

MAP OF SURVEY

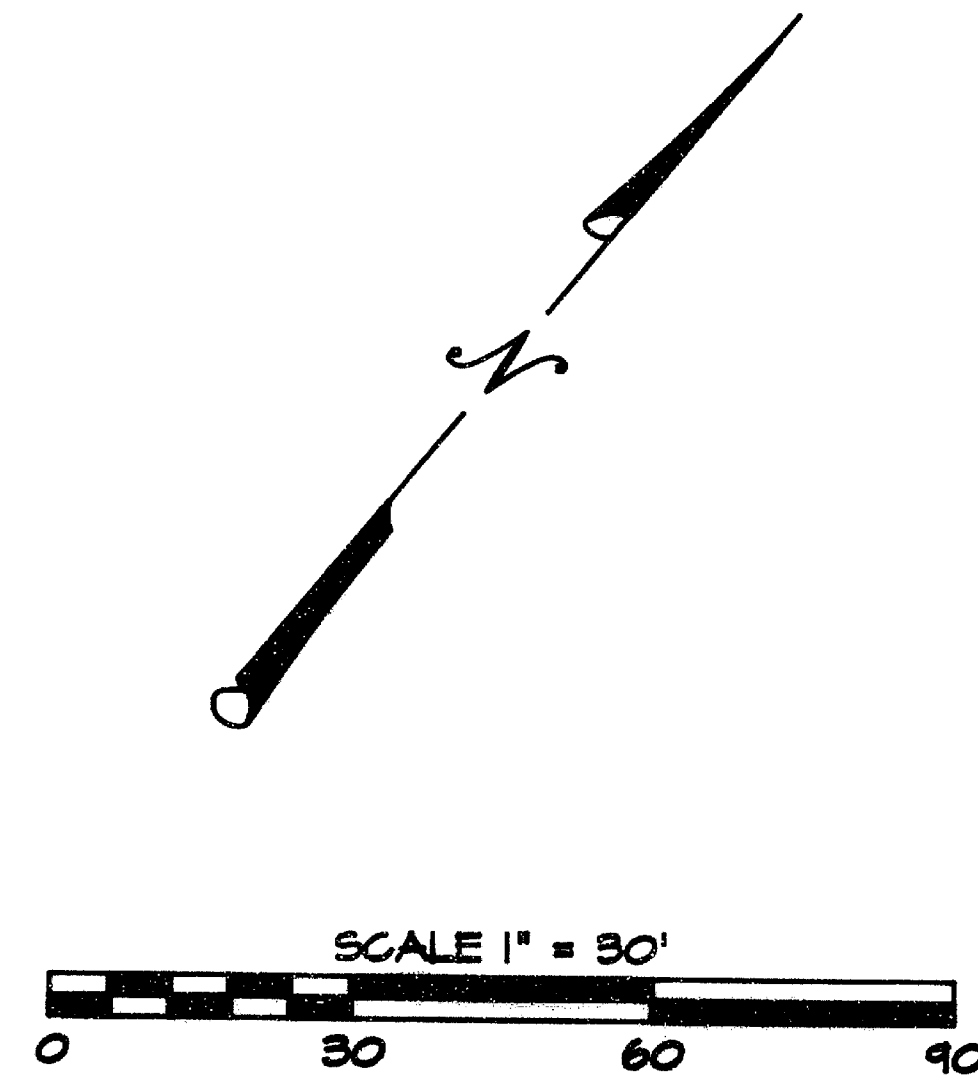
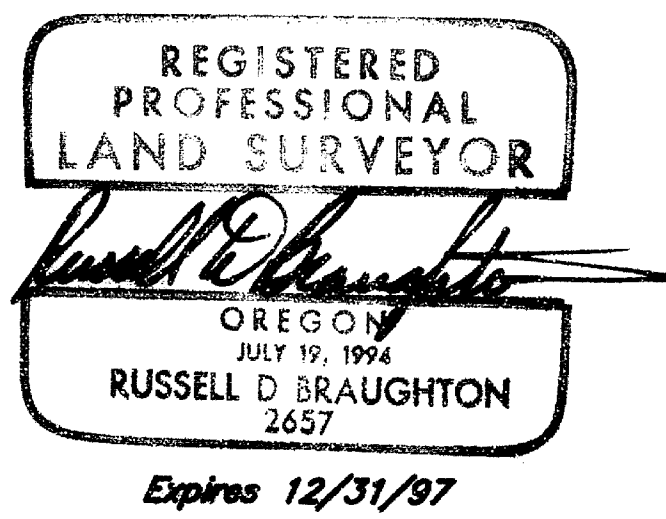
LOCATED in the SW 1/4 of Section 10,
T. 38 S., R. 1 W., W.M., in the
City of Phoenix, Jackson County, Oregon.

