

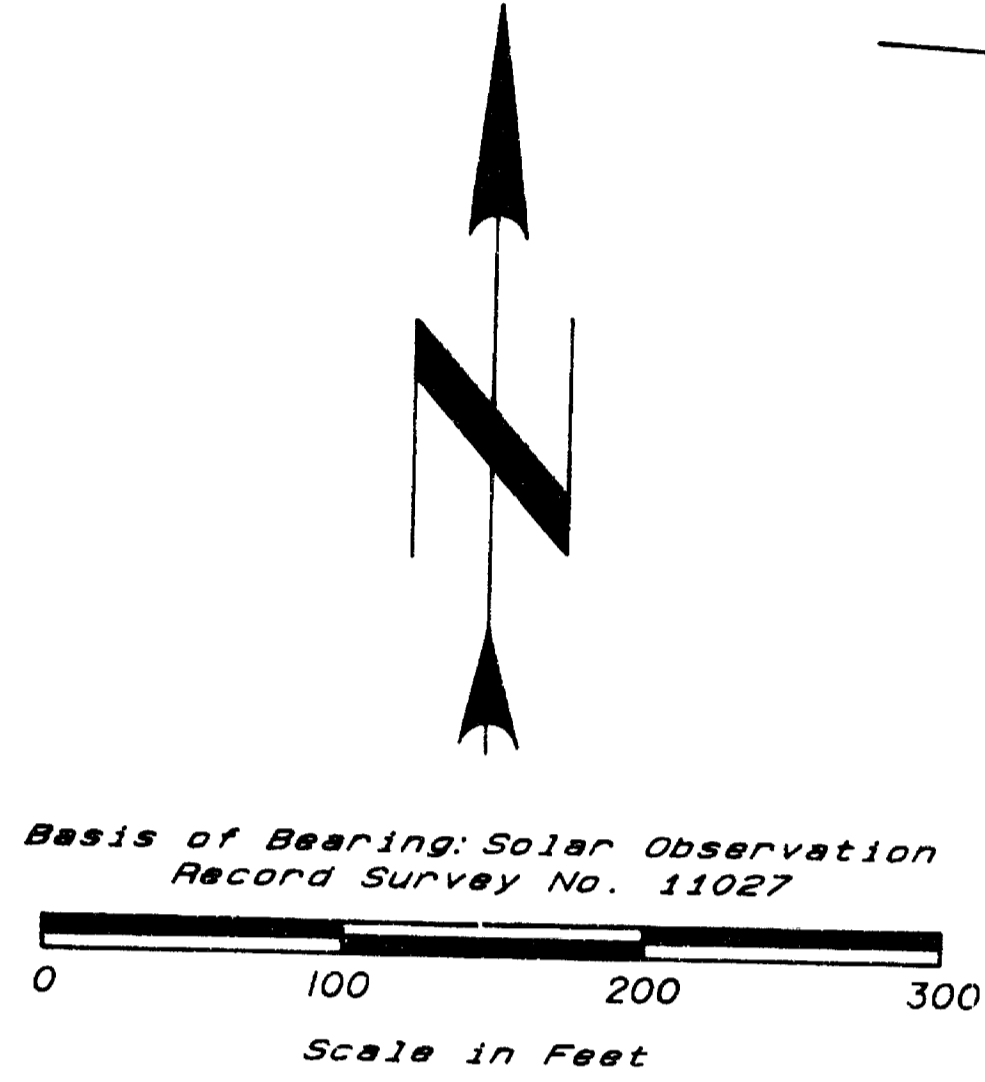
