

Map of SURVEY

located in the North One/Half and the South One/Half of Section 28 Township 39 South of Range 2 East of the Willamette Base and Meridian JACKSON COUNTY OREGON

Hutchinson and Davalos 2121 and 1957 Old Greensprings Highway, resp. Ashland, Oregon 97520 SURVEYOR

STEWART LAND SUREYS February 15, 1997

6370 Highway 66 Ashland, Oregon 97520-9016

SCALE: 1" = 400' BASIS OF BEARING:

phone (541) 488-2831 filed survey No.14227

REGISTERED PROFESSIONAL LAND SURVEYOR

Martin C. Stewart

OREGON JULY 15, 1983 MARTIN C. STEWART 2057

Surveyor's Registration Renewal Date is June 31, 1998

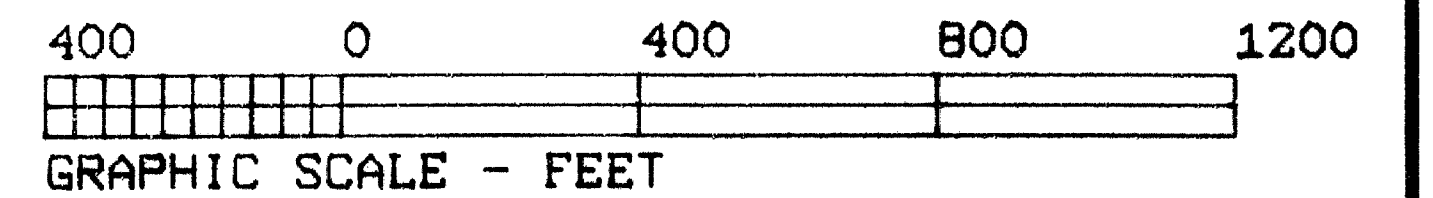
Legend

- found: a 2.5 inch Jackson Co. bronze disk, on a 1 inch iron pipe, unless noted otherwise
found: a 5/8 inch iron rebar WITNESS CORNER with a yellow plastic cap marked as per filed survey No.12277
set: a 2 inch galvanized iron pipe with a 2.5" bronze disk, for additional description see accompanying Narrative of Survey
set: a 5/8 by 30 inch iron rebar with a yellow plastic cap marked "STEWART LS 2057", unless otherwise noted.
computed location nothing found, established, or re-established, unless otherwise noted.

fs. = a filed survey found in the Jackson County Surveyor's Office

(O.R.J.Co.) = Official Records of Jackson County, Oregon

(D.R.J.Co.) = Deed Records of Jackson County, Oregon



Job: 92e28-1-JN 90589701 file: 92e28-1.pl1

sheet One of One

Sec.20 Sec.21

Sec.29

found: a 3" bronze disk on a 2.5" iron pipe in a mound of stones, firmly set and marked: "T39S R2E S.20,21,28,& 29 1994 PLS 638" with four references as per f.s. 14227

Section 28

RECEIVED Date 8-12-97 by G This survey consists of 1 sheet(s) Map 3 page(s) Narrative JACKSON COUNTY SURVEYOR

Emigrant Creek Reservoir boundary line bearings & distance as per Vol.471 Page 81 (D.R.J.Co.)

Table with 3 columns: COURSE, BEARING, DISTANCE. Rows 1-5.

1/4 Corner

Emigrant Creek Reservoir boundary line bearings & distance as per Vol.471 Page 81 (D.R.J.Co.)

Table with 3 columns: COURSE, BEARING, DISTANCE. Rows 6-33.

\*note all bearings are rotated a positive 00°02'53" from Vol.471 Page 81 (D.R.J.Co.) U.S. Bureau of Reclamation to W.L.Davis & Edna A.Davis (deed record distances were held)

1/4 Corner

"JACKSON COUNTY T39S R2E 1/4 S.21&28" (exposed 6 inches and firmly set with three bearing trees as per the 1979 re-estb. notes)

S 89°51'28"E 165.00'

West 10 rods Vol.281 Page 84 (W.G. Tucker to W.L.Davis 1947 D.R.J.Co.) West 11 rods Vol.138 Page 129 (A.B. Brown to M.M. Tucker 1917 D.R.J.Co.)

S 89°48'56"E 208.70'

N 00°08'37"E 208.70'

N 89°48'56"W 208.70'

N 00°08'37"E 208.70'

S 89°58'48"E 165.00'

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Sec.29

Sec.32

Sec.33

"T39S R2E SEC 28,29,32,& 33 CS 1967" (exposed 7 inches and firmly set in a mound of stones with 5 bearing trees as per the 1988 re-estb. notes) 2649.76'

S 89°52'25"W

1/4 corner

5299.52'

"JACKSON COUNTY T39S R2E S.27,28,33,& 34 1979" (exposed 8.5" with 5 references as per the 1979 re-estb. notes)

2649.76'

Section 33

Section 34

165.08' (North 165.0' D.R.J.Co.)

