

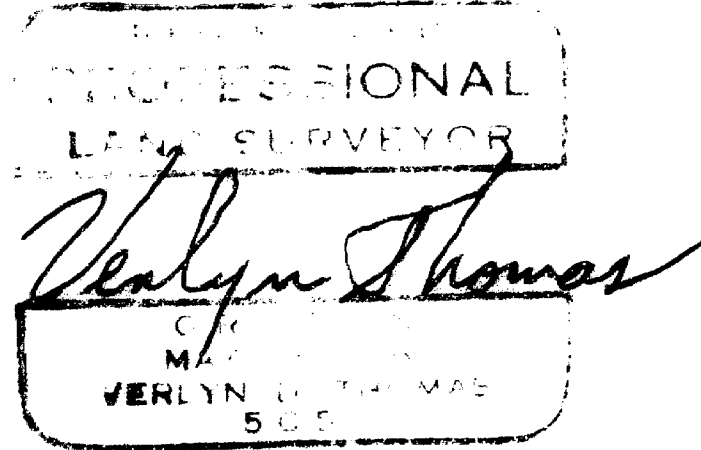
MINOR LAND PARTITION FOR LARRY DAWSON

Located in the N.E. 1/4 Sec. 17, T. 38 S., R. 1 W., W.M.
Jackson County, Oregon
December 6, 1985

SURVEYOR'S CERTIFICATE

I, Verlyn Thomas, a Registered Professional Land Surveyor of the State of Oregon, do hereby certify that this map correctly represents a survey made by me or under my direction and complies with regulations for Minor Land Partitions.

Verlyn Thomas
SURVEYOR



APPROVALS

Approved by the Jackson County Department of Planning and Development.

By _____ Date _____

Filed for record this 20th day of January, 1986 at 2:04 o'clock P. m.,
and recorded in Volume 6, Page 86, of "Minor Land Partitions" in
Jackson County, Oregon.