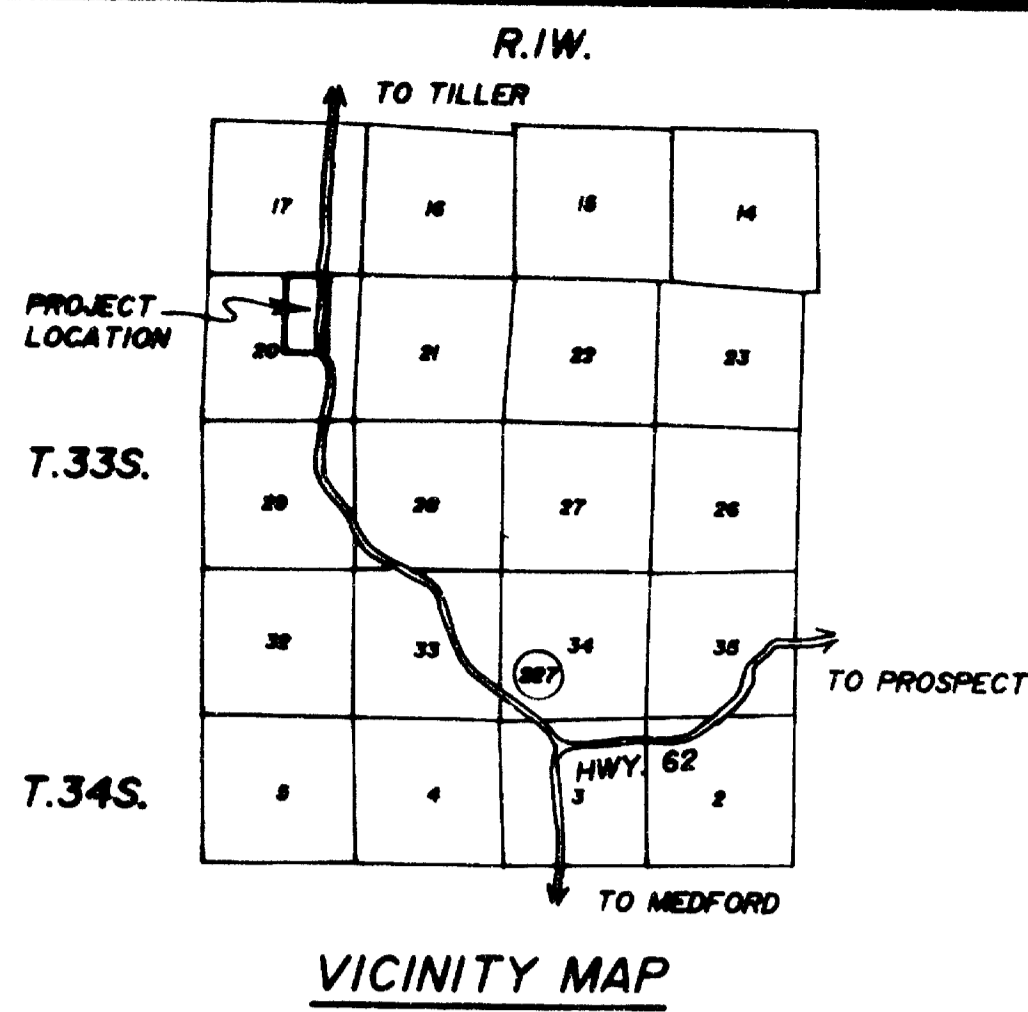
MAP OF SURVEY