Job: 92e28-1-JN 90589701 file: 92e28-1.pl1

15470

**STEWART LAND SURVEYS**

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

\*\* RECEIVED \*\*

Date 8-12-97 By *CS*

This survey Consists of:

1 sheet(s) Map

3 page(s) Narrative

JACKSON COUNTY  
SURVEYOR

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

line. However, even this fence takes a substantial swing to the East and back North and ultimately joins the fence along the diagonal 1/16th line there after heading in a Southeasterly direction until it terminates at the Sampson Creek Road! Northerly it appears to stay close but follows the path of least resistance around rock bluffs and outcrops and unfortunately the deed line is 165.00 feet further East.

**SURVEY MONUMENT DESCRIPTION**

(All distances to bearing trees are measured to a 40d spike placed side-center at the root crown and all bearings are measured to a tack and brass washer at the top of the bearing tree blaze, unless otherwise noted.)

**CENTER ONE/QUARTER CORNER COMMON TO SECTION 28**

Township 39 South of Range 2 East Willamette Base & Meridian.

set: a 2.5 inch bronze disk on a 2 inch by 32 inch galvanized iron pipe, exposed 4 inches in a mound of stones, firmly set and marked: "T39S R2E S28 C1/4 1996 LS 2057" from which:

A 5/8 inch by 30 inch iron rebar with a yellow plastic cap, exposed 4 inches, firmly set and marked: "STEWART LS 2057" bears N 37° 25' E, 25.47 feet distant.

A 5/8 inch by 30 inch iron rebar with a yellow plastic cap, exposed 5 inches, firmly set and marked: "STEWART LS 2057" bears S 21° 20' E, 32.15 feet distant.

An 8" d.b.h. White Oak bears S 37° 28' W, 17.11 feet distant which I scribed "C1/4 S28 BT" with brass washer and tack at the top of the single blaze.

A 26" d.b.h. Black Oak bears N 21° 28' W, 23.69 feet distant which I scribed "C1/4 S28 BT" with brass washer and tack at the top of the single blaze.

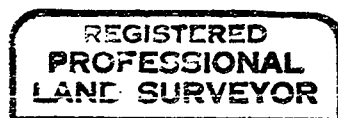
**SOUTH ONE/SIXTEENTH CORNER COMMON TO SECTIONS 27 & 28**

Township 39 South of Range 2 East Willamette Base & Meridian.

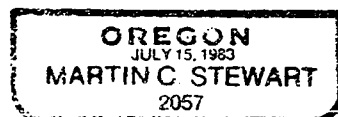
set: a 2.5 inch bronze disk on a 2 inch by 32 inch galvanized iron pipe, exposed 3 inches in a mound of stones, firmly set and marked: "T39S R2E S28 S27 S.1/16 1995 LS 2057" from which:

A 1/2 inch by 24 inch iron rebar with a red plastic cap, flush with the ground surface, firmly set and marked: "STEWART LS 2057" bears N 63° 32' 52" W, 304.17 feet distant.

A 24.3" d.b.h. White Oak bears N 69° 55' E, 73.33 feet distant which I scribed "S1/16 S27 BT" with brass washer and tack at the top of a single blaze.



*Martin C. Stewart*



file: C:\msworks\mstext\nrtv9701.wps

Surveyor's Registration  
 Renewal date is June 30, 1998

# STEWART LAND SURVEYS

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

15470

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

proportioned location. It should be noted that there had been extensive clearing and reconstruction of the fences in the area of the Section corner and the current fences probably do not reflect historical fence locations. Finally an entry was found in a field book of an early city engineer for Ashland named Frank Walker. Walker's Field Book "G" page 17 (dated June 1910) shows a corner location for this Section Corner. However the only reference is to the 1854 location for the single original bearing tree referencing this Section Corner. There were no further notes or comments other than "mound of stones" once again in reference to the 1854 description for this Section Corner. After extensive searching for this location over a four year period the corner was deemed lost and was re-established according to the 1973 Manual of Instruction for the Survey of Public Lands and is shown and described on the Beaton-Jefferey Subdivision Plat. Soon after the re-establishment of this Section Corner the Sectional subdivision of Section 28 was begun to establish the boundaries of the Hutchinson tract. These subdivisional lines were held and were used to intersect the boundary of the Emigrant Creek Reservoir. The overall mathematical closure of the U.S.B.R. Map of 1958 (as additionally set forth in Volume 471 Page 81 of the Deed Records of Jackson County, Oregon) was very good and short of a bearing rotation it's dimensions were held. Unfortunately, we have yet to discover any monumentation or evidence of this survey other than the Southeast Section Corner of Section 28 (common to Sections 27,28,33,&34) which was presumably used as it was in existence in 1958 and is shown on the 1958 Bureau of Reclamation Map.