January 20, 1997

SURVEYED FOR: Ilze DeVries
P.O. Box 36
Phoenix, Oregon 97535

SURVEYED BY: Eagle-Eye Surveying Corporation
23 North Ivy Street
Medford, Oregon 97501
Phone (503) 776-2313

NOTE:
Existing fence line does not
appear to be of ancient origin.



LEGEND

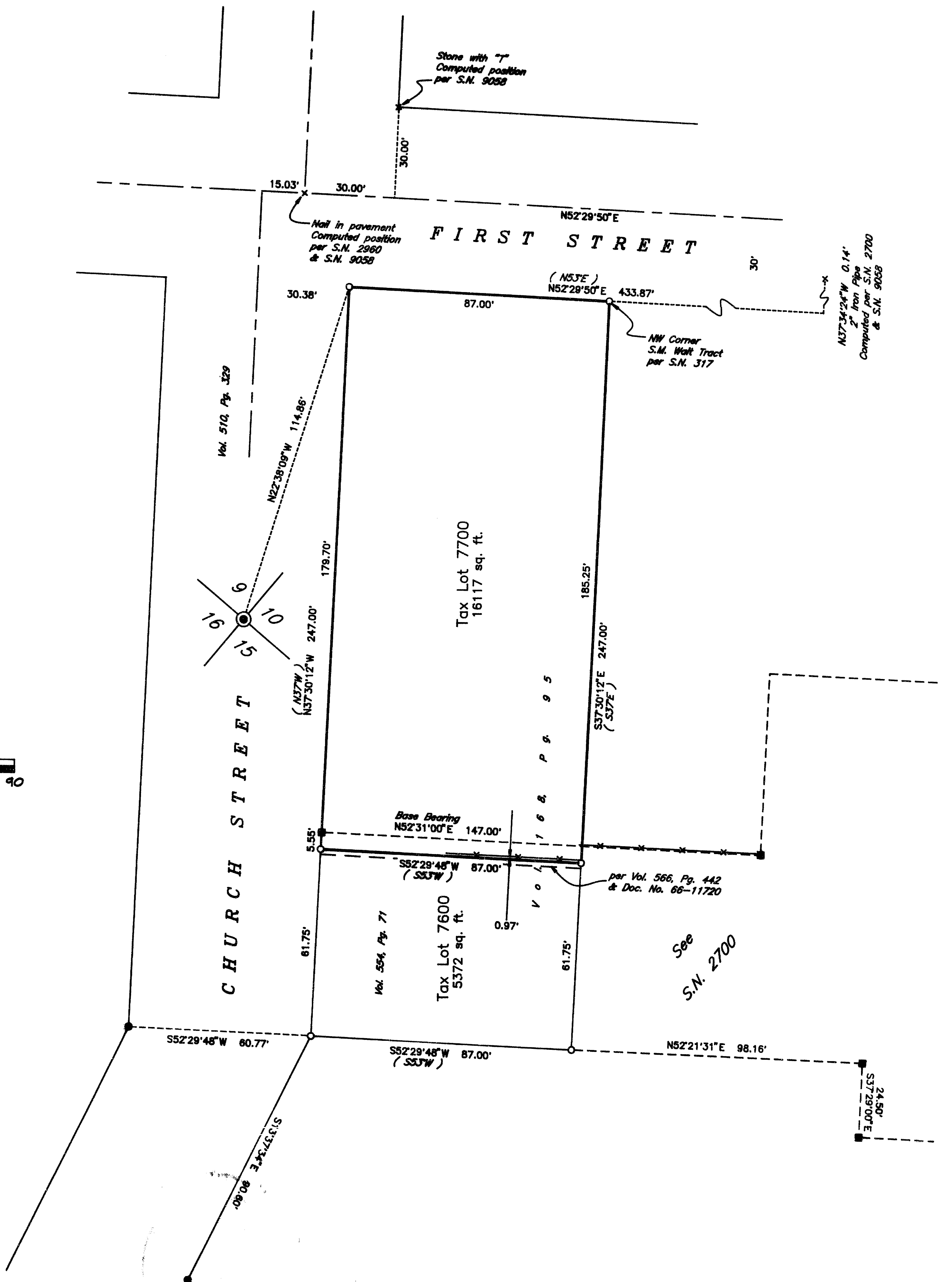
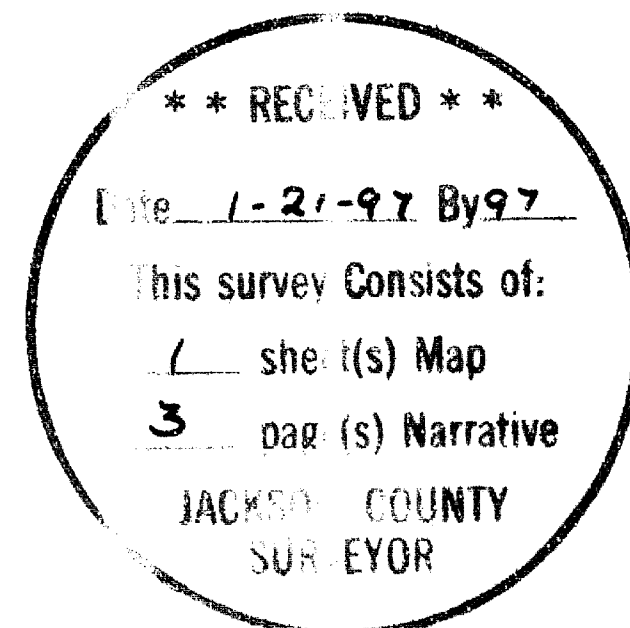
- ⊙ Indicates 3" Brass Cap monument in well case fd.
- Indicates 5/8" I. Pin per S.N. 2460 fd.
- Indicates 5/8" I. Pin per S.N. 2700 fd.
- Indicates 5/8" x 30" steel pin w/red plastic cap mkd. "R. BRAUGHTON-LS 2657" set.
- () Indicates Deed Record data.