FOR

UNITED STATES FOREST SERVICE
333 W. 8th St., P.O. Box 520
Medford, Oregon 97501

OREGON DEPARTMENT OF VETERANS AFFAIRS
835 East Main Street, Suite G
Medford, Oregon 97504

Jack & Suzanne Bacon
723 Eldermill Road
Trail, Oregon 97541



December 26, 1989

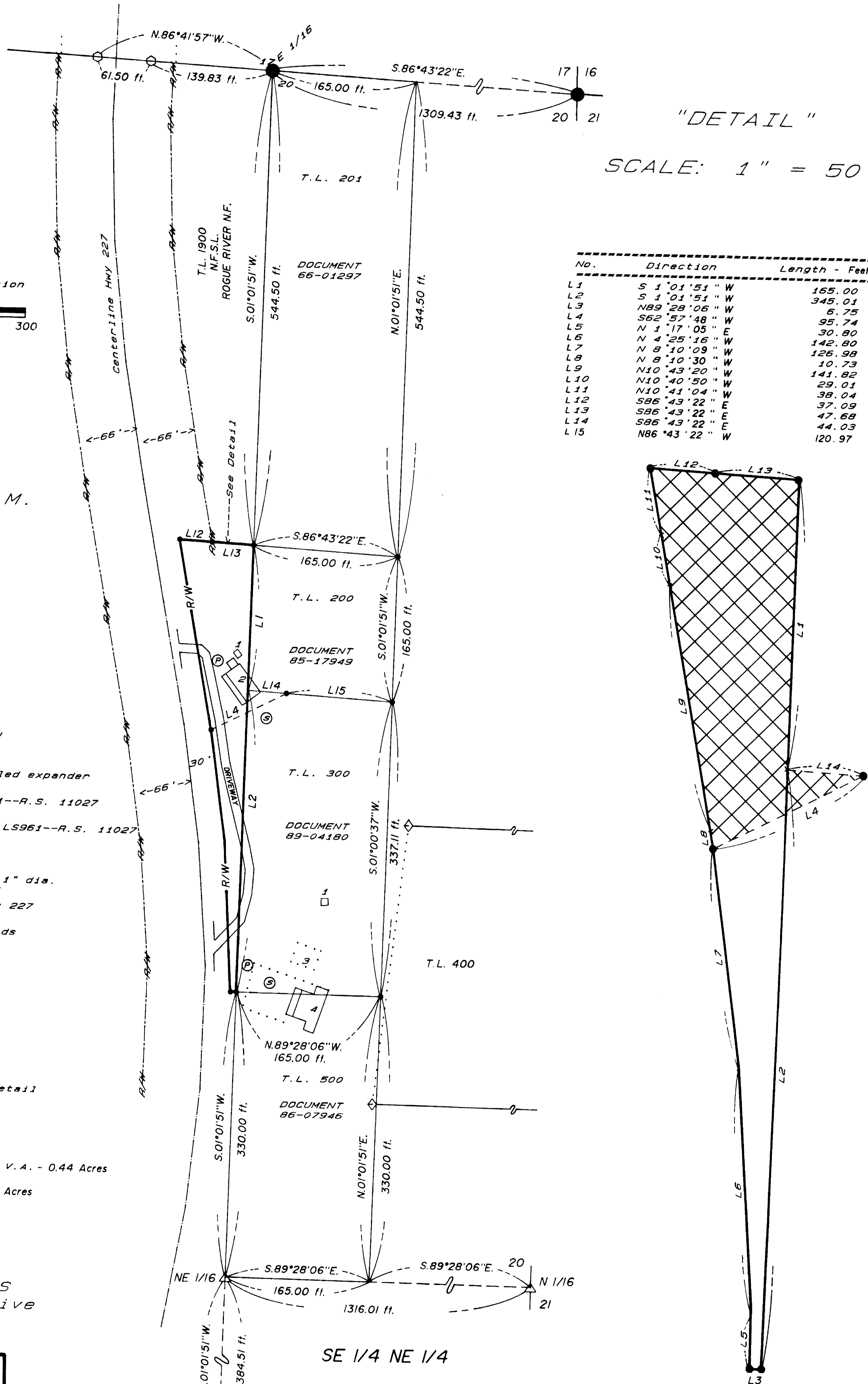
T. 33 S., R. 1 W., W.M.
SECTION 20
(N1/2 NE1/4)

T.L. 1900
N.F.S.L.
ROGUE RIVER N.F.
W 1/2 NE 1/4

"LEGEND"

