

**SURVEY**  
for  
**Rick Ruggiero**  
**Jerry Sullivan**  
in the

SE 1/4, Section 16, T.36S., R.4 W., W.M.  
Tax Lots 800 & 900, Map 36 4W 16 DA  
City of Rogue River, Jackson Co., OR

Scale: 1" = 100'

November 1, 1987

Survey by: Malcolm N. Clark, L.S.  
329 NE 6th Street  
Grants Pass, OR 97526

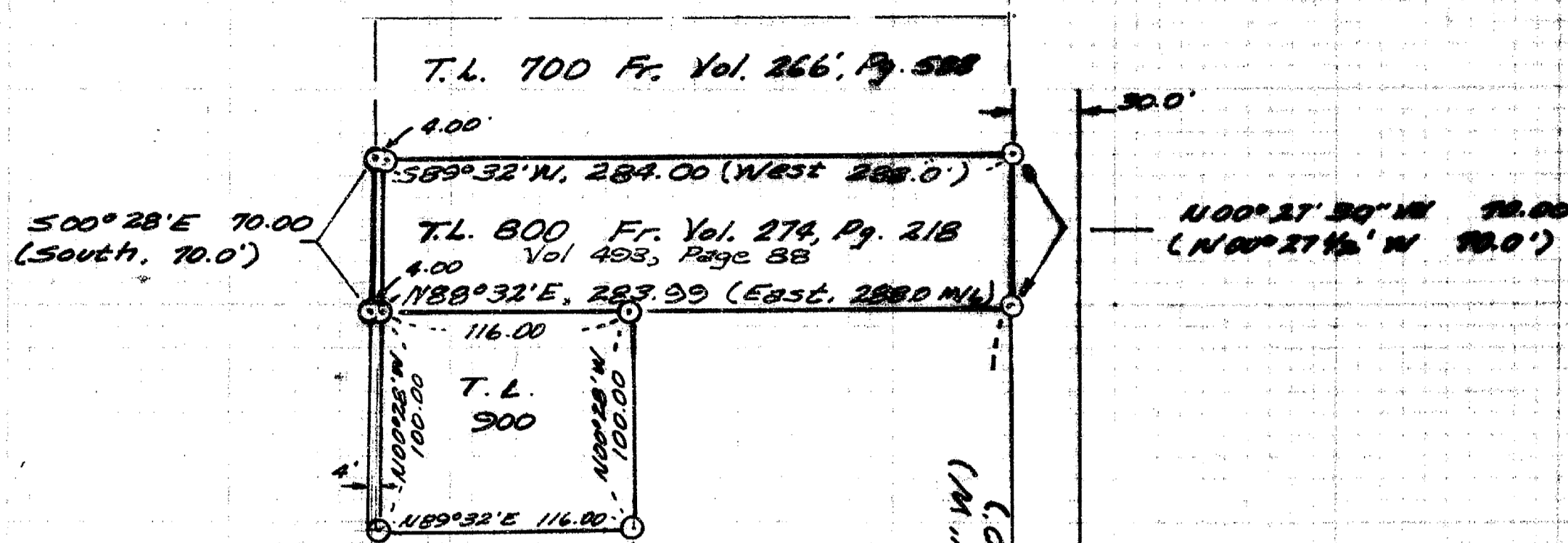
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Malcolm N. Clark*