----- Indicates existing fence line

Doc. No. = Official Records Jackson County, Oregon
J.C.S. = Jackson County Surveyor
S.N. = Survey Number
Vol. & Pg. = Jackson County, Oregon Deed Records

BASIS OF BEARINGS:

S.N. 2700 as shown.



EAGLE-EYE SURVEYING CORPORATION
 (formerly Edwards Surveying & Land Planning Inc.)
 23 North Ivy Street, Medford
 P.O. Box 4397, Medford, Oregon 97501-0170
 Tel. (541) 776-2313 Fax. (541) 776-9978

SURVEY NUMBER _____

SURVEY NARRATIVE TO COMPLY WITH CHAPTER 209, PARAGRAPH 250,
 OREGON REVISED STATUTES

SURVEY FOR: Ilze DeVries
 P.O. Box 36
 Phoenix, OR 97535

LOCATION: Southwest 1/4 of Section 10, T. 38 S., R. 1 W.,
 W.M., Jackson County, Oregon.

PURPOSE: To locate and monument the boundaries of those
 tracts described in Volume 168, Page 95 & Volume
 554, Page 71, Deed Records for said County and
 State, establishing the line between T38-1W-16AA
 T.L. 7700 and T.L. 7600 as shown on the
 accompanying map.

PROCEDURE: A control traverse was run to tie those controlling
 monuments shown, as well as, monuments on Survey
 Number 9058 (not shown). An extensive search of
 all the Recorded Documents concerning the subject
 properties, including their adjoiners, was
 conducted to produce the proper chain of title and
 the intent of the deeds to the properties in
 question. I concurred with Survey number 2700 that
 the lead course of Volume 168, Page 95, said Deed
 Records, was in fact made in error. I also
 concurred that the intent of Volume 168, Page 95
 was to describe a tract that was bounded on the
 Northeast by the S. M. Wait tract, surveyed by C.
 Z. Boyden and filed as Survey Number 317; this
 tract (Vol. 168, Pg. 95) is also bounded to the
 Northwest by the Southeasterly Right-of-Way of
 First Street (deed has a mis-nomer 'Main Street').
 The chain of title revealed the following evidence;
 from which, I made certain conclusions as to how to
 properly monument the line in question.

