

MAP of SURVEY
 located in
 The South One-Half of Section 24 and
 the North One-Half of Section 25, Township 38 South of Range 1 West
 of the Willamette Base and Meridian,
 JACKSON COUNTY OREGON

for
Dr. C. Lawrence Roberts
 23720 Southeast 18th Street
 Issaquah, Washington 98027-8109

SURVEYOR
STEWART LAND SURVEYS February 15, 1995
 6370 Highway 66 revised October 3, 1996
 Ashland, Oregon 97520
 phone: (503) 488-2831

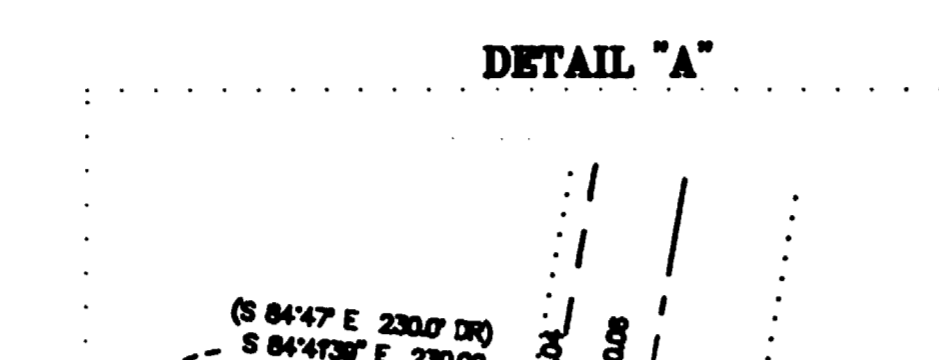
SCALE: 1" = 100 feet
 BASIS OF BEARING:

TRUE MERIDIAN at Station Talent
 as derived from the Jackson County Surveyor's
 1983 C.P.S. Geodetic Control net, utilizing the 1983 N.A.D.
 (as established in the Jackson County Surveyor's
 N.D.A.A. control net of 1988)

Legend

- found 2.5" bronze disc on a 1" Galv. iron pipe 1" deep, and marked "T38S RW NW COR. DLC NO.42 1962" for reference monument descriptions see Narrative Of Survey
- found 5/8" Iron rod Centerline Point of Intersection monument (1941 Jackson County Road Survey as shown on Road Map Rol 38/3 on file at the Jackson County Surveyor's Office)
- found 1/2" Iron pipe centerline survey monument (1910 Jackson County Road Survey on file at the Jackson County Surveyor's Office), unless otherwise noted
- found 5/8" Iron rod survey monument, unless otherwise noted
- set: 1" X 30" galvanized iron pipe with a yellow plastic plug marked "STEWART LS 2057"
- ⊙ set: 5/8" X 30" Iron rod WITNESS CORNER with a 1.5" aluminum cap marked "MC STEWART WIT. COR. RLS 2057"
- △ computed location, nothing found, established, or re-established
- X-X- fence line, as noted
- Surveyed Property Line
- - - right of way line and centerline Patterson County Road (1896 petition)
- - - centerline 1941 Jackson County Road survey re-alignmt (commonly known as West Valley View Road)
- - - centerline Interstate Highway No. 5
- f.s. a survey found on file in the Jackson County Surveyor's Office

[1914 Survey of J.M. Casbeer Tract, by Cummings, Tee & Rhodes]
 2352.12' West
 (2354.3' West f.s.13900)
 (2386.0' West DR.J.C.)



(Original Petition Stratton Road Vol.15, P.392)
Glasgow-Talent County Road
 Vol.223 P.456, Vol.186 P.376 Deed Records Jackson County
 (50' right of way)

VALLEY VIEW ROAD
 (84°47'W 831 J.Co.Rd.Survey)
 N 84°41'39"W

Tax Lot 601
 Document No. 91-10086 O.R.L.C.
Roberts
 13.5 acres

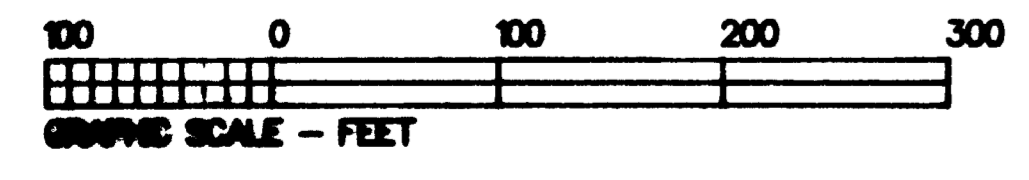
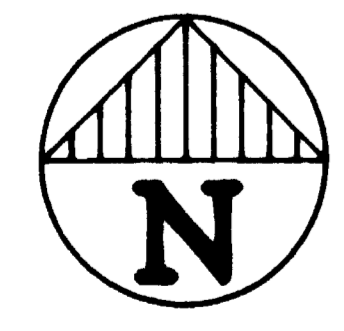
Interstate Highway No. 5
 Found 3" bronze disk in concrete
 P.T. Sta. 1222+74.96