- ◊ Found 2 1/2-inch lead filled expander on 1-inch iron pipe
- Line Monument set by LS961--R.S. 11027
- 3" dia. Brass Disk set by LS961--R.S. 11027
- BLM Monument found
- Set 5/8" dia. iron pin w/ 1" dia. Aluminum cap marked LS1071
- R/W Right-of-Way limit for Hwy 227
- N.F.S.L. National Forest System Lands
- 1 Pump house/well
- 2 Mobile Home and Metal Building
- 3 Garden area
- 4 House, yard & fence
- Existing property boundary
- - - Lot Line Adjustment--See Detail
- △ Calculated point
- ⊙ Septic system
- ▭ United States to Oregon D.V.A. - 0.44 Acres
- ▨ Oregon D.V.A. to Bacon - 0.31 Acres
- Fence line
- ⊕ Power Pole

HISTORY OF SURVEYS
See attached Narrative



No.	Direction	Length - Feet
L1	S 1°01'51" W	165.00
L2	S 1°01'51" W	345.01
L3	N89°28'06" W	6.75
L4	S62°52'48" W	95.74
L5	N 1°17'05" E	30.80
L6	N 4°25'16" W	142.80
L7	N 8°10'09" W	126.98
L8	N 8°10'30" W	10.73
L9	N10°43'20" W	141.82
L10	N10°40'50" W	29.01
L11	N10°41'04" W	38.04
L12	S86°43'22" E	37.09
L13	S86°43'22" E	47.68
L14	S86°43'22" E	44.03
L15	N86°43'22" W	120.97

LOT LINE ADJUSTMENT - JACKSON COUNTY FILE 89-86-LLA

U.S.F.S. SMALL TRACTS CASE NO. 1003

N 1/2 NE 1/4
SECTION 20, T.33S., R.1W., W.M.
JACKSON COUNTY, OREGON

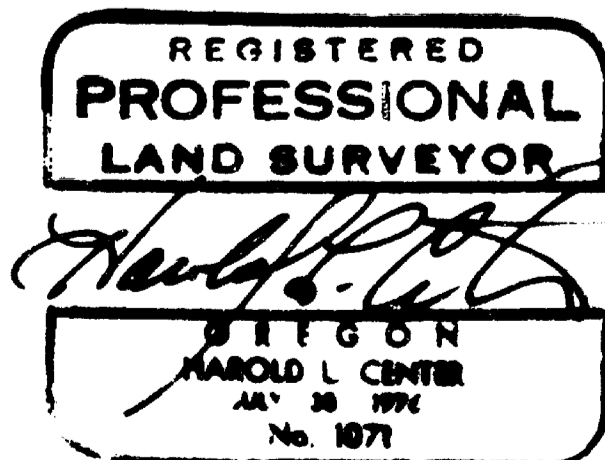
REVIEWED BY: *David J. Lewis* DATE: 2/14/90
FOREST ENGINEER

APPROVED BY: *John W. Deitman* DATE: 2/14/90
FOREST SUPERVISOR

RECEIVED
Date 3-1-90
This survey consists of:
1 sheet(s) Map
5 page(s) Narrative
JACKSON COUNTY SUPERVISOR

CERTIFICATE OF SURVEY

I, Harold L. Center, Registered Professional Land Surveyor, Oregon Certificate No. 1071, hereby certify that this plat correctly represents a survey made by me or under my direct supervision in conformance with the laws of the state of Oregon at the request of the United States Forest Service.



PROJECT NO. 87-18-3

The Oregon DVA agreed to deed the portion of the parcel required to resolve the Bacon encroachment, to Jack & Suzanne Bacon.

An application for a Lot Line Adjustment of these parcels was submitted to the Jackson County Planning Department and was approved on October 23, 1989. The DVA determined the location for the boundary between Tax Lots 200 & 300 as diagrammed on the attached map of survey. Reference Jackson County File No. 89-86-LLA. This survey monuments the parcels after the lot line adjustment.

