10833

MINOR LAND PARTITION

FOR

FREDERICK SOUED

LOCATED IN

N.E. 1/4, SEC. 8, T. 40 S., R.2E., W.M.

JACKSON COUNTY OREGON

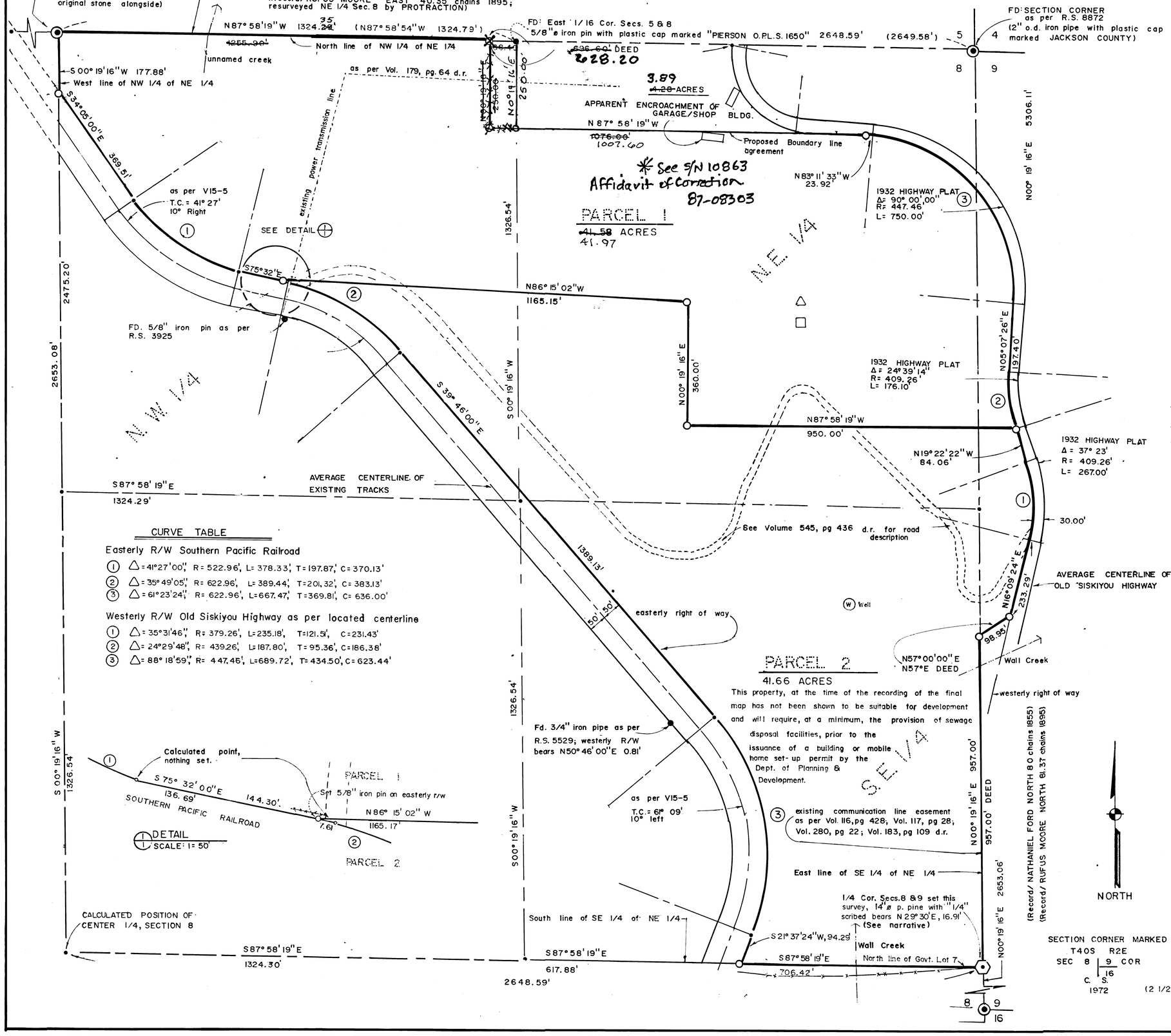
FILE: 86-17 M.P.