Curve Data

CURVE	RADIUS	LENGTH	DELTA	CHORD	CHBEARING
centerline	1	477.50'	363.30'	43°35'34"	354.80' S 62°53'52"E
right of way	1a	502.50'	125.38'	14°17'38"	125.04' S 77°32'50"E
centerline	2	318.08'	410.85'	73°58'12"	382.72' N 27°14'57"W
centerline	3	5729.58'	986.67'	9°40'00"	985.52' S 48°51'13"E
right of way	3a	5809.58'	44.47'	00°27'15"	44.48' S 52°09'53"E
centerline	3b	5729.58'	174.98'	144°58'	174.94' S 52°48'44"E
centerline spiral	3c	D=1	400'	2'00"	398.98' S 55°02'04"E

REGISTERED PROFESSIONAL LAND SURVEYOR
Martin C. Stewart
 OREGON
 MARTIN C. STEWART
 2897

Surveyor's Registration
 Renewal Date is June 30, 1998



RECEIVED
 Date: 10-9-96 By: [Signature]
 This survey consists of:
 1. sheets map
 3. pages Narrative
JACKSON COUNTY SURVEYOR

Job: 81w25-1-JN-983
 file: roberts.gsd / roberts.lrv

Tax Lot 601 of Assessor's Map 385-W-24 & Tax Lot 601 of Assessor's Map 385-W-25a

15144

STEWART LAND SURVEYS

**6370 Highway 66
Ashland, Oregon 97520
phone (541) 488- 2831**

**NARRATIVE of SURVEY
to COMPLY with PARAGRAPH 209.250 of the
OREGON REVISED STATUTES**

SURVEY MONUMENT DESCRIPTION

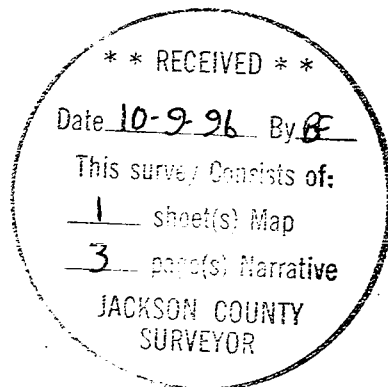
Northwest corner of Donation Land Claim No.42, Township 38 South, Range 1 East W.B.& M. found: a 2.5 inch bronze disk on a 1 inch galvanized iron pipe, 2 inches deep, firmly set and marked: "T38S R1E, NW COR. DLC NO.42, 1962" from which:

A 3/4 inch iron rod, 1 inch deep in a North-South fence line bears S00° 23'E, 24.94 feet distant.
(as per 1990 Jackson Co. re-estb. S00° 37'W, 25.01 feet distant)

A 1 inch galvanized iron pipe with a yellow plastic plug marked: "Jackson C.S." bears S87° 55'W, 17.42 feet distant and found in a East-West fence line.
(as per 1990 Jackson Co. re-estb.:S88° 03'W, 17.41 feet distant)

No evidence found of the 13" pear tree as called for in the 1990 Jackson co. re-estb.

A 1.25 inch galvanized iron pipe with a split and flared top bears N89° 49'17"W, 472.41 feet distant and found 2.5 feet southerly of a East-West fence.
(as per 1962 Jackson co. re-estb.: West, 472.20 feet distant)



Martin C. Stewart



Surveyor's Registration
Renewal date is June 30, 1998

file: C:\msworks\mstext\nrtv-983.wps

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15144

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NARRATIVE of SURVEY to COMPLY with PARAGRAPH 209.250 of the OREGON REVISED STATUTES

searches were conducted beyond the County Road rights of way to locate additional monumentation established in the 1914 Survey.

As well, additional research was conducted in the archives of the Public Works Department. The archives produced the 1931 County Road Survey for the Talent-Glasgow County Road, which is now incorporated into the Talent I-5 interchange and additional information concerning the 1941 County Road re-alignment. The retraced values of the remaining P.I. monuments established in the 1941 County Road re-alignment survey was only exceeded by the retraced values of the 1914 Survey done for J.M. Casebeer by Cummings, Tee, and Rhodes.