HISTORY OF PLSS
SURVEYS:

Section 20 was originally surveyed by Nataniel Ford under Contract No.58 dated May 18, 1855, and resurveyed by the Bureau of Land Management in 1973, when the West 1/4 corner and South 1/4 corner were set by proportionate measurement. In 1980 Thomas H. Cody Jr., LS 539, subdivided the the Northeast 1/4 of Section 20, while performing Survey No. 8623 filed with the Jackson County Surveyor, utilizing the BLM proportioned corners. In 1981, evidence of the original corner point for the South 1/4 corner for Section 20 was recovered by the Jackson County Surveyor. The original corner point was monumented and the Bureau of Land Management's proportioned monument was subsequently removed. Reference Jackson County Surveyor Project File No.81-11. Thomas H. Cody, Jr. did not perform a corrective resurvey.

In 1987, Larry Friar, LS 961, subdivided Section 20, marking and posting the W1/2 NE1/4 for the United States Forest Service, filed with the Jackson County Surveyor as Record Survey No. 11027. During Friar's survey it was discovered that several encroachments of private improvements on Government Land existed. Friar's report to the U.S. Forest Service dated 10/15/87 indicated that the well and mobile home owned by Jack & Suzanne Bacon was partially on Government Land.

Friar also located the existing centerline of State Highway 227 that crosses National Forest System Lands within Section 20. This data is currently being used to establish the right-of-way easement limits to be granted to the Oregon Department of Transportation, through the Federal Highway Administration. These limits are 66 feet either side of the existing centerline except for the parcel West of the current Tax Lots 200 & 300, where the right-of-way limit East of Highway 227 will be reduced to 30 feet.

Tax Lot 400, adjacent to the East boundary of Tax Lot 300, was surveyed sometime prior to April 7, 1960, when Elk Lumber Company purchased a portion of the NE1/4 NE1/4 Section 20. This survey is not filed with the Jackson County Surveyor, but is referred to in Volume 488 Page 222, Jackson County Deed Records. Two of these monuments were recovered and are diagrammed on the attached map of survey.

No other surveys are of record.

HISTORY OF OWNERSHIP:

The original deed descriptions for Tax Lots 200, 201, 300, and 500, deal with the West 10 rods (165 feet) of the East 1/2 of the Northeast 1/4, Section 20. The following deeds are recorded in Jackson County, Oregon, Deed Records:

Tax Lot 200-201 In 1953 E.H. and Eva Oliver deeded the north 43 rods (709.5 feet) of the 10 rod strip to Harry L. Oliver, as described in Volume 388 Page 363. This created Tax Lot 200. The description called for the parcel to be parallel with the West and North line of the NE1/4 NE1/4. In 1966 Harry L. Oliver deeded the North 33 rods (544.5 feet) of the 10 rod strip to Hector Estevane, as described in OR 66-01297. This created Tax Lot 201. Harry L. Oliver deeded the remaining 10 rod by 10 rod parcel (Tax Lot 200) to Alfred Cooper, as described in OR 68-11611. Jack & Suzanne Bacon purchased this parcel from the Oregon DVA in 1985, as described in OR 85-17949. The description called for the southwest corner of the parcel described in OR 66-01297 as being a common corner for both Tax Lots 200 and 201. The description in OR 85-17949 is unique in that it calls for the land, "together with a mobile home which is firmly affixed to the property."

Tax Lot 500 In 1954 E.H. and Eva Oliver deeded the south 20 rods (330 feet) of the original 10 rod strip to Joe Oliver, as described in Volume 401 Page 219. This deed called for lines to be parallel with the West and South boundaries of the NE1/4 NE1/4 Section 20. Shirley Oswald purchased this parcel from Jackson County in 1986, as described in OR 86-07946.

Tax Lot 300 The description for Tax Lot 300 calls for the Southwest corner of the tract described in Volume 388 page 363 as being a common corner for Tax Lots 200 and 300, and the Northeast corner of the tract described in Volume 401 Page 219 as being a common corner for Tax Lots 300 and 500. Section 20 is a long section, north and south. The excess length of the original 10 rod strip on the west side of the NE1/4 NE1/4 belongs to Tax Lot 300. The Oregon DVA purchased this parcel from Crater Title Company in 1989, as described in OR 89-04180.

