

**MINOR LAND PARTITION**

LOCATED IN  
SECTION 10, T. 34 S., R. 1 E., WM.  
JACKSON COUNTY, OREGON

FOR  
**LAWRENCE & MARY CUFFEL**

( re: 87-6-MP )

"This property, at the time of final map and deed recordation, has not been shown to be suitable for development and will require, at a minimum, the provision of a potable water supply and sewage disposal facilities prior to the issuance of building or mobile home setup permits by the Jackson County Department of Planning and Development."

( The above statement was required by the Jackson County Department of Planning and Development. )

NOTE: There are no improvements on the subject property at the time of this survey.

Parcel 1 abuts Crowfoot Road for a minimum of 25 feet.

**APPROVAL :**

Approved by the Jackson County Planning Department.

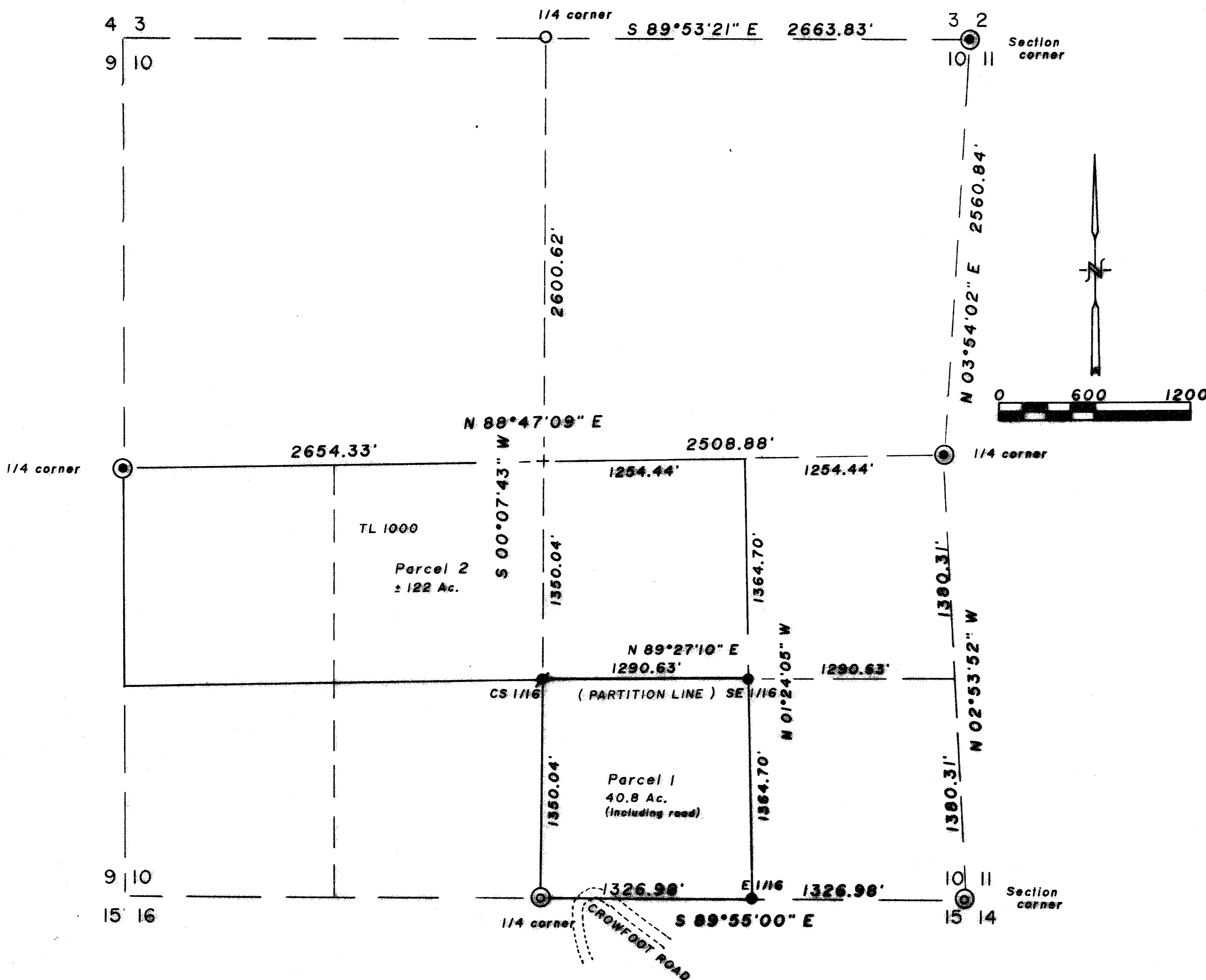
By: *[Signature]* Date December 15, 1987