Filed for record this the 27 day of March 19 87 at 3:59 o'clock P M. and recorded in Volume 7, page 68 of "Minor Land Partitions" in Jackson County, Oregon.

Kathleen S. Beckett — County Clerk

Martha Baker — Deputy

Steve Sanders — Planning Director — 3-24-87 Date



CURVE TABLE

Easterly R/W Southern Pacific Railroad

1. Δ= 41°27'00", R= 522.96', L= 378.33', T= 197.87', C= 370.13'
2. Δ= 35°49'05", R= 622.96', L= 389.44', T= 201.32', C= 383.13'
3. Δ= 61°23'24", R= 622.96', L= 667.47', T= 369.81', C= 636.00'

Westerly R/W Old Siskiyou Highway as per located centerline

1. Δ= 35°31'46", R= 379.26', L= 235.18', T= 121.51', C= 231.43'
2. Δ= 24°29'48", R= 439.26', L= 187.80', T= 95.36', C= 186.38'
3. Δ= 88° 18'59", R= 447.46', L= 689.72', T= 434.50', C= 623.44'

Prepared by:
ROGER KAUBLE & ASSOCIATES
Post Office Box 1252; 611 Siskiyou Suite "G"
Ashland, Oregon 97520

LEGEND

- Found monument as noted
- Found monument as noted
- Set 2 inch o.d. x 24 inch iron pipe with plastic cap inside marked "KAUBLE PL.S. 1822" monumenting the 1/4 corner common to Sections 8 & 9
- Set 5/8 inch x 24 inch iron pin with plastic cap marked "KAUBLE PLS 1822"
- Calculated point, nothing set this survey
- Power transmission line
- existing unimproved road
- flowing creek
- existing fence
- FD. Found
- o.d. outside diameter
- d.r. deed record Jackson County Oregon
- ( ) Record of Survey Number 8872 (Pierson, P.L.S. 1650)
- Soued residence
- sand filter septic system

BASIS OF BEARING: South line of southeast quarter of Section 8; R.S. No. 5318

Scale: 1" = 200'

Date: February 15, 1987

REGISTERED PROFESSIONAL LAND SURVEYOR Roger Kauble OREGON JULY 14, 1970 ROGER D. KAUBLE

* * RECEIVED * *
Date 3/27/87 By SK
This survey Consists of:
1 sheet(s) Map
3 page(s) Narrative
JACKSON COUNTY SURVEYOR

SURVEYORS CERTIFICATE

I, ROGER KAUBLE, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF OREGON, No. 1822, CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS THE SURVEY MADE UNDER MY DIRECTION AND COMPLIES WITH THE REQUIREMENTS AND REGULATIONS OF THE STATE OF OREGON

Roger Kauble — Surveyor P.L.S. 1822

I CERTIFY THAT THIS DOCUMENT IS AN EXACT COPY OF THE ORIGINAL.

Roger Kauble — ROGER KAUBLE

40, 2E, 8, TAX LOT 200 10833

Survey No. 10833

Survey Narrative to comply with Paragraph 209.250
Oregon Revised Statutes

Survey For:

Frederick Soued
3096 Frandoras Circle
Oakley, California 94561

Location:

Northeast quarter of Section 8, Township 40 South, Range 2 East, Willamette Meridian, Jackson County, Oregon.

Purpose:

To define and monument the corners of a minor land partition (Jackson County Planning File: 86-17-MP).

Procedure:

Section 8 was originally surveyed by Nathaniel Ford during 1855. In 1895 Rufus S. Moore resurveyed and subdivided this section and his plat indicates that the Northeast Quarter was determined by protraction. Therefore, the method of protraction was used to determine the needed corner positions.

The following controlling corner positions and right of ways were required to locate the client's parcels:

1. Quarter Corner common to Sections 8 & 9.
2. Quarter Corner common to Sections 5 & 8.
3. The Northeast Corner of Section 8.
4. The easterly right of way of the Southern Pacific Railroad.
5. The westerly right of way of Oregon State Highway Number 99, commonly referred to as "Old Highway 99".

