

**APPROVAL :**

Jackson County  
Department of Planning & Development

*Dody Nelson* 11-6-92  
File # 92-38-LLA Date

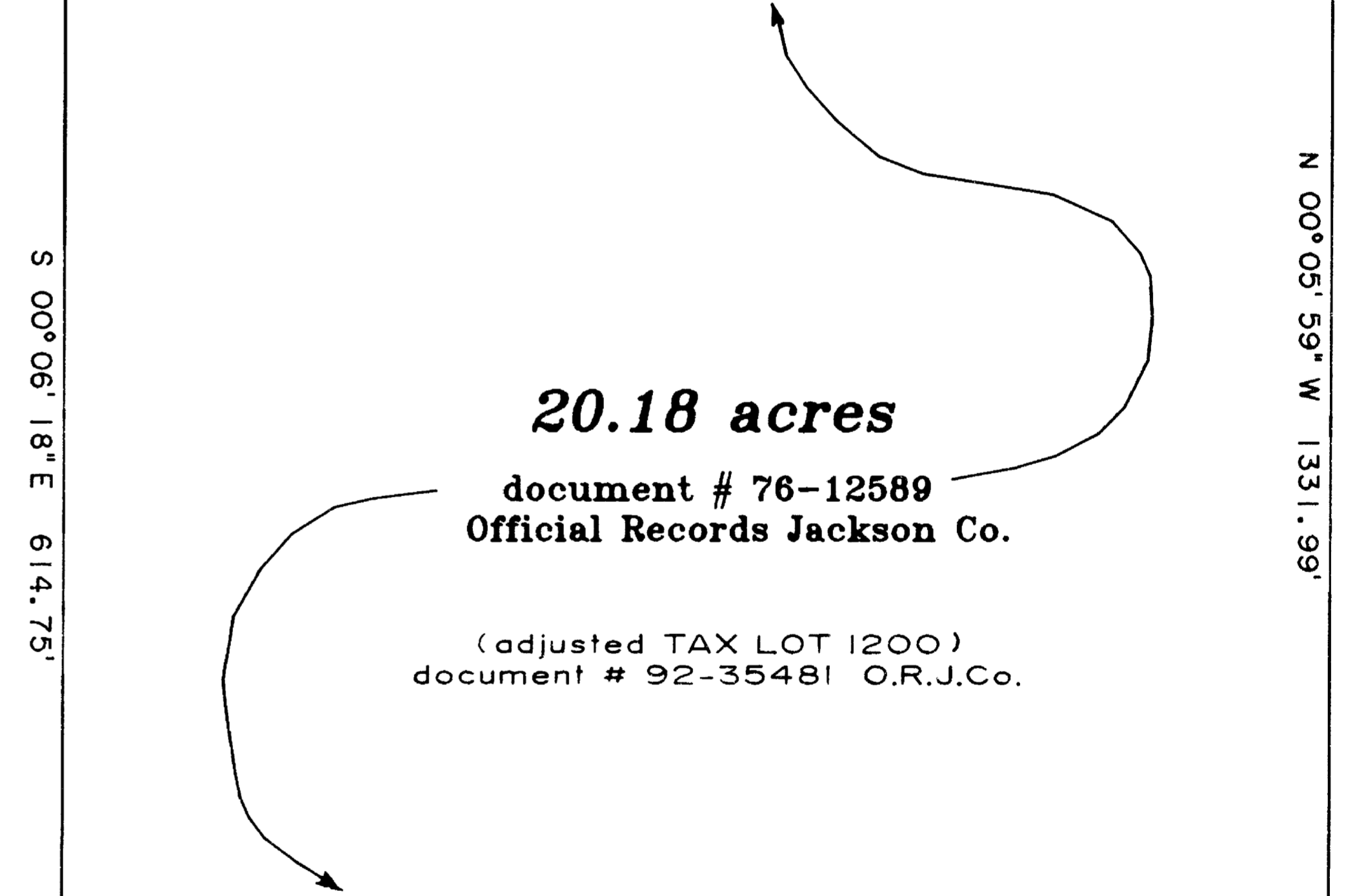
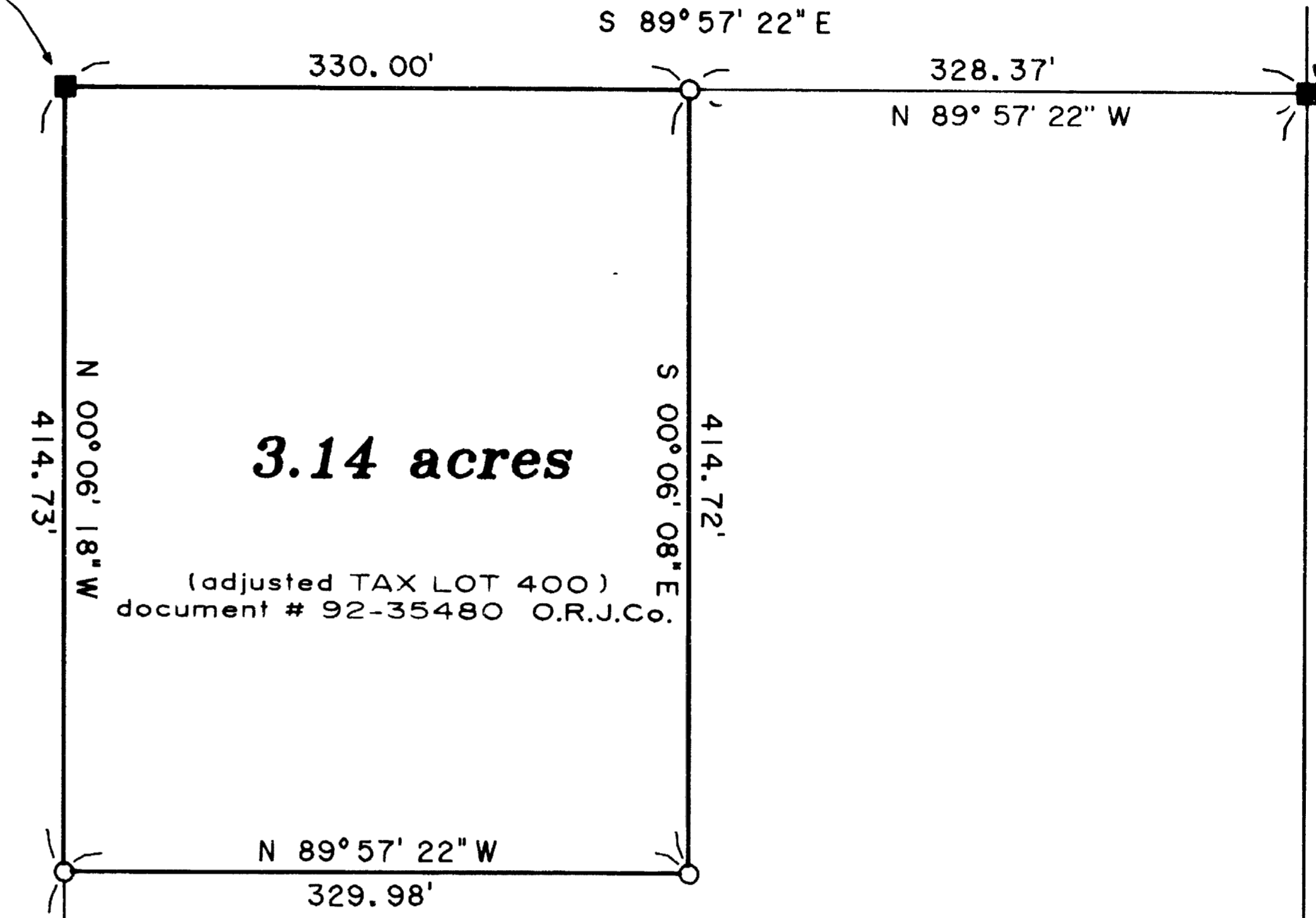
MAP  
of  
**SURVEY**

located in:  
**SOUTHEAST 1/4 SECTION 16**  
**TOWNSHIP 39 SOUTH RANGE 1 EAST**  
**of the WILLAMETTE BASE and MERIDIAN**  
Jackson County Oregon

for  
**DENNIS and COCO DONAHUE**  
P.O. Box 538  
Ashland, Oregon 97520  
**(PROPERTY LINE ADJUSTMENT)**