PROCEDURE:

I began my survey by tying into the controlling West line of the NE1/4 NE1/4 Section 20. This line is controlled by the Bureau of Land Management monument set at the East 1/16 corner point for Sections 17 & 20, and the monument set by Larry Friar at the Center-east 1/16 corner point for Section 20.

Utilizing the control survey shown as line monuments on the North line of Section 20 established by Friar during Record Survey No. 11027, I conducted a site survey to determine the extent of the encroachment of Bacon's mobile home on Government land. The locations of the well, mobile home, fence, yard, power pole, and driveway are diagramed on the attached map of survey.

With the site survey completed, the Oregon D.V.A. made the decision to adjust the boundary between Tax Lots 200 and 300 as shown on the attached map of survey. An application for a Lot Line Adjustment was submitted to the Jackson County Planning Department, and was approved on October 23, 1989.

I then surveyed the boundaries of the parcels as described in Or 85-17949 and OR 89-04180, and monumented the parcels as described after the Lot Line Adjustment, and as shown on the attached map of survey. An encroachment was found on the South boundary of Tax Lot 300 (also the north boundary of Tax Lot 500). A house, yard, fence, garden, and pump house belonging to the owner of Tax Lot 500, are partially encroaching on Tax Lot 300 as diagramed on the attached map of survey. The Oregon DVA is currently aware of this encroachment on their South boundary, but does not wish to include it as part of this Lot Line Adjustment.

A fence built by the owner of Tax Lot 400 was found 8 feet East of the southeast corner of Tax Lot 300. Also found were two, 2 1/2 inch diameter lead filled pipe expanders on 1 inch diameter iron pipes at locations as diagramed on the attached map of survey.

The tract of land to be deeded to the Oregon Department of Veterans' Affairs was surveyed and monumented. This tract is located Westerly of the current Tax Lots 200 and 300, and Easterly of the 30 foot right-of-way limit for State Highway 227 as diagramed on the attached map of survey. The Oregon DVA will in turn deed a portion of this tract to Jack & Suzanne Bacon, also as diagramed on the attached map of survey. An easement for an existing septic system located on Tax Lot 300 will be given to Jack & Suzanne Bacon by the Oregon DVA.

EQUIPMENT:

Equipment utilized throughout this survey include a Nikon NTD-4 electronic theodolite and distance meter.

BASIS OF BEARING:

Solar observation from Record Survey No. 11027.

CORNERS ACCEPTED FOR CONTROL

The East 1/16 corner for Sections 17 and 20, Township 33 South, Range 1 West, Willamette Meridian, Jackson County, Oregon.

At the corner point, I found a standard Bureau of Land Management monument as described by Larry Friar, LS961; Reference Record Survey No. 11027.

The corner for Sections 16, 17, 20, and 21, Township 33 South, Range 1 West, Willamette Meridian, Jackson County, Oregon.

At the corner point, I found a standard Bureau of Land Management monument as described by Larry Friar, LS961; Reference Record Survey No. 11027.

The Center-east 1/16 corner for Section 20, Township 33 South, Range 1 West, Willamette Meridian, Jackson County, Oregon.

At the corner point, I found a 3-inch diameter brass disk as described by Larry Friar, LS961; Reference Record Survey No. 11027.

MONUMENTS ESTABLISHED THIS SURVEY

The monuments established this survey are shown on the attached map of survey. All monuments set are 5/8-inch diameter iron pins with 1-inch diameter aluminum caps attached, marked LS1071, and with the exception of the southwest portion of tax lot 300, have an aluminum traffic delineator post driven in along side. The two monuments at the southwest portion of tax lot 300 shown on the attached map of survey are 5/8 inch diameter by 6 inch long iron pins with 1 inch diameter aluminum caps attached, burried 2 inches below the ground surface.

DECEMBER 26, 1989

HAROLD L. CENTER
REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON CERTIFICATE NO. 1071

