

JACKSON COUNTY SPECIAL CORNER commonly accepted as the center 1/4 corner for Section 10

found: 2.5" brass cap 2" below pavement markings were illegible

S 89°42'19"W 2679.17' (S89°39'58"W 2654.38' f.s.13694) ((S89°41'13"W 2656.22 f.s.5752))

S 89°42'19"W 437.56' (West 457.56' D.R.J.Co.) (N89°39'58"E 457.56 f.s.13694)

found: 3/4 inch iron pipe imbedded in the root crown of a 15" B.Oak, origin unknown bears S 23°19'47"W 0.05'

found: 1 inch iron pipe with a flared top 6" deep, origin unknown bears N 51°31'00"W 0.20'

530.69' (530.69' f.s.13694)

1690.92' (1666.13' f.s.13694)

Sec. 11

Sec. 10

found: 18" gun barrel exposed 4" in fence corner origin unknown

found: 3" brass disk 6" below ground in large blackberry patch (irrigation ditch bears Easterly 4' to 6')

and marked: JACKSON COUNTY T35S R4W 1974 1/4 S10&11. Only the Southwest bearing tree and the Northerly bearing tree are evident, the original B.Oak bearing tree has been destroyed and the site is covered with dense blackberry under growth.

(junior tract) As well, the Southwest bearing tree is dying and a lot of the axe work has rotted. I set a 5/8" X 32" iron rod with yellow plastic cap marked: document No. 72-05803 Official Records of Jackson County, Oregon

MAP of SURVEY

"STEWART LS2057" adjacent to a private drive 4" deep located in from which the 1/4 corner bears: N 37°21'16"E 66.25'

the Southeast 1/4 of Section 10 Township 35 South of Range 4 West of the Willamette Meridian JACKSON COUNTY OREGON

for the F. & E. Patterson Living Trust Eileen Patterson, trustee

306 Pleasant Creek Road Rogue River, Oregon 97537

SURVEYOR

STEWART LAND SURVEYS

September 10, 1999

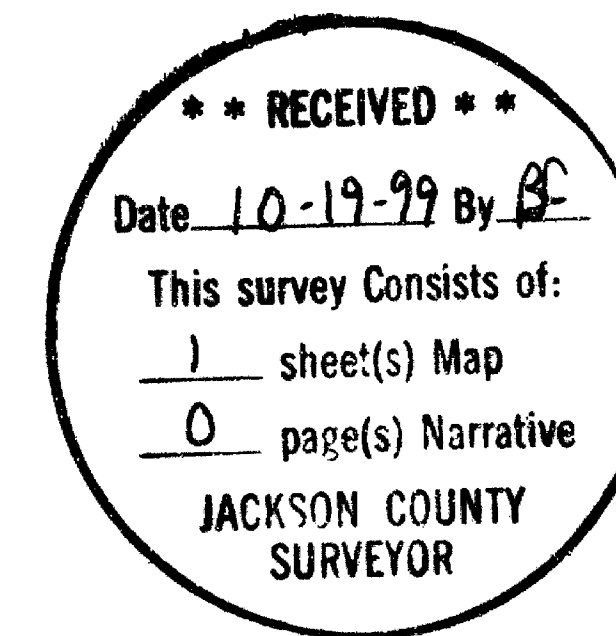
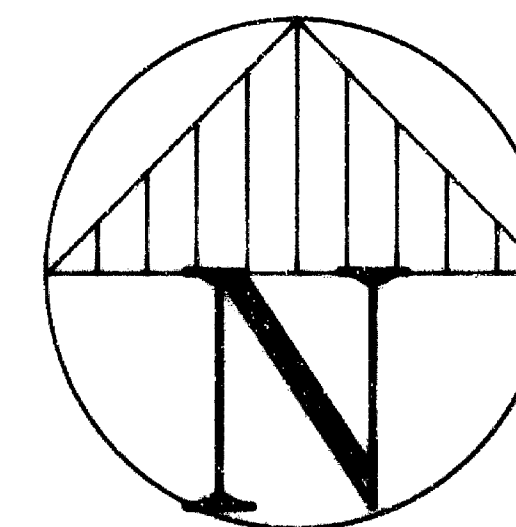
6370 Highway 66 Ashland, Oregon 97520

