

MINOR LAND PARTITION

Located in Sections 31 and 32, T.37S., R.2W., W.M.
City of Jacksonville, Jackson County, Oregon.

April, 1986

PARTITIONER

Jeffrey A. Hardrath
1119 East 11th
Medford, Oregon

SURVEYOR'S CERTIFICATE

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

Verlyn Thomas
Verlyn Thomas, Surveyor

**** RECEIVED ****
Date 7/17/86 By SK
This survey consists of:
- sheet(s) Map
- page(s) Narrative
JACKSON COUNTY
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Verlyn Thomas
MAY 13 1986
VERLYN S. THOMAS
505

APPROVALS

Examined and approved this 17th day of April, 1986.
David E. Probst
City of Jacksonville

RECORDER'S CERTIFICATE

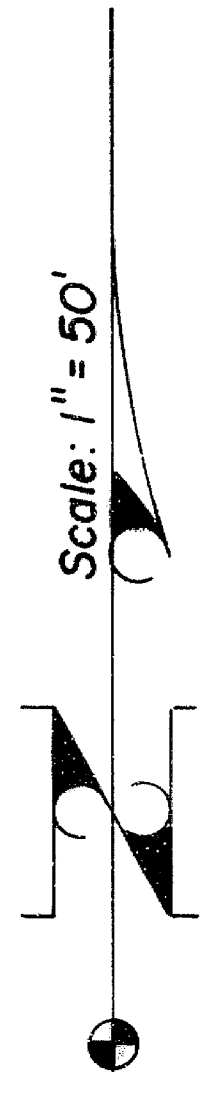
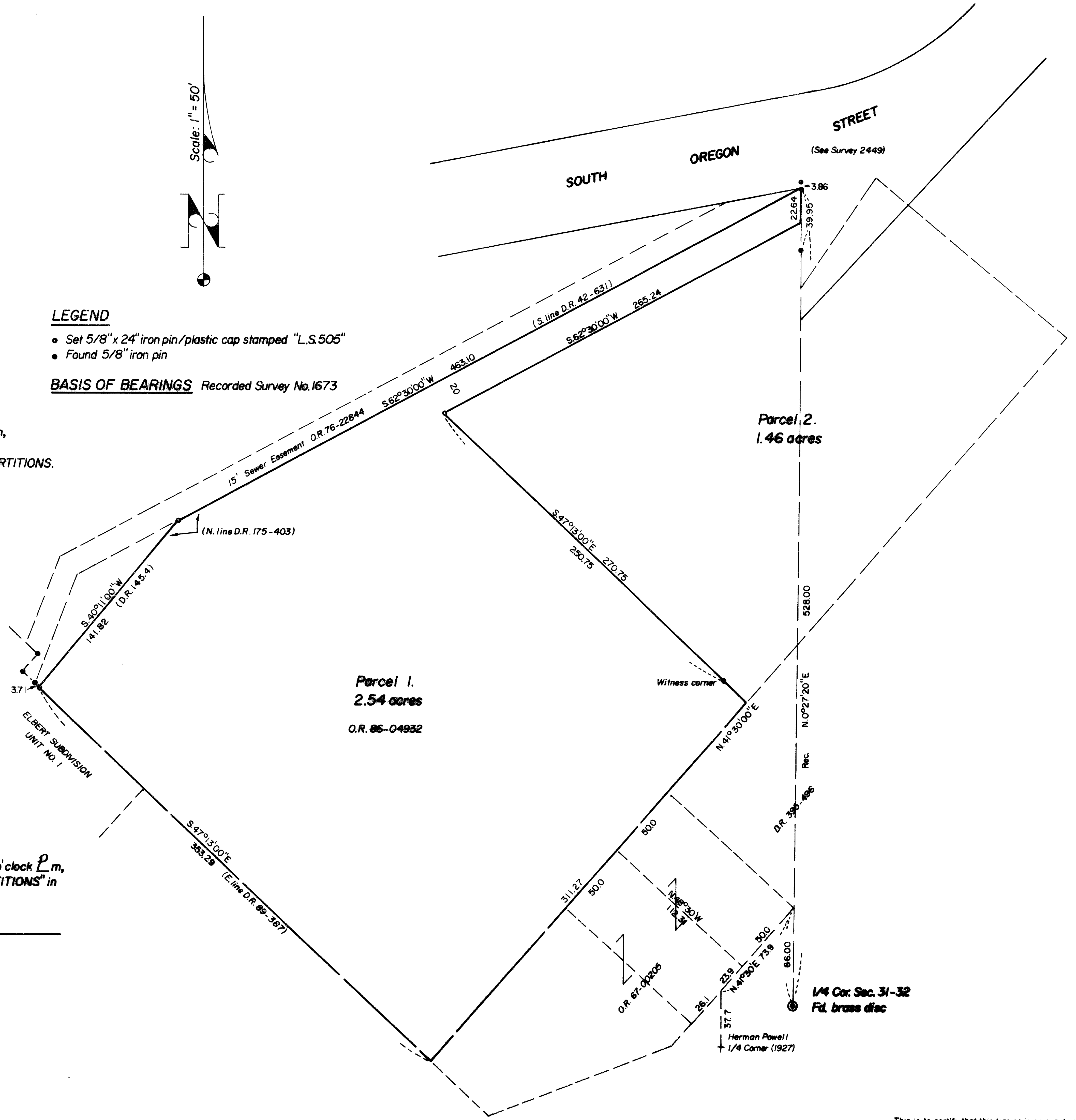
Filed for record this 12 day of July, 1986, at 8:44 o'clock P.m., and recorded in Volume 7, at Page 237 of "MINOR LAND PARTITIONS" in Jackson County, Oregon.