Fd. 2&1/2" brass disk on a 3/4" g.i. pipe  
2" deep, firmly set and marked:  
"SWAIN SURVEYING, Prop. Cor., SURVEY MONUMENT, 1987"  
and two bearing trees as per F.S. 10901

South 1/16th Corner  
FD. 2&1/2" brass disk on a 3/4" g.i. pipe  
projecting 4", firmly set and marked:  
"SWAIN SURVEYING S. 1/16 S. 16&15 1987"  
and two bearing trees as per F.S. 10901



**SURVEYOR**

**STEWART LAND SURVEYS**

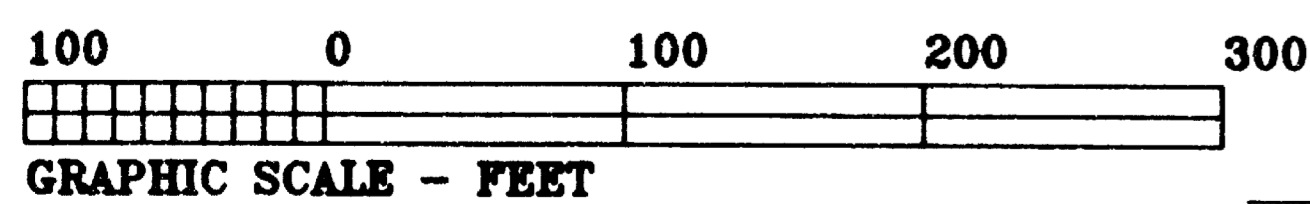
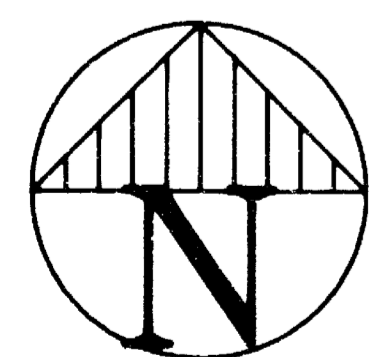
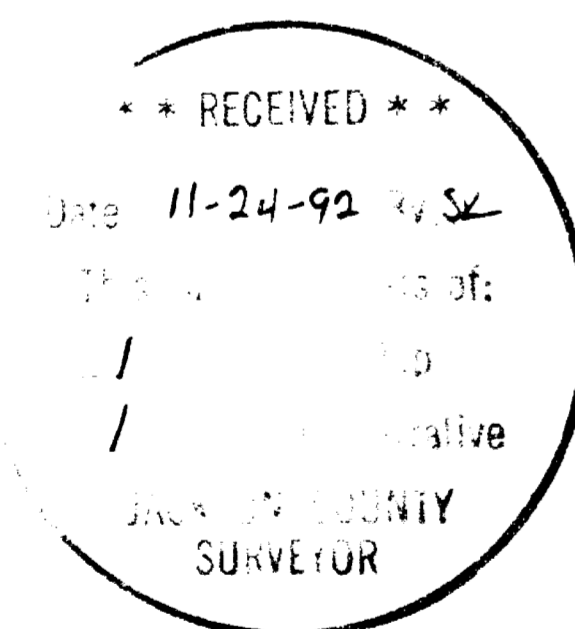
September 30, 1992

6370 Highway 66  
Ashland, Oregon 97520

SCALE: 1" = 100  
BASIS OF BEARING:

telephone: (503) 488-2831  
TRUE MERIDIAN at the  
East Line of Section 16  
(derived from Jackson County Surveyor's)  
(N.O.A.A. net established in 1988)

- Found 2&1/2 Inch brass disk as noted
- Set 1/2 X 24 inch galvanized iron pipe with a Yellow Plastic Plug marked: "STEWART L.S. 2057"
- ⊠ Computed location of Section or One-Quarter Corner as noted.
- △ Computed property corner location



East 1/16th Corner

S 00° 06' 36" E 119.73'  
(South 1.75 chains D.R.J.Co.)