Kathleen S. Beckett
COUNTY CLERK

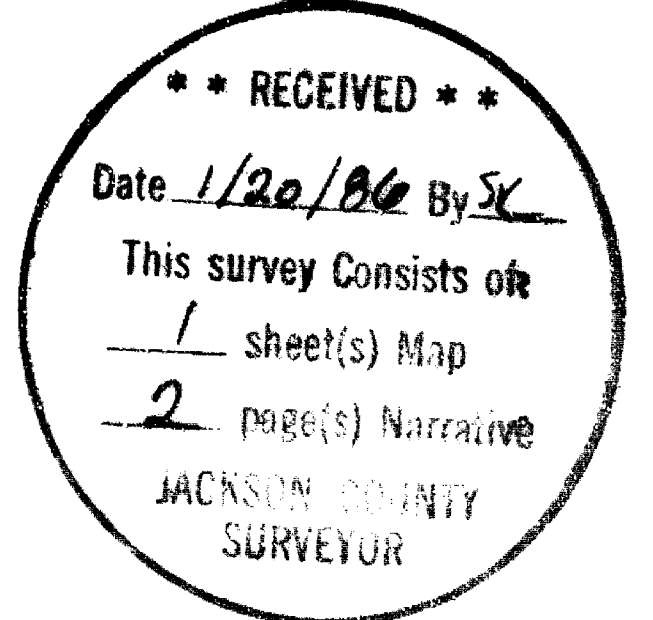
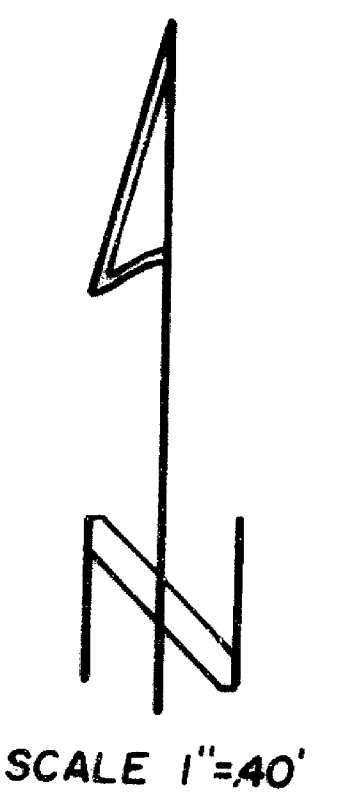
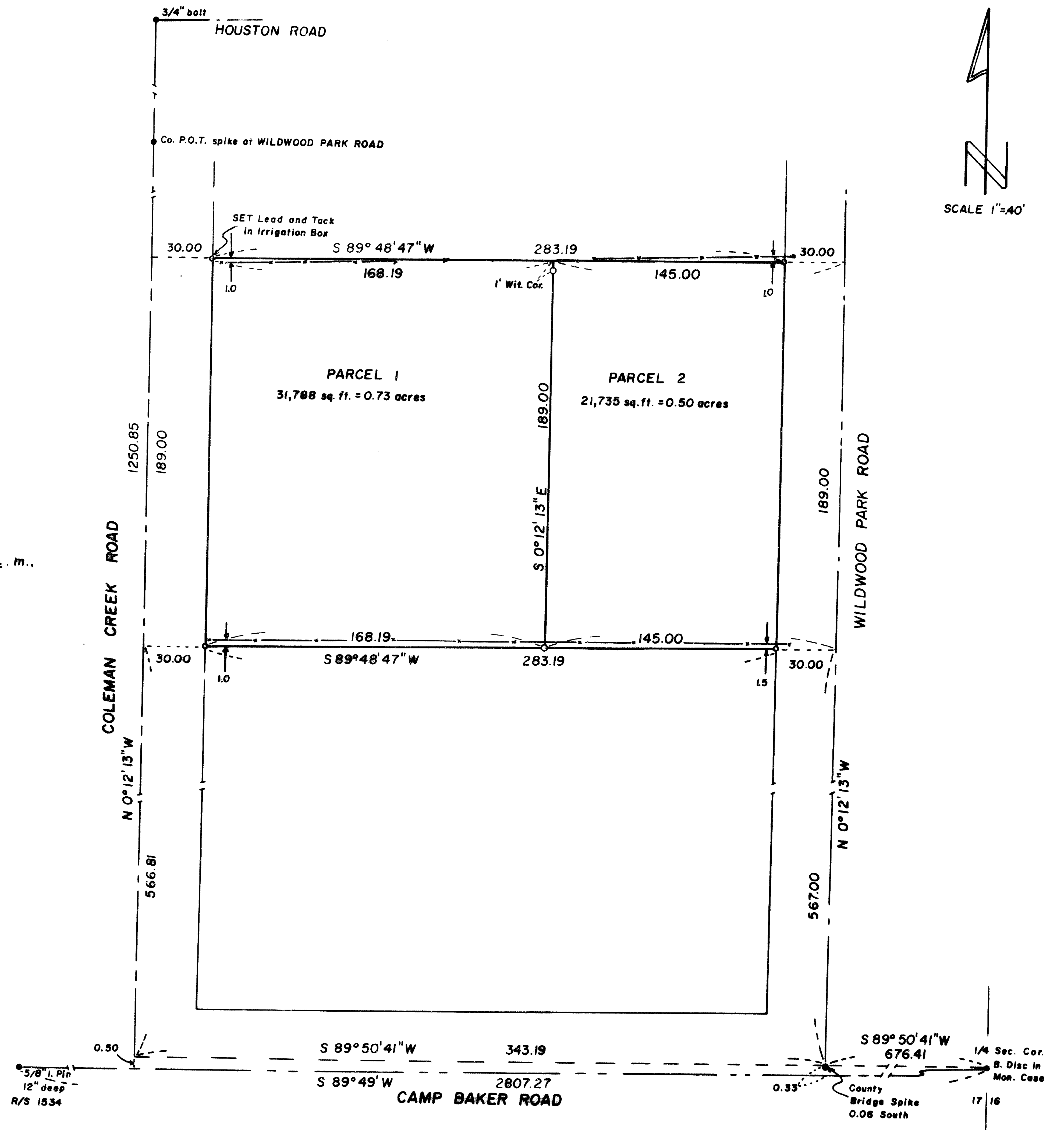
Ruby A. Poling
DEPUTY