**RECORDER'S CERTIFICATE :**

Filed for record this 23 day of December, 1987, at 1:21 O'Clock Pm and recorded in Volume 3, page 13 of the MINOR LAND PARTITION records of Jackson County, Oregon.

*[Signature]*  
County Clerk

*[Signature]*  
Deputy



**LEGEND**

- --- Set 5/8"x10" iron pin\*
- --- Set 5/8"x24" iron pin\*
- --- Found 3/4" pipe with brass cap (exposed 15")
- --- Found 8/16" brass cap monument and BT's
- --- Found County Surveyor brass cap monument and BT's

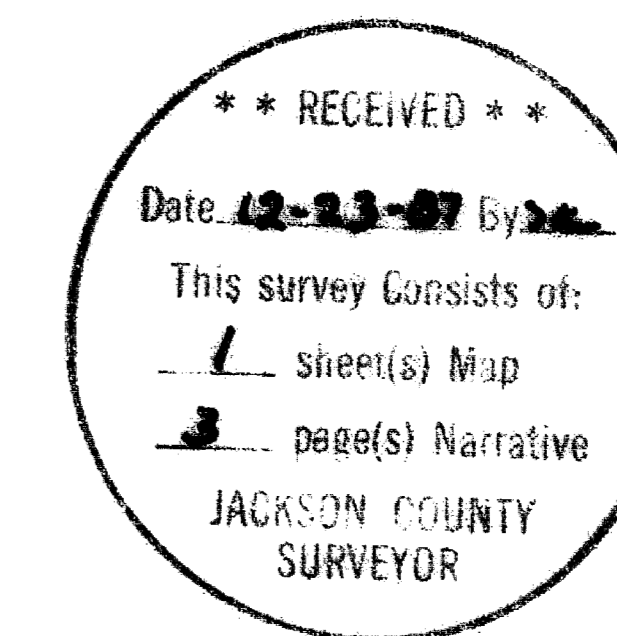
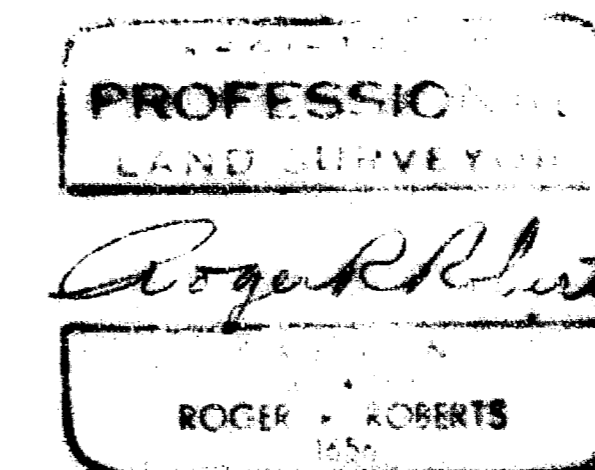
\* Each pin is topped with orange plastic cap marked "R.Roberts LS 1656"

**HOFFBUHR & ASSOC., INC.**  
219 NORTH OAKDALE AVE.  
MEDFORD, OREGON

BY: Roger R. Roberts RLS 1656  
SCALE: 1" = 600' November 24, 1987  
Basis of bearing Survey #8695  
( 87-011 )

I certify this plat to be an exact photocopy of the original.

*[Signature]*  
Surveyor



I did some additional survey work along this mile of line to locate the topo calls that were given in the original notes. No conclusive evidence could be found to verify the missing tree as being the original bearing tree. However, I do feel that there is enough evidence shown in the topo measurements to refute the monumented position as being the true 1/4 corner.

However, not having enough hard evidence to establish the original corner position, and with single proportion being the "last resort", I felt obligated to use the monumented position for my survey. I therefore proceeded to establish the boundaries of Parcel 1 as shown, and marked the following bearing trees.

At the center south 1/16th corner:

Set a 5/8" x 18" iron pin (driven into bedrock), exposed 14", in a mound of stone, from which a 7" diameter black oak bears South 87° West 16.54 feet. A 6" diameter black oak bears South 12° East 76.50 feet. The corner lies 75 feet east of the centerline of a power transmission line, course South 30° West.

At the southeast 1/16th corner:

Set a 5/8" x 24" iron pin, exposed 4", in a mound of stone, from which a 5" diameter cedar bears North 60° West 19.93 feet. An 11" diameter fir bears South 24° West 28.85 feet.

At the east 1/16th corner on the line between Sections 10 and 15:

Set a 5/8" x 24" iron pin, exposed 3", in a mound of stone, from which an 8" diameter Ponderosa pine bears South 66° East 6.01 feet. A 6" diameter white oak bears North 13° West 5.98 feet.

All trees were marked with double blazes, no scribing. Bearing was measured to the center of the lower blaze with hand compass, and distance measured to a nail and shiner set near ground level at the side center of the tree.

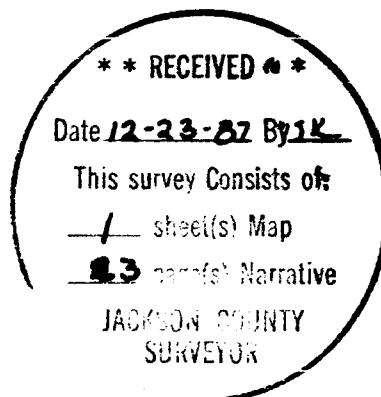
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Roger R. Roberts*

OREGON  
JULY 14, 1978  
ROGER R. ROBERTS  
1656

Roger R. Roberts  
Hoffbuhr & Associates, Inc.  
219 North Oakdale Avenue  
Medford, Oregon 97502

November 24, 1987  
( 87-011 )



34 1E 10 TL 1000

5. In November 1976, surveyor George Plumb surveyed the north 1/2 mile. Having taken a solar observation of his own, he found the bearing and distance to be N 4°36'50" E 2547.65. In his narrative he points out the discrepancy of 4° in bearing and 100 ft. in distance. Mr. Plumb is now deceased.

6. In 1981 surveyor George Burrell measured the north 1/2 mile and found it to bear "N 3°54'05" E 2560.67'". In his narrative he suggests that the monumented corner may be in error, and makes a search for original evidence with no results. He notes that the B. Oak in the NW quadrant contains no scribing.

7. The County Surveyor again visits the corner in 1984. This report adds to the description of the B. Oak "... with lower four foot of the tree, facing corner, sawed out, brs. record ...".

8. The results of this survey show that the south 1/2 mile bears N 2°53'52" W 2760.63'. The north 1/2 mile bears N 3°54'05" E 2560.84'.

