerica-Medford." This map incorporates two (2) parcels of land which were previously surveyed and shown on Recorded Survey No. 1716. Neither Recorded Survey No. 1716 or the map in the possession of Mr. Stone shows what type of monuments were set by Surveyor Ager. In searching the area some open top and pinched top iron pipes were recovered along with 5/8 inch diameter iron rods. I know personally that Mr. Ager had used some 5/8 inch iron rods to monuments his surveys but leaned very heavy to the use of iron pipe monuments. All corners of the tracts of land surveyed by Ager and actually looked for by this surveyor, were found monumented except for the Northeast corner of the client's property. This corner location falls very close to an existing creek and it is felt that either the monument, as set by Ager, has a great deal of fill over said monument or that said monument has been washed away by creek flooding. Some fence post tops are barely visible at this time. This corner was ultimately re-set by this surveyor. The retraced values between found monuments show a very reasonable relationship to those shown on the maps and deed records. There is however, a problem with the tie distance from what Ager refers to as the East quarter corner of Section 31, (shown on this survey as a TITLE CORNER) to the parcel of land as surveyed by him for A. A. Rollins of Ashland, Oregon in 1961 and sold to Ermino A. and Christine Bettiol as set forth in Volume 511 at page 453 of the Deed Records of Jackson County, Oregon. The computed distance between said Ager quarter corner (TITLE CORNER) and the Northeast corner of the Bettiol property, as found monumented, is some 14.57 feet shorter than that shown on Ager's Survey No. 1716 or that computed by utilizing the values as set forth in the deeds of record. It could be theorized that when Surveyor Ager conducted Survey No. 1716 he may have created an error when computing a tie to the Southeast corner of the property which was later purchased by Erminio A. and Christine Bettiol, as set forth in Volume 511 at page