LEGEND

- Monument found
- 5/8" x 24" I. Pin with plastic cap stamped L.S. 505 SET
- - - Existing fence

BASIS OF BEARINGS

SURVEY NO. 1534



This is to certify that this tracing is an exact copy of the original plot.

Verlyn Thomas
Surveyor

The County spike at Wildwood Park Road was found to be 0.06 feet South of this location. Wildwood Park Road was established parallel to Coleman Creek Road. The subject property was located at record distance along the center of Wildwood Park Road from the heretofore described centerline of Camp Baker Road. Property side lines were located at deed record angle from Wildwood Park Road.

Monuments were set as shown on the accompanying plat.

38-1W-17 T. L. 300

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Verlyn D. Thomas

OREGON
MAY 13, 1960
VERLYN D. THOMAS
505

** RECEIVED **
Date 1/20/86 By SL
This survey Consists of
1 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY
SURVEYOR

SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

FOR: Larry Dawson
3923 Coleman Creek Road
Medford, Oregon 97501

PURPOSE: To survey and monument a Minor Land Partition, County File No. 85-29-MP according to preliminary plat approval.

PROCEDURE: The owners took title to the subject parcel by warranty deed recorded in Volume 589, page 166 of the Deed Records of Jackson County. The description is metes and bounds but is also designated as Lot 9 WILDWOOD PARK, apparently an unrecorded subdivision. Considerable time and effort was spent in an attempt to locate a copy of WILDWOOD PARK but no copy could be located. However, further research revealed that the developer was J. C. Barnes, who deeded Wildwood Park Road to Jackson County in 1928 (D. R. 175-162). Mr. Barnes apparently had a propensity for assigning names to his various development projects and not preparing any type of plat for posterity. I encountered this same problem in 1966 in performing Survey No. 3174 (see narrative). An unrecorded subdivision named "Hen Acres" was referred to in various deeds researched for this survey. And the developer was once again the ubiquitous Mr. J. C. Barnes.

In 1951 Jackson County surveyed a portion of Camp Baker Road and established the location of Wildwood Park Road relative to certain stones called for in various deed descriptions (D. R. 175-162, 589-166). The County survey recovered these stones and determined them to be 1.16 feet and 1.34 feet north of the center line of Camp Baker Road. However, the stone described as being 645.9 feet west of the quarter corner was used to establish the east right of way of Wildwood Park Drive. There still remains a question of the center line location for Camp Baker Road held for this County survey. The notes indicate a spike at Coleman Creek Road with a deflection angle.

In 1940 the County surveyed Coleman Creek Road and Camp Baker Road holding the 1910 pipe as the centerline intersection. This pipe does not appear in the 1951 notes. Survey No. 2113 indicates this pipe was still in place in 1963 and was located 0.50 feet north of the East-West centerline of Section 17.

A thorough search was made at this intersection for the 1910 road pipe and any County spike. Neither monument could be found by digging, nor any indication of their presence by the metal detector.

The following procedure was therefore used to establish the location for the subject property:

The East-West centerline of Section 17 was determined by traverse from the quarter corner between Sections 16 and 17, westerly a measured distance of 2807.26 feet to that certain 5/8" iron pin established by Survey No. 1534 as being on said East-West section centerline.

The centerline of Coleman Creek Road was projected from the 3/4" bolt found at Houston Road through the spike established by the County in 1951 as the westerly terminus of Wildwood Park Road to an intersection with the above described East-West section centerline. A location for the missing 1910 road pipe was then determined 0.50 feet north of this intersection as indicated by Survey No. 2113, and used as the 1910 and 1940 location for Camp Baker Road.