The Davalos parcels were surveyed during a later stage of the Hutchinson survey as the easement to the Hutchinson ownership is along the Northeasterly line of the Davalos fee title. Both parties were very interested in the boundaries of the Emigrant Creek Reservoir which for now are only monumented on the Davalos ownership. Filed Survey No.12277, a Partition Plat, was done without establishing the Section line common to Sections 27 & 28. The 1/4 corner and Section corner were established subsequently and are shown on my Partition Plat in Section 27 (Filed Survey No.12469). As the only control for Filed Survey No.12277 was done by Surveyor Ager (Ager did not establish the Section Line either), it was felt that the intent of Surveyor McMahan was to establish Witness Corners for Parcel No.2 of his Partition of the Davalos property. That survey did not set monumentation for any of the corners of Parcel 1, part of which is monumented on this survey.

The resultant gap along Hutchinson's East Boundary line for whatever reason appears to be intentional. The original 11 rod strip conveyed by Austie (Barron) Brown to M.M. Tucker in 1917 was apparently a "cattle lane". In 1942 M.M. Tucker conveys to an apparent heir W.G. Tucker only 10 rods, an apparent "typo". However, W.G. Tucker again conveys only 10 rods to W.L. Davis in 1947 (Vol.281 Page 54 Deed Records Jackson Co.) An attempt was made to track the heirs of M.M. Tucker. However, no local land owners of long standing recall or remember anything of this individual (or any relatives) and thus far no heirs have been found.

Finally, the fences in this area were not shown because with only one exception they do not conform to any Deed lines established by a proper survey. Because of the steep terrain and exposed rock outcrops it appears the fence locations are put where it is feasible to set fence posts or wander from tree to tree. The fence locations along the Reservoir Boundary seem to conform to road locations and high water lines but are hundreds of feet away from the surveyed Deed lines. The notable exception is at the Center 1/4 corner of Section 28. This corner falls close to the East side of a North-South fence

# STEWART LAND SURVEYS

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

SURVEY No. 15470

**SURVEY FOR:** Hutchinson and Davalos  
2121 and 1957 Old Greensprings Highway resp.  
Ashland, Oregon 97520

**LOCATION:** The North One/Half and the South One/Half of Section  
28, Township 39 South of Range 2 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.89-28520 of the  
Official Records of Jackson County, Oregon.

**DATE:** February 15, 1997

**BASIS of  
BEARINGS:** The West line of Section 28 as shown on Filed  
Survey No.14227 found in the Jackson County Surveyor's  
Office.

**PROCEDURE:** A thorough research of public records and private survey files revealed little evidence of the original surveys in Section 28. A map provided by Talent Irrigation District which was dated August 19, 1958 by the Talent Division of the Bureau of Reclamation showed several 1/4 corner and section corner locations, however the North 1/4 corner which was re-established from original evidence by the Jackson County Surveyor's Office is not shown. Also the Section corner common to Sections 20, 21, 28, & 29 is shown, however there has never been any monumentation or accessory evidence found. Accordingly, the ties to these locations were evaluated and diligently searched for with negative results. Our firm was retained by the developers of the Beaton-Jefferey Subdivision (filed survey 14227) to re-establish this Section Corner in 1994.

In 1990 and 1991 an extensive control network had been established by this firm for the Sectional subdivision of the adjoining Section 27 (as shown on filed survey No.12469). This network proportioned the location of this Section Corner to determine the proportioned location of the Section Corner to the East (Section corner common to Sections 21, 22, 27, & 28). At that time (1990-1991) we conducted a search of the area surrounding both of these Section Corner locations for any monumentation or accessory evidence with negative results. Subsequent to this a search utilizing the 1958 U.S.B.R. Map's location of the Section corner common to Sections 20, 21, 28, & 29 was done in 1994. This location was calculated to fall 8 feet further North than the current proportioned location for this section corner. The U.S. Bureau of Reclamation location was staked out late in 1994 prior to re-establishment of this Section Corner. Again a search was conducted, in conjunction with the Jackson County Surveyor's Office and again with negative results. Surveyor Burrell (PLS 638) being the surveyor of record for the Beaton-Jeffrey Subdivision suggested that perhaps a fence corner location had been used by the government survey crews in 1958 so all fence post locations were evaluated as well. The resultant fence corner location correlated poorly with either the 1958 location or the