OREGON  
MAY 12, 1982  
MALCOLM N. CLARK  
601

**LEGEND**

- Found Monument as noted
- Set 5/8" X 30" rebar pin Red Cap "LS 601"
- Fence



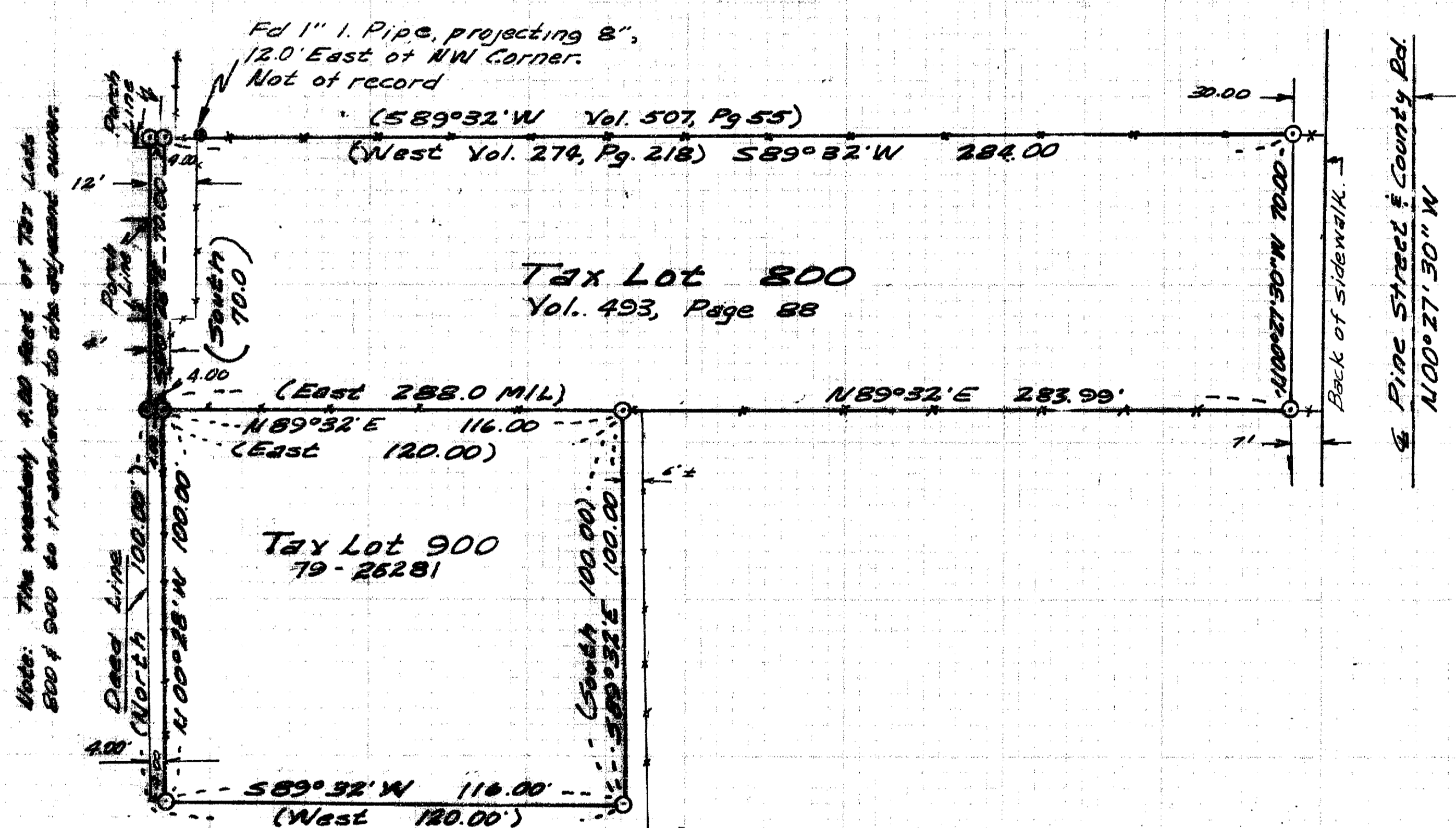
2" Deep  
Fol 4/6" Pin  
Yellow Cap  
Sur. No. 6747

● 589°31'30"W 313.96' 644  
● 589°32'W 314.00'  
6 4th Street

Mon. #14, SN 10871  
Fol 5/6" Pin, Yellow  
Cap mtd Jackson Co. S.

**Detail Map**

Scale: 1" = 40'



**History of Surveys**

1. The South line of the tract described in Vol. 266, Page 588 is described as West and parallel with the North line of the SE 1/4, Section 16, Vol. 507, Page 55 calls the line as 589°32'W.
2. The North line of the tract of land described in Volume 274, Page 218, recorded October 9, 1946 is described as West and along the South line of the property described in Volume 266, Page 588. Subsequent deeds for Tax Lot 800, (a fractional portion of the tract described in Volume 274, Page 218), follow the calls contained in Volume 274, Page 218, for the North line of Tax Lot 800.
3. C. Z. Boyd's surveys in the early 1940's in this area use the same bearing and calls to monuments as contained in the descriptions in Volume 266, Page 588, Volume 274, Page 218 and Volume 507, Page 55. See Ancient Surveys G-20 dated November 1940, and G-23 dated November 9, 1940, on file with the Jackson County Surveyors Office. Ancient Survey G-20 calls the North boundary of Second Street extended as 589°32'W.
4. The Jackson County Road Department surveyed the Section line between Sections 15 and 16 in 1938 as evidenced by Roll Map K-2-2 dated April 1938, on file with the Jackson County Surveyors Office. Roll Map K-2-2 shows the bearing of the Section Line as N00°27'30"W. Percil additions to the map show the location of the 7/8" x 40" iron pin and the 4" x 6" x 12" boulder called in the deeds on the West side of Pine Street. Roll Map K-2-2 also has a pencil line for the West boundary of the County Road (Pine Street) at a scaled distance of 30 feet from the Section Line. The deed descriptions West of Pine Street and North of 4th Street use this Road Department Survey as the bearing base. C. Z. Boyd's surveys also use this survey as the bearing base.
5. The road petition for Pine Street (East Evans Creek Road) was filed in 1878 in Volume 1, Page 199, Jackson County Road Department Records. The petition does not state a right-of-way for the County Road, but in the absence of a stated right-of-way width, the statutory width is 60 feet.