In 1927, Butterfield conveyed to Watkins a tract 87
 feet in width by 247 feet in length (Vol. 168, Pg.
 95). In 1962, Watkins entered into a contract
 with Glenn dated December 21, 1962 (no description
 given). In 1963, Watkins conveyed to McGeary &
 Popow the Southeasterly 61.75 feet of Vol. 168, Pg.
 95 (Vol. 554, Pg. 70). Also in 1963, Glenn
 relinquished a Quitclaim Deed to McGeary & Popow
 for the same Southeasterly 61.75 feet (Vol. 554,
 Pg. 71). These transactions left a remainder of
 185.25 feet in length as the Northwestern portion
 of Vol. 168, Pg. 95. On January 20, 1964, Watkins
 signed an instrument conveying her interest in the
 remainder to Glenn; this document was not recorded

until November 4, 1966 (Doc. No. 66-11720). Also, on January 20, 1964, Glenn signed an instrument conveying title to McCormick; this document was recorded on May 11, 1964 (Vol. 566, Pg. 442). Both of these instruments, Vol. 566, Pg. 442 and Doc. No. 66-11720, describe a tract that is 87 feet in width by 187 feet in length, creating a 1.75 feet overlap with Vol. 554, Pg. 71. It was determined that the tract described by Vol. 554, Pg. 71 had senior rights. This was substantiated by the fact that in 1976 McCormick conveyed to O. Bateman & B. Bateman a tract 87 feet in width by 185.25 feet in length and bounded to the Southeast by Vol. 554, Pg. 71 (Doc. No. 76-14209). Also, in 1984, O. Bateman relinquished a Quitclaim Deed to B. Bateman/Bullock for the same 87 feet wide by 185.25 feet long tract (Doc. No. 84-19208). In 1985, B. Bateman/Bullock conveyed to DeVries, our client, a tract 87 feet in width by 185.25 feet in length and bounded to the Southeast by Vol. 554, Pg. 71 (Doc. No. 85-07520). From this evidence, it was determined that the proper placement of the deed line between Tax Lot 7700 and Tax Lot 7600 would in fact be the Northwesterly line of that tract described Vol. 554, Pg. 71, Deed Records, Jackson County, Oregon. It was also determined that the intent of all the deeds concerning this survey were describing tracts that were to be laid out parallel and perpendicular to First Street.

The secondary purpose of this survey was to decipher the purpose of the line monumented on Survey Number 2700 which is approximately 5.55 feet Northwesterly of the Northwesterly line of Vol. 554, Pg. 71. Our research indicates that at the time of Survey Number 2700 some form of a Lot Line Adjustment may have been attempted, but the proper instruments conveying title were never recorded.

Using Survey Numbers 317, 2700, 2960, 6029 and 9058, as well as, Instruments Vol. 168, Pg. 95, Vol. 510, Pg. 329 and Vol. 554, Pg. 71, the Southeasterly Right-of-Way line of First Street and the boundaries of the tracts were then computed and monumented as shown on the accompanying map. Monuments set on this survey consist of 5/8" x 30" steel pins with red plastic caps mkd. "R.BRAUGHTON-LS 2657".

It must also be noted that the Brass Cap, monumenting the Southwest corner of Section 10, may not be in the same location as the stone referenced on Survey Numbers 317, 2700, 2960, and 6029. This is evidenced by the fact that ties made to monuments set on these surveys did not correspond to their record inverses to the Section Corner by a range of 0.21 feet to 0.30 feet; whereas, ties made to monuments set on Survey Number 9058 (which shows a Brass Cap in a well) correspond very well.

BASIS OF BEARINGS: Survey Number 2700 as shown.
 EQUIPMENT: Nikon DTM-A5 Electronic Total Station.
 DATE COMPLETED: January 20, 1997



Expires 12/31/97

T38-1W-16AA Tax Lots 7700 & 7600