The original linen map of this survey was graciously furnished to the Jackson County Surveyor by Surveyor Mark Boyden, it's value to future surveyors is significant as it should provide subsequent survey retracements that will be in harmony with lines of possession that were based on deeds that utilized this 1914 survey.

The additional corner search (though time consuming) did yield undisturbed monumentation. The found 1 inch iron pipe immediately west of the Northwest Corner of Donation Land Claim No.42 did not appear to have been recovered for a very long time. Fortunately, a wire fence corner brace had protected the monument which was recovered after a very diligent search. The found monuments further to the West and East of the County road were found in "porcupine corners", i.e. several other monuments were found nearby that were established in subsequent surveys. Some of the confusion created by these subsequent surveys was a result of not using the monumentation of the Casebeer Survey. The only monumentation utilized in these retracements used the current location of the Northwest corner of D.L.C. No.42. The present location is 15 feet further East as compared to the location revealed by the 1914 Casebeer Survey. By utilizing the found monumentation relative to the 1914 survey the deed lines were in harmony with fence lines and other improvements. A possible coincidence is that the Northeast corner of my client's property (Tax Lot 601) is approximately 15' Northwesterly from the Point of Beginning for Vol.117 Page 148. This is notable that up until now these points had been considered coincident and that some fences have been re-constructed 15' easterly of their old locations apparently based on surveys utilizing the current location of the N.W. corner of D.L.C. No.42. The current location of this D.L.C. corner is in harmony with other monumentation of the Public Land Survey System, so it is felt that there could have been an earlier erroneous position or a blunder in the measurement of this line. Despite this, the found undisturbed monumentation as established by Cummings, Tee, and Rhodes is our best evidence of the intent of the conveyances by J.M. Casebeer, as well as the subsequent deeds that followed.

The additional time spent in reconciling all this created delays in the completion of this survey. Much of the additional work was well beyond the costs anticipated. Dr. Larry Roberts and the Jackson County Surveyor afforded me the extra time to complete this survey, as preliminary copies of the February 1995 Map of Survey were provided to all concerned parties.

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SURVEY No. 15144

SURVEY FOR: Dr. C. Lawrence Roberts
23720 Southeast 18th Street
Issaquah, Washington 98027-8109

LOCATION: The South One/Half of Section 24 and the North One/Half of Section 25, Township 38 South of Range 1 East of the Willamette Base and Meridian in Jackson County, Oregon.

PURPOSE: To survey and monument the corners of my client's fee title as set forth in Document No. 91-10065 of the Official Records of Jackson County, Oregon.

DATE: February 15, 1995 and
revised October 3, 1996

BASIS of BEARINGS: True Meridian at Station Talent (backsighting Station Billings) as derived from the Jackson County Surveyor's 1993 G.P.S. geodetic control net, utilizing the 1983 North American datum (as established in the Jackson County Surveyor's N.O.A.A. control net of 1968).

PROCEDURE: A thorough research of public records and private survey files was conducted as the deed of record was not in harmony with the found monumentation established in filed survey No.3110 and filed survey No.13900. The lack of centerline monumentation relative to the Talent-Glasgow County Road also required additional research. In addition found monumentation that was not tied to any surveys found in the Jackson County Surveyor's Office suggested contacting local surveyor's of longstanding for any information that might be available in private survey office files.

Unfortunately the research of the public right of ways revealed a Road Petition (C.J. No.24 Page396) which had been denied and no deeds of records conveying title to the 1941 re-alignment of Patterson County Road (Road No. 56), commonly known as West Valley View Road. This produces small areas of encroachment by the public onto my client's land. The last approved Road petition affecting my client's property was approved on May 7, 1896 for a 40' right of way and was called the Patterson County Road. It was subsequently referred to as County Road No.56 in the 1910 County Road Survey. Deeds of record further to the east along this road do convey an additional 10' of right of way (50 feet overall), but none were found relative to my client's ownership. Therefore, the 1896 right of way was determined from the monumentation established in the 1910 County Road Survey and retraced by the 1914 J.M. Casebeer Survey (a blueprint of which was provided to me by Verlyn Thomas, our former County Surveyor).

The found monumentation and the wording of the calls in the deeds indicated there had been surveys done prior to 1947, which would not be found in the Jackson County Surveyor's office and the similarity of these calls to the Casebeer Survey lines indicated the deed calls had been derived from this early survey. Accordingly, additional corner