658.25'  
(East 12.20 chains D.R.J.Co.)

Vol. 223 Page 514  
(Deed Records Jackson Co.)

(not visited by this survey)

143.46'

514.80'  
(West 7.80 chains D.R.J.Co.)

Section Corner  
(not visited by this survey)

STEWART LAND SURVEYS  
6370 HIGHWAY 66  
ASHLAND, OREGON 97520  
Phone (503) 488-2831

NARRATIVE OF SURVEY

SURVEY No.

13255

SURVEY FOR: Dennis and Coco Donahue  
P.O. Box 538  
Ashland, Oregon 97520

LOCATION: Southeast One-Quarter of Section 16,  
Township 39 South, Range 1 East of the W.B. & M.

PURPOSE: To monument a Property Line Adjustment

DATE: September 30, 1992

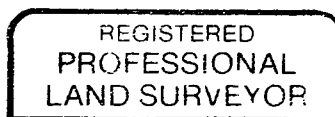
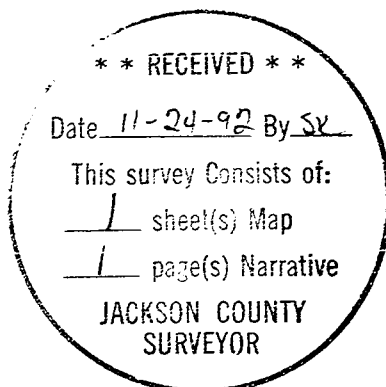
BASIS OF

BEARING: True Meridian at the East Line of Section 16,  
as per Filed Survey 10901.

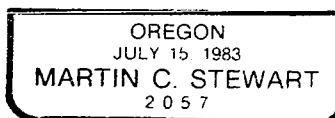
PROCEDURE: A thorough research of public records indicated there had been several surveys in the Southeast One-Quarter of Section 16. These surveys primarily subdivided the Southeast One-Quarter as well as Section 16 while establishing property lines and corners. The corners establishing the north line of this survey were set in F.S. 10901 and were used to control the positioning of the adjusted lot lines.

The establishment of the southwesterly portion of this tract's property lines were controlled by recorded deeds and private files provided by my client which included a detail map by L.E. Ager drawn in 1948 for the Law firm of Van Dyke & Lombard. The actual retracement of the existing deed did not conform to the calls to the Section line common to Section 16 & 21. Therefore record distances were held to close on the North-South center line of the Southeast One-Quarter of Section 16 at the record distance. This retracement call was confirmed by an even earlier sketch of unknown origin that shows closing this tract north of the East 1/16 corner common to Sections 16 & 21 at record distance. This tract originates in the records as a mining claim located in 1887, apparently the parties establishing the claim were unaware of it's location on private land. In 1893 this particular claim known as the "Luckey Shepherd" passed into the deed records as a quit claim deed with reversionary rights as well as a 1/2 interest to the grantor (Volume 25 page 447 Deed Records of Jackson County, Oregon). No attempt was made to survey or verify the existence of any prior surveys not of record, relative to this portion of my client's land.

According to Filed Survey 10901 there had been at least one survey done by an out of state surveyor that did not conform well to public records and this was confirmed in conversation with the adjoining owner to the north. This adjoining owner claimed this survey had been filed however our research revealed a situation quite to the contrary. This same party executed a metes and bounds conveyance that appears to create a gap along the north line of my client's surveyed line. The fence noted in Filed Survey 10901 is no longer in existence and a portion of the "cut" slope of an access road that is northerly of my client's property encroaches. However, prescriptive rights may prevail in this regard.



*Martin C. Stewart*



Job: 91E16-1-J.N.941