

Map of Dependent Resurvey

located in
Donation Land Claim No.40 in the Northeast One-Quarter
of Section 8, Township 39 South, Range 1 East of the Willamette Base and Meridian
JACKSON COUNTY, OREGON

SHEAFE and JACQUELIN EWING

504 Matterhorn Drive
Walnut Creek, California 94596

LEGEND

- ⊙ Found 3" brass disk in Monument case
- Found 1 & 1/2" Aluminum Cap
- Found 5/8" I.Rebar with Yellow Plastic Cap marked "E.L. Swain RLS 759" unless otherwise noted
- Set 1/2" X 24" galvanized Iron Pipe with Yellow Plastic Plug marked " Stewart LS 2057 "
- △ Position computed only
- Found monument as noted
- () as per S.N. 4702
- [] as per S.N. 6405

SURVEYOR

STEWART LAND SURVEYS

6070 Highway 86
Ashland, Oregon 97580

SCALE: 1" = 40
BASIS OF BEARING:

September 8, 1992

(503) 488-2831
TRUE MERIDIAN at the
East Line of Section 8
(derived from Jackson County Surveyor's
(N.O.A. not established in 1906)

REGISTERED
PROFESSIONAL
LAND SURVEYOR

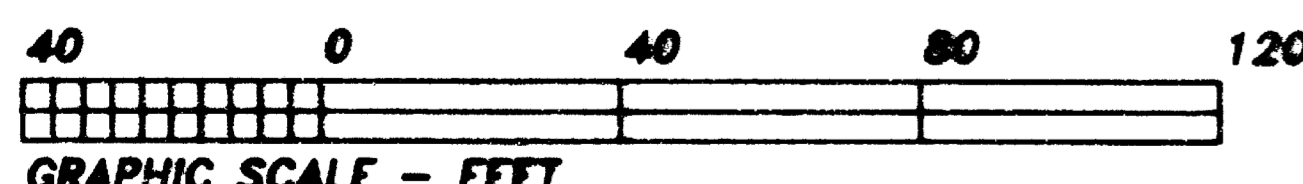
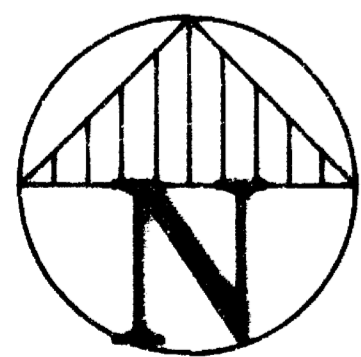
Martin C. Stewart

OREGON
JULY 15, 1983
MARTIN C. STEWART
2057

*** RECEIVED ***
Date: 12-18-92 3:38
This is a Certified
[] Sheet(s) Map
[] Survey Narrative
JACKSON COUNTY
SURVEYOR

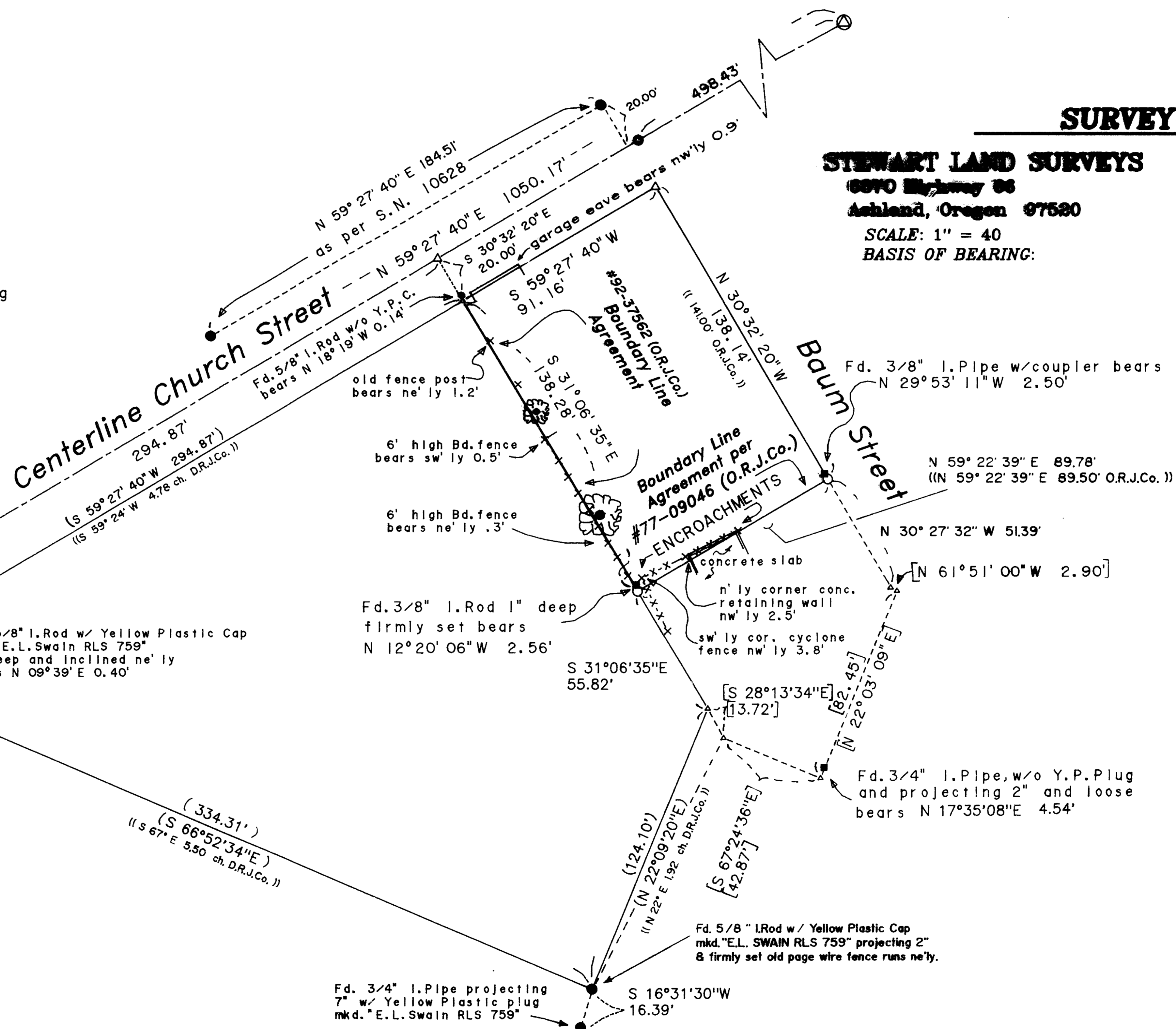
S.W. Corner D.L.C. No. 40
Fd. 2 1/2" Brass Disk in conc. mkd.
"SWAIN SURVEYING T39S R1E
SW COR. DLC 40, LS 759 1988"