West 40.4'-7/8" x 40"  
Iron Pin Not found:  
Location is under  
a concrete sidewalk.

Mon. # 12 SN 10871  
Fol 4/6" Pin, Yellow cap  
marked Jackson Co. S.  
10.4' Computed

\*\* RECEIVED \*\*

Date: 12-11-87 By: SL

This survey consists of:

1 sheet(s) Map

1 page(s) Narrative

JACKSON COUNTY  
SURVEYOR

Note: This record of survey consists of  
one map and one page narrative.

516 315  
521 522

SURVEY NARRATIVE

11053

O. R. S. 209.250

Survey For: Jerry Sullivan and Rick Reggiero  
Rogue River, OR 97537

Survey By: Malcolm N. Clark  
329 N.E. 6th Street  
Grants Pass, OR 97526-0105

Location: Tax Lots 800 and 900, Map 36 4W 1600  
The SE 1/4th of Section 16, Township 36 South, Range 4  
West, Willamette Meridian, in the City of Rogue River,  
Oregon.

Date: Property Corners set August 22 and November 1, 1987.

Equipment: Wild T-16 Theodolite and Wild DI-4 Distomat EDM.

Purpose: To monument the corners of Tax Lot 800 and 900.

Bearing Base: Monuments 12 and 14 of filed survey Number 10871, by  
Edward A. McGinty, filed May 19, 1987. The bearing for  
the Section Line between Sections 15 and 16 is from  
Jackson County Road Department Roll Map K-2-2 on file  
with the Jackson County Surveyors Office, (N00°27'30"W,  
which is identical with the deed bearing on the West  
boundary of the County Road.

Analysis: The right-of-way width was determined to be 30 feet from  
the 1878 Road Petition found in Volume 1, Page 299 of  
the Jackson County Road Department Records. The  
departure difference at 1297.2 feet Northerly from the  
Southeast Section Corner of Section 16, between the  
bearings North and N 00°27'30" W is 10.38 feet, when  
added to 30.00 feet of right-of-way width matches the  
40.4 feet distance used in all of the metes and bounds  
courses to the 7/8" X 40" iron pin monument found in all  
of the deed descriptions in the immediate area of this  
survey.

Procedure: The bearing of the North line of Tax Lot 800 was held to  
the bearing along the South line of Tax Lot 700, as the  
deed to Tax Lot 700 was found to be the senior deed. I  
held the distance of 70.0 feet on the West boundary of  
Tax Lot 800 as distances have a greater weight than  
bearings. The bearing on South line than is parallel  
with the North line, preserving the angular relationship  
of the North, West and South boundaries of the subject  
property. It should be noted that the bearing between  
the existing monuments at the intersection of Pine and  
4th Streets and the intersection of 4th and Berkland  
Streets is S 89°31'30" W, nearly parallel with the  
East-West lines of Tax Lots 700 and 800. The bearings  
of S 89°32' W correspond with C. Z. Boyden's 1940  
surveys on the same bearing base. Apparently, the  
positions for the North-South fence lines in the area  
were measured from points 26 feet West of the centerline  
of Pine Street (the Section Line between Section 15 and  
16), instead of the true right-of-way width of 30.00  
feet from the centerline of Pine Street and the Section  
Line. This practice has resulted in the approximate 4  
foot encroachment on the west boundaries of Tax Lots 800  
and 900. The East-West lines of the parcels fell in  
existing fence lines.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Malcolm N. Clark*

OREGON  
JULY 12, 1963  
MALCOLM N. CLARK  
601

\*\* RECEIVED \*\*  
Date 12/11/87 By SK  
This survey Consists of  
1 sheet(s) Map  
1 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR