

**APPROVAL:**

*Shirley Roberts* 5-25-93  
 JACKSON COUNTY PLANNING DEPARTMENT DATE  
 File: 92 - 29 - LLA  
 (Property Line Adjustment)

**MAP of SURVEY**

located in  
 the Northeast One/Quarter & the Southeast One/Quarter of Section 6  
 Township 38 South of Range 4 West  
 Willamette Base and Meridian,  
 JACKSON COUNTY OREGON

**Timothy and Judith Hofmann**

14500 North Applegate Road  
 Grants Pass, Oregon 97527

**SURVEYOR**

**STEWART LAND SURVEYS**  
 6370 Highway 66  
 Ashland, Oregon 97520

May 15, 1993

SCALE: 1" = 400  
 BASIS OF BEARING:

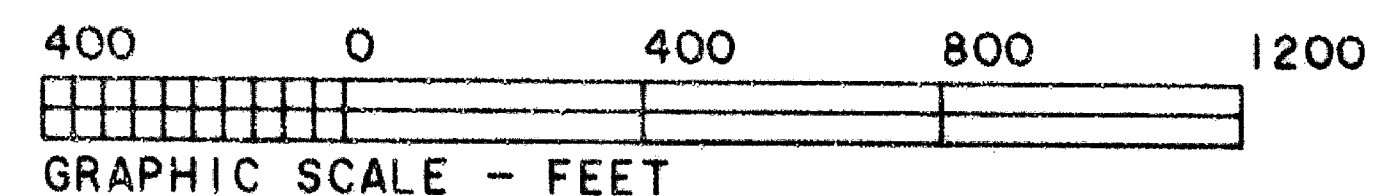
Telephone (503) 488-2831  
 TRUE MERIDIAN at Sta. A-90  
 backsighting Sta. A-89 & Sta. A-91  
 (derived from Jackson County Surveyor's)  
 (A.M.S. Control Net, 1983 datum)  
 (see Narrative of Survey for Bearings, Distances, & Elevations)

**LEGEND**

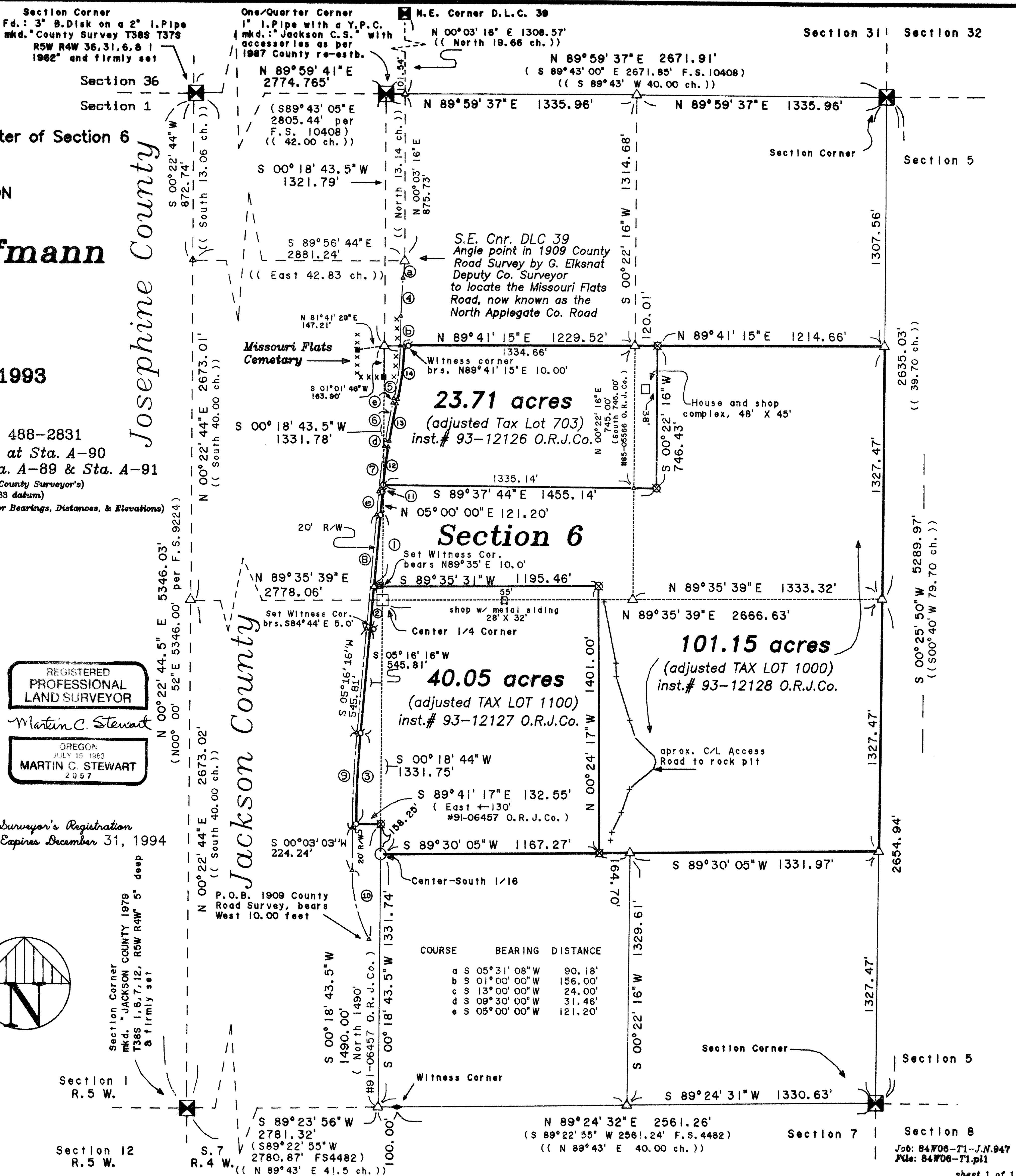
- ☒ Fd.: 2 1/2" brass disk for Public Land Survey Corner, unless otherwise noted, see Narrative of Survey
- Fd.: 3/4" 1.Pipe of unknown origin, unless otherwise noted
- ◆ Fd.: 2" metal disk, corroded with markings indiscernible for WITNESS CORNER to South 1/4 Corner, Section 6, as per Filed Survey 4482
- (( )) G.L.O. contract No.70 awarded to David Thompson in 1857
- Centerline North Applegate Road County Road per 1909 County Road Survey and as-built locations
- Set: a 1.5" X 30" galvanized iron pipe with a 2.5" brass disk as described in Narrative of Survey, unless otherwise noted.
- Set: a 1" X 30" galvanized iron pipe with a Yellow Plastic Plug marked: "STEWART LS 2057", as described in Narrative of Survey.
- ☒ Set: 5/8" X 30" iron rod with a Yellow Plastic Cap marked: "STEWART LS 2057", unless otherwise noted.
- ♣ Set: 5/8" X 30" iron rod WITNESS CORNER with a Yellow Plastic Cap marked: "STEWART LS 2057", unless otherwise noted.
- ▲ Computed Position, unless otherwise noted
- Original Property Line
- X X X fence

**CURVE DATA**

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH. BEARING
1	126840.12'	346.86'	0° 09' 24"	346.86'	N 05° 04' 42" E
2	126840.12'	253.23'	0° 06' 52"	253.23'	S 05° 12' 50" W
3	5464.08'	477.58'	5° 00' 28"	477.43'	S 02° 46' 02" W
4	2534.45'	199.90'	4° 31' 08"	199.84'	S 03° 15' 34" W
5	1332.01'	278.98'	12° 00' 00"	278.47'	S 07° 00' 00" W
6	3273.03'	199.94'	3° 30' 00"	199.91'	S 11° 15' 00" W
7	3054.20'	239.88'	4° 30' 00"	239.81'	S 07° 15' 00" W
8	126820.12'	600.00'	0° 16' 16"	600.00'	S 05° 08' 08" W
9	5484.08'	499.65'	5° 13' 13"	499.48'	S 02° 39' 39" W
10	750.00'	377.00'	28° 48' 03"	373.05'	S 14° 20' 58" E
11	3034.20'	36.81'	0° 41' 43"	36.81'	N 05° 20' 51" E
12	3034.20'	201.49'	3° 48' 17"	201.46'	N 07° 35' 51" E
13	3253.03'	198.72'	3° 30' 00"	198.69'	N 11° 15' 00" E
14	1352.01'	283.29'	12° 00' 19"	282.77'	N 06° 59' 51" E

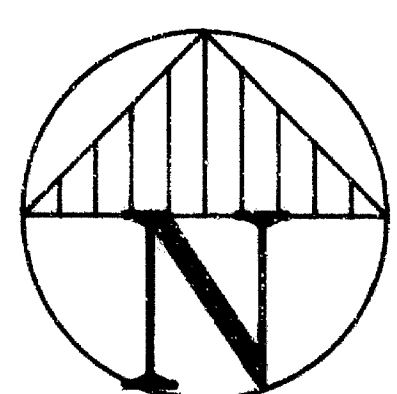


Tax Plat T38S-R4W-Section 6 Tax Lots 703, 1000, & 1100



REGISTERED PROFESSIONAL LAND SURVEYOR  
 Martin C. Stewart  
 OREGON JULY 15 1983  
 MARTIN C. STEWART 2057

Surveyor's Registration Expires December 31, 1994



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

13530

NARRATIVE OF SURVEY  
TO COMPLY WITH PARAGRAPH 209.250 OF THE  
OREGON REVISED STATUTES

CENTER 1/4 CORNER COMMON TO SECTION 6 IN TOWNSHIP 38 SOUTH  
RANGE 4 WEST, W.B. & M.

Set: A 2 1/2" brass disk on a 1 1/2" X 30" galvanized iron  
pipe, 14 inches deep, firmly set and marked "T38S R4W WB&M,  
SEC. 6 Cen. 1/4, 1993, STEWART LAND SURVEYS PLS 2057" from  
which:

A 2 1/2" brass disk on a 1" X 30" galvanized iron pipe  
flush, firmly set and marked "T38S R4W WB&M, STA.HOFMANN 1993  
STEWART LAND SURVEYS PLS2057" bears S72° 33' 37"E 1964.96 feet  
dist.

A 5/8" X 30" iron rod with a Yellow Plastic Cap projecting  
1" and marked "STEWART LS 2057" bears S21° 40' 43"W 164.47 feet  
dist.

A 5/8" X 30" iron rod with a Yellow Plastic Cap projecting  
1" and marked "STEWART LS 2057" bears N26° 28' 09"W 79.27 feet  
dist.

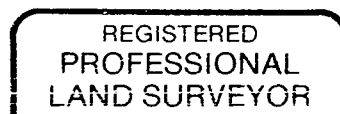
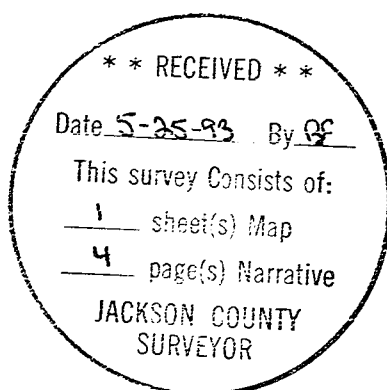
A Railroad tie fence post (which is also a Mail Box post  
serving 14500 N.Applegate Rd.); with a 8p. galvanized nail  
in the top-center of bears N72° 20' W 45.20 feet dist.

CENTER-SOUTH 1/16TH CORNER COMMON TO SECTION 6 IN TOWNSHIP 38  
SOUTH OF RANGE 4 WEST. W.B.& M.

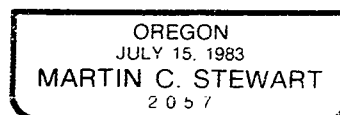
Set: A 1" X 30" galvanized iron pipe with a Yellow Plastic  
Plug, flush and marked "STEWART LS 2057" from which:

A 10.3" d.b.h. Madrone bears N53° 59' E 6.5 feet dist. and  
marked "C-S 1/16 S6 BT" with brass shiner & tack at top of  
a single blaze.

A 5/8" X 30" iron rod with a Yellow Plastic Cap flush, and  
marked "STEWART LS 2057" bears N00° 18' 29" E 158.27 feet dist.



*Martin C. Stewart*



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**CONTROLLING CORNER DESCRIPTIONS:**

(all distances measured to side center at the root crown of the Bearing Trees, unless otherwise noted.)

SECTION CORNER COMMON TO SECTIONS 31 & 32 IN TOWNSHIP 37 SOUTH and SECTION 6&5 IN TOWNSHIP 38 SOUTH OF RANGE 4 WEST, W.B. & M. Found: A 2&1/2 inch brass disk, flush, firmly set and marked "T37S R4W 31,32,6,& 5 T38S C.S., 1986" from which:

A 42" d.b.h. B.Oak bears S31° 12'E 154.2 feet dist. with a old single healed blaze and measured to face of blaze.

(as per F.S. 10408 36" B.Oak, S31&1/4°E, 154.3 feet dist.)

A 31" d.b.h. Ash bears S10° 28'W 24.0 feet dist. with a double healed blaze, being the most northerly fork of a triple forked tree.

(as per 1954 Jackson Co. re-estb.: 21" Ash, S10°W, 25.5 feet dist.)

1/4 CORNER COMMON TO SECTION 31 IN TOWNSHIP 37 SOUTH, and SECTION 6 IN TOWNSHIP 38 SOUTH OF RANGE 4 WEST, W.B. & M. Found: A 5/8" iron rod with a Yellow Plastic Cap 12" deep firmly set and marked "Jackson C.S." from which:

A 5/8" iron rod with a Yellow Plastic Cap marked "Hull RS901" bears East, 72.37 feet dist. & firmly set. (as per 1987 Jackson Co. re-estb.: 5/8"rebar S89° 43'05"E, 72.33 feet dist.)

A 5/8" iron rod with a Yellow Plastic Cap marked "Hull RS901" bears East, 132.36 feet dist. projecting 3" & firmly set.

(as per F.S. 10408.: 5/8"rebar S89° 43' 05"E, 132.34 feet dist.)

A 5/8" iron rod bears N32° 06'E 136.08 feet dist. projecting 1" & firmly set for West R/W @ sta.10+00 Kubli Co. Road. (as per 1987 Jackson Co. re-estb.: 5/8"rebar N32° 23'E, 136.16 feet dist.)

A 5/8" iron rod bears N48° 56'E, 175.50 feet dist. projecting 1" & firmly set for East R/W @ sta. 10+00 Kubli Co. Road. (as per 1987 Jackson Co. re-estb.: 5/8"rebar N49° 12'E, 175.53 feet dist.)

SECTION CORNER COMMON TO SECTIONS 8, 7, 6, & 5 IN TOWNSHIP 38 SOUTH OF RANGE 4 WEST, W.B. & M. Found: A 2&1/2" brass disk on a 1" galvanized iron pipe projecting 5 inches in a mound of stones, firmly set and marked "T38S R4W, 6,5,8 & 7, C.S. 1986" from which:

A 5.2" d.b.h. B.Oak bears N32° 46'E 46.10 feet dist. with scribing evident. (as per 1986 Jackson Co. re-estb.: 7"W.Oak, N32° 3/4 E, 46.45 feet dist.)

A 4.4" d.b.h. Madrone bears S50° 28'E 41.20 feet dist. with scribing evident. (as per 1986 Jackson Co. re-estb.: 7"Madrone, S49° 1/2 E, 41.17 feet dist.)

A 7.3" d.b.h. B.Oak bears S45° 07'W 17.69 feet dist. with double healed blazes. (as per F.S.4482: 6"B.Oak, S45° 26"W 17.95 feet dist.)

A dead & down Oak, bears S52° 59W 18.7 feet dist. with old axe work and measured at center of remains of stump. (as per 1857 GLO. contract: 18"B.Oak, S47°W 27 links dist.) (as per F.S. 4482: 18"B.Oak, S49° 48'W 17.82 feet dist.)

A 12" d.b.h. Madrone bears N24° 38'W 46.81 feet dist. with scribing evident. (as per F.S.4482: 8"B.Oak, N24° 39'W 46.51 feet dist.)

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**NARRATIVE OF SURVEY  
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**13530**

continued,

A local resident of long and good standing indicated that the 3/4" iron pipes of unknown origin found in the westerly and southerly fences of the Missouri Flats Cemetery were at one time referenced to a Center-North 1/16th position which possibly had been established by an early survey not in the Public Records. However, these found pipes do not fit well to deed calls made in Volume 141 Page 623 relative to the location of the Center-North 1/16th (as established by this survey). A diligent search was made for an earlier Center-North 1/16th monument whereupon a 1" X 13" galvanized iron pipe was found with a wood plug, tack and brass shiner marked "JRW 1306 CS". This iron pipe was 2" deep and in a horizontal position and as this location falls in the Missouri Flats Cemetery was undoubtedly disturbed in the preparation of cemetery plots. Additionally 1/2" iron pipes were found apparently marking cemetery plot locations. It was felt there could be an unrecorded Cemetery plat map that accounted for these survey monuments. Additional research revealed a 1946 survey done by the Josephine County Surveyor John R. White, Engineers Registration #1306, that established the Center-North 1/16th corner in the survey of a parcel northerly of the Missouri Flat Cemetery. It was not assigned a filed survey number with the Jackson County Surveyor as it had been found in the files of the Josephine County Surveyor office and pre-dated the Survey Registration law of 1947. No attempt was made to verify the existence of a Cemetery Plat Map in the Josephine County Surveyor's office and there is no Cemetery Plat map on file with the Jackson County Surveyor. J.R. White's survey showed a tie to the Southeast Corner of D.L.C. No. 39 however, it did not describe what was found there nor an explanation as to it's location on the Northerly right of way line of the County road. His location did not fit well to either the original survey nor the 1909 county road survey, which utilized the S.E. Corner of D.L.C. No. 39 as a centerline angle point. No attempt was made to monument either of these corners as the placement of the Center-North 1/16th corner was not required by this survey and the location of the Southeast Corner of Donation Land Claim No. 39 was utilized in the approximation of the centerline location of the North Applegate County Road, only. Additional survey work would be necessary to verify it's present retraced computed location.

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SURVEY No. 13530

SURVEY FOR: Timothy and Judith Hofmann  
14500 North Applegate Road  
Grants Pass, Oregon 97527

LOCATION: Northeast Quarter and the Southeast Quarter of  
Section 6, Township 38 South, Range 4 West of the  
Willamette Base and Meridian

PURPOSE: To monument a Property Line Adjustment

DATE: May 15, 1993

BASIS OF True Meridian at A-90 backsighting A-89 &  
BEARING: A-91 as derived from the A.M.S. Control Net (1983  
datum) on file with the Jackson County Surveyor.  
(The elevation at A-90 (362.377 meters) was used  
in the reduction of horizontal distances.)  
A-90 to A-89 bears: S 38° 39' 18" E 3007.705'  
A-90 to A-91 bears: N 47° 21' 31" W 1811.835'

PROCEDURE: A thorough research of public records indicated there had been several surveys that had perpetuated the 4 original section corners in Section 6; however, no evidence remained of any of the original 1/4 corners. The 1/4 corner common to Sections 6 & 7 had been re-established by a dependent resurvey of a 1915 County Road Survey in Filed Survey 4482. The North 1/4 corner common to Sections 31 & 6 was proportioned in Filed Survey 10408 and subsequently remonumented by a Jackson County re-establishment in 1987 as a Special Corner. The West and East 1/4 corner positions were computed for the subdivision of Section 6, and were not monumented by this survey.

No survey was found that controlled the rights of way of North Applegate County Road. However, on July 29, 1909 a Road Survey to establish the Missouri Flats County Road centerline was executed by G. Elksnat, Jackson County Deputy Surveyor (This road is now known as the North Applegate County Road). The 1909 survey established a 40 foot Right of Way and tied the Southeast Corner of Donation Land Claim No. 39. There was a diligent search made for this corner but its location appears obliterated by road construction and improvements at the intersection of Kubli and North Applegate County Roads. Therefore, the theoretical location of the Southeast Corner of Donation Land Claim No.39 was proportioned from corners tied by this survey. No evidence was found of reference trees or the road stone referencing this 1909 County Road survey. Therefore I executed a location survey measuring the existing travel way (2-lanes) as well as the right of way fences and road drainage structures. The 1909 survey was retraced using record bearings and the aforementioned proportioned D.L.C. corner to control it's location and superimposed on the existing improvements. The centerline values of the 1909 survey followed closely the westerly edge of the existing asphalt traveled way generally. This 1909 Road survey was then offset East 10' to approximate the existing centerline and was used to control curve fitting to the existing traveled way. Right of way fences and drainage ditches do not fit well in places to this computed right of way location and additional curve widening or slope easements may be needed to reconcile these differences.