

11170

Survey for REALESTATERS, Inc.

Located in S.E. 1/4 Sec. 2, T.38S., R.2W., W.M.
Jackson County, Oregon.

December, 1987

SURVEYOR

Verlyn Thomas
304 South Holly
Medford, Oregon



LEGEND

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

BASIS OF BEARINGS: Cherry Heights Subdivision (a recorded subdivision)

Fence corner bears
W 10.5 B S.3.1

S 88°54'E 448.43

S.S.W. Cor. D.L.C. 40
bears S 1°43'W 107.290
& S 89°48'E 99.16
Fence corner bears
S.7.0 B W.1.4

See D.R. 205-563
401-280

Survey No. 2596

NORTH 656.66

987.06
M 3/4 S

Fd. 3/4" l. pin
E. 0.13 of line

Witness Cor.

T.I.D. Main Canal

Witness Cor.

S.S.W. Cor. D.L.C. 40
(Not visited)

Griffin Creek Road

Rec. 835.89

428.25

101.76

N.N.W. Cor. D.L.C. 47
Fd. B. disc in mon. well

Fd. 3/4" l. pin

Fd. 5/8" l. pin S. 0.03
W. 0.58
WEST 1363.30

Fd. 5/8" l. pin

Cherry Heights Subdivision

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Verlyn Thomas

OREGON
MAY 12, 1980
VERLYN D. THOMAS
505

**** RECEIVED ****
 Date 5/9/88 By JK
 This survey consists of:
1 sheet(s) Map
2 page(s) Narrative
 JACKSON COUNTY
 SURVEYOR

38-2W-2D T.L. 6500

11170

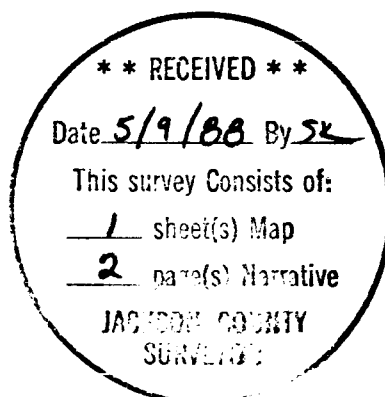
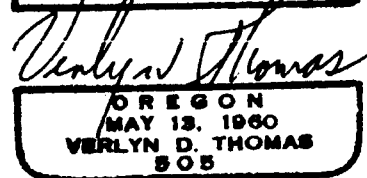
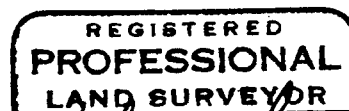
The submitted legal description ties to the east line of D. R. 401-280. Tract "B" of D. R. 401-280 in turn ties to the east line of D. R. 243-337. Said Tract "B" does not close mathematically by 8.6 feet in Latitude and 1.85 feet in Departure. D. R. 243-337, which includes property north of the subject parcel, does close mathematically, however. Apparently, the mathematical closure problem was incurred by the division of D. R. 243-337 into Tract "B," and the property to the north. The sum of the side line dimensions is the same as for D. R. 243-337. Surveyor Clabby encountered this same problem in 1948 for Survey No. 108, and determined the bearing of the division line to be South 88° 54' East, rather than the record East. This solution proved to be the most reasonable for the situation, and though this does not fit the fence real close, it is far closer than a bearing of East.

The resulting gap between the subject property and the east line of D. R. 333-305, as determined by this traverse, is 12.25 feet. The existing fence is 10.5 feet west of the northwest corner of the subject property. In 1948, Clabby indicates 9+ feet to the fence.

This gap was apparently incurred by the descriptions included in D. R. 205-563, and would appear to still be in the name of record owner, Pauline Roberts.

SURVEYOR:

Verlyn Thomas
304 South Holly
Medford, Oregon



SURVEY NO. 11170

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

FOR: REALESTATERS, INC.
406 South Riverside
Medford, Oregon 97501

LOCATION: S. E. 1/4 Sec. 2, T. 38 S., R. 2 W., W. M.
Jackson County, Oregon

DATE: December, 1987

PURPOSE: To survey and monument a tract according to
furnished legal description.

PROCEDURE: Research for surveys of record revealed Survey
No. 2596 to the West of the subject parcel,
Survey No. 108 to the North and CHERRY HEIGHTS
SUBDIVISION and Survey No. 1928 to the South.
The narrative to Survey No. 2596 alluded to a
possible gap along the easterly boundary of said
Survey.

An examination of the legal description for the
subject property revealed it initiates from the
South Southwest corner of D.L.C. 40 and does not
tie to any deed record to the West. An examina-
tion of D. R. 333-305 to the west of the subject
property reveals it initiates from the North
Northwest corner of D.L.C. 47 and does not tie
to any deed record to the East.

A traverse was conducted from the Northwest Corner
of Lot 1, Block 1, CHERRY HEIGHTS SUBDIVISION,
West to the North Northwest corner of D.L.C. No. 47.
The plat record distance of 101.76 feet was used to
determine the location of the South Southwest Corner
of D.L.C. 40, as this D.L.C. Corner is not accessible
to surveyors. Ties were also made to monuments
established by Survey No. 2596. This traverse
returned a distance of 1363.30 feet between the
D.L.C. Corners.