S 00° 05' 26" W 1075.20' per S.N. 10628



GRAPHIC SCALE - FEET

Tax Lots 3800 & 3900 Assessor's Plat 39S-R1E-8AD



See Accompanying 1 Page Narrative of Dependent Resurvey

Job: 91e8ad-1-J.N.939&940
File: 91e8ad-1

sheet 1 of 1

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

NARRATIVE OF SURVEY

SURVEY No. 13296

SURVEY FOR: Sheafe and Jacquelin Ewing
504 Matterhorn Drive
Walnut Creek, California 94596

LOCATION: D.L.C. No. 40 in the Northeast 1/4 Section 8,
Township 39 South, Range 1 East of the W.B. & M.

PURPOSE: To monument a Boundary Line Agreement

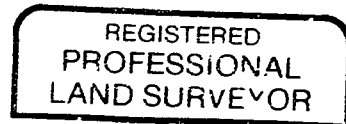
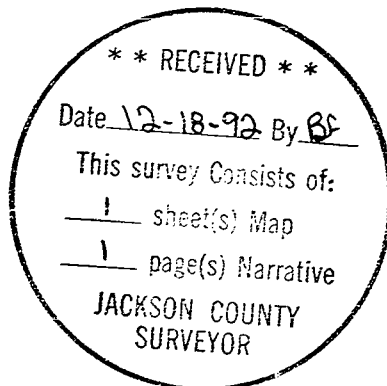
DATE: September 8, 1992

BASIS OF
BEARING: True Meridian at the East Line of Section 8,
as per Survey Number 10628.

PROCEDURE: A thorough research of public records indicated the client's property had possibly been surveyed in the late 1800's, or at least was a part of one of these original surveys. However, due to the nature of the lines of possession and the clearness of the deed calls to the "West line of the Church Lot" both as a senior deed call as well as being consistent between the adjoining deeds, the only doubt was where this line occurs relative to the survey record. As there had been an earlier survey establishing fences and improvements as Lines of Possession and both parties contiguous to this line felt it best reflected their sense for where their common property line was located. A Boundary Line Agreement along this previously surveyed Line of Possession was established and terminated at Mr. and Mrs. Ewing's southwest corner. This was a terminus point for an earlier Boundary Line Agreement, as well, along Ewing's south easterly property line. My client was appraised of the nature of the existing encroachments along this southeasterly line as well as their garage encroachment into the Church Street Right of Way.

The origin of the monuments noted as found in Survey Number 6405, could not be verified within the public record. The southerly corner appears to be disturbed which may account for it's physical location differing from it's filed location. It is questionable to use 3/8 inch rebar for property corners as this surveyor did and not to monument the true terminus of his Boundary Line Agreement. Apparently the encroachments along this line occurred after the Boundary Line Agreement and certainly a well monumented agreement line may have prevented or mitigated these encroachments.

The Baum Street alley Right of Way is computed relative to the Church Street Centerline and requires additional research and control traverse work to correctly establish it location.



Martin C. Stewart