Kathleen S. Beckitt County Clerk
Jay A. Ramirez Deputy

LEGEND

- Set 5/8" x 24" iron pin/plastic cap stamped "L.S.505"
- Found 5/8" iron pin

BASIS OF BEARINGS Recorded Survey No. 1673



This is to certify that this tracing is an exact copy of the original plat.
Verlyn Thomas
Surveyor

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

FOR: Jeffrey Hardrath
1119 East 11th Street
Medford, Oregon 97504

PURPOSE: To survey and monument a Minor Land Partition in the City of Jacksonville.

PROCEDURE: An examination of the current legal description (D.R. 339-334) for the subject property describes the parcel as being North 207.2 feet and North 41° 30' East, 73.9 feet from the quarter corner to Sections 31 and 32. The quarter corner referred to is not the officially reestablished quarter corner however, but is a quarter corner location established by Surveyor Herman Powell in 1927. (It should also be noted that the legal description in said D.R. 339-334 does not close mathematically by 4.71 feet in latitude and 4.40 feet in departure). This double quarter corner situation is addressed in the narratives for Survey Nos. 1673 and 3530.

Fortunately, Surveyor Powell also described a reference to a stone which was, in fact, the true quarter corner. The description in D.R. 175-403 states "beginning at a point North 41° 30' East 73.9 feet from a point North 37.7 feet from the quarter corner to Sections 31 and 32, which point is also North 66 feet from a stone." This deed further states "it being the intention to convey hereby all my right, title and interest in and to the property as described in 159 Deeds, Page 319 and 159 Deeds, Page 322, together with all interest that I might have as an heir of William Eaton and Irene Eaton, deceased." The Grantor of this deed was Linda Whiteside, formerly Linda Eaton. Linda Eaton received title to the property as an heir in D.R. 159, Page 319 and 322.

Irene Eaton, a widow, conveyed to T. J. Kenney, real property adjacent to the northerly line of the subject property by Deed Volume 42, Page 562, which was subsequently conveyed to August Petard by Volume 42, Page 631.

Irene Eaton subsequently conveyed real property adjacent to the westerly line of the subject property to August Petard by Deed Volume 89, Page 387.

Upon analyzing the conflicting elements of the various deeds, it was concluded that Irene Eaton's intent was to create division lines as described in said D.R. 42-631 and 89-387, relative to the true quarter corner. Unfortunately, the description in D. R. 175-403, recorded January 8, 1929, conveying Linda (Eaton) Whiteside's interest, was based upon Surveyor Powell's erroneous corner location. However, by referencing the stone, accepted as the true quarter corner, it is possible to correlate the conflicting descriptions.

Based upon the above conclusions and the previous retracement shown upon Survey No. 1673, monuments were established as shown on the accompanying plat.

37-2W-31AD T.L. 2800

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Date 7/17/86 By SK
This survey Consists of:
1 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Verlyn D. Thomas
OREGON
MAY 13, 1960
VERLYN D. THOMAS
808