The Quarter Corner common to Sections 5 & 8 was found, as recovered and monumented by George Burrell (RS No. 5529), and the Northeast Corner of Section 8 was found, as monumented by the Jackson County Surveyor May 19, 1977 (Special Corner Book). These corners were tied and a comparison of the bearing and distance with the original plat record was made as there was some question as to the validity of the Northeast Corner of Section 8. Further, a search was made for the Quarter Corner between 8 & 9, which led to the discovery of a 14 inch diameter Ponderosa pine with a "1/4" scribed on the southwest face near the search area. This bearing tree did not compare with any found record of accessories for this corner and further research for possible unrecorded surveys was conducted. An interview with a local long-time resident of the area, Luther Parker, revealed two surveys conducted by W. J. Van Buskirk (1965) and L. E. Ager (2/21/66). Mr. Parker was in possession of the original notes for both of these surveys. Careful inspection of what appears to be compass traverses by both Van Buskirk and Ager from the Southeast corner of Section 8 to the

Quarter Corner between Sections 8 & 9 indicated that they had used a cedar fence post for the position of this Quarter Corner. Mr. Parker also indicated that he has considered the cedar fence post as the corner of his property (the Quarter Corner by description). The Ponderosa pine bearing tree was not mentioned in their notes, however it is believed that one of these men (both now deceased) probably scribed this tree as the face is not healed over and appears only to be 20 or so years old.

Because of the uncertainty of the true position of the said Quarter Corner, the Southeast Corner of Section 8 was tied and the proportioned position for said Quarter Corner determined and compared to the location of the cedar post mentioned above. The post bears North 61 26' 34" West 8.29 feet from the proportioned position. Although the relative position of the cedar post is reasonable for the position of the original corner monument, no evidence was found that this post had replaced the original corner; therefore a monument was set at the proportioned position. Reference to the Ponderosa pine bearing tree from the set corner monument is shown on the plat.

The ties to the Southeast Corner of Section 8 and to the Quarter Corner common to Sections 5 & 8 and considerable searching of the area seemed to confirm the position of the County Surveyor's Monument for the Northeast Corner of Section 8; therefore it was accepted.

The easterly right of way of the Southern Pacific Railroad was determined by deed records, the positions of monuments set during previous surveys and the actual physical location of the existing track centerline. The westerly right of way of the Oregon State Highway Number 99 was determined by the physical location of the engineers centerline; then comparing the existing curves/tangents with that shown on the 1932 OSHD Improvement Plans.

The position of the property corners set along the north line of Section 8 were determined by researching the deed description of the adjacent parcel. It seems that the deed was probably poorly written and the apparent intent is to describe a rectangular parcel 696.60 feet long by 250.00 feet wide. The easterly boundary (250.00 foot width) of said parcel along the "Old Siskiyou Highway" is a curved section and to go 250.00 feet along the said highway right of way would create a very odd shaped and apparently unintended parcel; A description of this parcel should be as follows: Westerly 696.00 feet from the said highway right of way along the northerly boundary of Section 8; thence southerly 250.00 feet parallel to the easterly line of Section 8; thence easterly parallel to the northerly line of Section 8 to the intersection with the said highway right of way; thence northerly along said westerly highway right of way to the point of beginning. This boundary description found an apparent encroachment by a garage/shop building (see Plat). The client was made aware of the encroachment.

10833

Basis of
Bearing:

The South line of the Southeast Quarter of Section 8 as per Record of Survey No. 5318.

Roger Kauble & Associates
PO Box 1252
Ashland, Oregon 97520

February 28, 1987

REGISTERED
PROFESSIONAL
LAND SURVEYOR
OREGON
JULY 13, 1979
ROGER D. KAUBLE
1822

* * RECEIVED * *
Date 3/27/87 By SK
This survey Consists of:
1 sheet(s) Map
3 page(s) Narrative
JACKSON COUNTY
SURVEYOR