From the existing monument, a proportionate position for the 1/4 corner would bear east 150.9 feet and south 100.0 feet. I returned to the field to make a search for original evidence and roughly measured from the County monument to the proportionate position. This fell at the top of the west cut bank of the county road. An old black oak with a long healed blaze facing to the southeast was readily apparent about 50 feet south and 84 feet west of this spot. A close inspection revealed the tree to be very old, about 20 inches diameter, and showing little sign of life. The top was broken off to approximately 15 feet above the ground. The healed blaze ran from about 4.5 feet high down to ground level. The heal over the blaze covered all of the blaze except for a few square inches at the upper righthand corner. This open area revealed the healover to be about 2 inches thick, and the face of the blaze had been smoothed with an ax or other cutting tool. About 15 feet to the NE was a standing 6" pine with what appeared to be very old healed-over blazes on 4 sides, about 5.5 feet above the ground.

Since the oak was in an area posted with "No Trespassing" signs, I decided to let the apparent property owner know that I wanted to open the tree. There was no one home at the nearby house, but I was able to make contact later by phone. I was refused permission to open the tree, and told very vehemently not to come onto the property again.

Since the County Surveyor's previous work would be subject to revision if this should be the correct bearing tree, I then requested the County Surveyor to open the tree. A crew from the County Surveyor's Office visited the site to examine the tree but they could not find it. It became apparent that the tree was now gone. I made another visit to the site and found the stump of the oak cut off at ground level, and covered with a layer of pine needles. There was no apparent sign of sawdust, broken limbs or any other evidence of the tree having been recently sawed down. Any sign of tree cutting activity was cleaned up.

I then requested the County Surveyor to contact the nearby land owner to find out if there was any remains of the tree that could be examined. However, the County Surveyor did not agree to do this. Since the location of this 1/4 corner provides control for the location of BLM managed lands in Sections 10 and 11, I contacted the BLM and requested that a BLM representative talk to the landowner. The request was accepted, but it was not carried out, however.

I talked with surveyor Burrell, who said that he looked only on the east side of the county road for original evidence, and not on the west side where I found the tree in question.

SURVEY NO. 11067

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250  
OREGON REVISED STATUTES

SURVEY FOR: Lawrence and Mary Cuffel  
737 Stevens Street  
Medford, Oregon

LOCATION: Section 10, Township 34 South, Range 1 East,  
Willamette Meridian, Jackson County, Oregon

PURPOSE: Minor land partition

PROCEDURE: Controlling monuments were tied by EDM traverse. Reviewing the results of the section survey revealed a large discrepancy in the location of the east 1/4 corner compared to record measurements. The history of the 1/4 corner and the existing monument follows:

1. The 1/4 corner was originally located and monumented by Ives and Hyde in 1854. They evidently set a wooden post, and marked two bearing trees, "A B. Oak, 12 in. dia., bears N 54° W, 9 lks. A Y. Pine, 16 in. dia., bears N 17° E, 16 lks." Several topographic calls were listed, both north and south of the 1/4 corner.

2. No further reference to this corner was found until a visit to the corner in 1949 by "EWS". Ernie Smith was a surveyor who worked for Medco, a lumber company which owns the NW 1/4 of Section 10. Mr. Smith evidently located what he thought to be the oak bearing tree and scratched "EWS 5-23-49" onto a yellow metal tag, possibly a GLO tag, which is still attached to the tree. I talked by phone to a Medco representative who reviewed Mr. Smith's records. He said that there was no indication in the records as to what Mr. Smith found or why he was in the area. Mr. Smith is now deceased.

3. In 1961, surveyor L.E. Ager performed Survey #1760, in Section 11. His map says "Found orig. B.O. BT. in NE quad. Y.P. BT. in NE quad gone. I set a 3/4" iron pipe for cor. ...." The survey was oriented by solar observation, and the map shows the south 1/2 mile as bearing N 0° 22' E 2638.80', and the north 1/2 mile as bearing N 0° 23' 10" E 2644.20'. Mr. Ager is now deceased.

4. In January, 1976, the corner was visited by the Jackson County Surveyor, who replaced the Ager pipe with an official County pipe and brass cap. The report says "...a Black Oak, 24 ins. dia., originally marked by Ives and Hyde in 1854, now both faces cut out, bears record...".