SCALE: 1" = 40' BASIS OF BEARING:

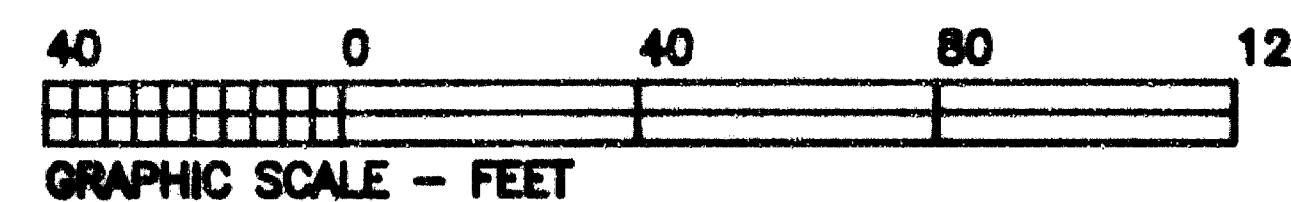
phone (541) 488-2831 filed survey No.5752

Legend

- o = set: 5/8" X 32" iron rod with a yellow plastic cap marked: "STEWART LS2057"
Surveyed Boundary Line
f.s. = filed survey found in the Jackson County Surveyor's Office
a = computed location



Surveyor's Registration Renewal Date is June 30, 2000



file: 354w10-1.crd & .p1 job: 9915

sheet One of One

F. & E. Patterson Living Trust

2.87 acres

Document No.83-01108 Official Records of Jackson County, Oregon

(East 457.56' document No.83-01108 O.R.J.Co.) (27 rods & 12.06 feet document No.71-15826 O.R.J.Co.)

N 89°42'19"E 437.56'

(junior tract) Document No.71.15826 Official Records of Jackson County, Oregon (original deed Volume 251 Page 590 Deed Records of Jackson County, Oregon)

Narrative of Survey

Purpose: to monument the surveyed tract's property corners

Procedure: A survey of the adjoining's property corner monuments did not provide suitable positional tolerances to adequately establish my client's boundaries. Of particular concern was filed survey No.13694 which established an East-West Section centerline from a computed location for the East 1/4 corner of Section 10 and yet disputed a found gun barrel whose origin is unknown. Additional survey work revealed that the gun barrel was virtually on line with this locally accepted East-West Section centerline, however the distance was substantially longer than the computed distance shown on filed survey No.13694. According to Brown's 4th edition of Boundary Control and Legal Principles on page 322 under "Excess or Deficiency", that proration is a last resort and the "junior" tract receives the remainder, (excess or deficiency). A brief title search determined my client's tract to be a portion of the senior tract created in Volume 251 Page 390 of the Deed Records of Jackson County, Oregon. Subsequent deed calls from the Easterly adjoiner reflects this as well. There was no attempt made to reconcile this excess as there are several surveys of the Easterly adjoiner tracts that somehow utilize deed record distances despite 24 feet of excess. In the course of establishing my client's boundary two additional unrecorded monuments were found at the location of my client's Northeast and Northwest property corners. The Northwest property corner monument now being a found 3/4 inch iron pipe of unknown origin inside the root crown of a 15 inch black oak and was less than 0.10' feet from the calculated position. Both found monuments were on the retraced East-West Section centerline and varied less than 0.20' from the deed record distance. These unrecorded monuments are testimony to the intent of previous conveyances.

(South 285.60' D.R.J.Co.) S 00°01'27"E 285.60'

(North 285.60' D.R.J.Co.) N 00°01'27"W 285.60'

(South 80 rods document No.71-15826 O.R.J.Co.)

centerline

Base of Bearings

Pleasant Creek Road

(S00°01'27"E 2643.43' f.s.12245)

(S00°01'27"E f.s.5752)

(S00°01'27"E 2643.47' f.s.5752)

20.00'

Sec. 10

Sec. 15

found: 2.5" brass cap 6" below pavement in PVC liner marked: JACKSON COUNTY SURVEYOR 1/4 S10&15

Tax Lot 1301 of Assessor's Map 35s-4w-10