

MAP OF SURVEY

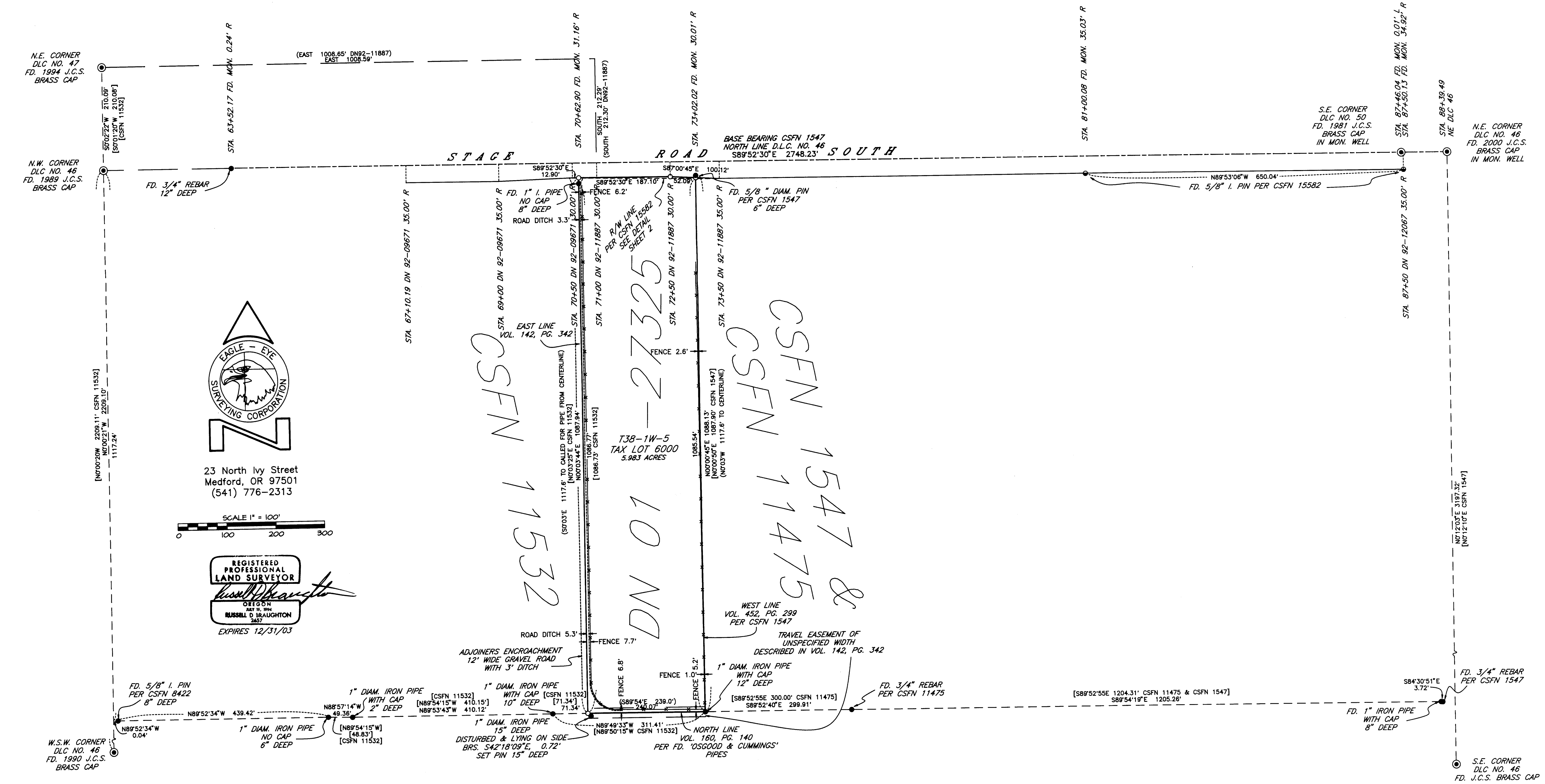
LOCATED in the SW 1/4 of Section 5, T. 38 S., R. 1 W., W.M.,
 and situated in the Donation Land Claim Number 46, Jackson County, Oregon
 for
 Dale Pruett
 171 Stage Road South
 Medford, Oregon 97501

March 19, 2000

RECEIVED
 Date 3-26-02
 This survey consists of 1 sheet of maps
 2

LEGEND

- INDICATES A FOUND MONUMENT AS NOTED.
- INDICATES A FOUND 5/8" DIAMETER I. PIN PER CSFN 15582.
- INDICATES A 5/8" X 30" STEEL PIN W/ RED PLASTIC CAP MKD. "R. BRAUGHTON-LS 2657" SET.
- FENCE LINE
- DN = DOCUMENT NUMBER, OFFICIAL RECORDS, JACKSON COUNTY, OREGON
- VOL. PG. = VOLUME, PAGE, DEED RECORDS, JACKSON COUNTY, OREGON
- CSFN = COUNTY SURVEYOR FILING NUMBER
- DIAM. = DIAMETER
- D.L.C. = DONATION LAND CLAIM
- NO. = NUMBER
- R/W = RIGHT OF WAY
- FD = FOUND
- BRS = BEARS
- [] = RECORD DATA PER FILED SURVEYS
- () = DEED RECORD DATA
- BASIS OF BEARINGS: NORTH LINE OF D.L.C. NO. 46 PER CSFN 1547.



MAP OF SURVEY

LOCATED in the SW 1/4 of Section 5, T. 38 S., R. 1 W., W.M.,
and situated in the Donation Land Claim Number 46, Jackson County, Oregon
for
Dale Fvrett
171 Stage Road South
Medford, Oregon 97501

March 19, 2000

RECEIVED
Date 3-26-02 By *OB*
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

LEGEND

- INDICATES A FOUND MONUMENT AS NOTED.
- INDICATES A FOUND 5/8" DIAMETER I. PIN PER CSFN 15582.
- INDICATES A 5/8" X 30" STEEL PIN W/ RED PLASTIC CAP MKD. "R. BRAUGHTON-LS 2657" SET.
- FENCE LINE
- DN = DOCUMENT NUMBER, OFFICIAL RECORDS, JACKSON COUNTY, OREGON
- VOL., Pg. = VOLUME, PAGE, DEED RECORDS, JACKSON COUNTY, OREGON
- CSFN = COUNTY SURVEYOR FILING NUMBER
- DIAM. = DIAMETER
- D.L.C. = DONATION LAND CLAIM
- NO. = NUMBER
- R/W = RIGHT OF WAY
- FD = FOUND
- BRG = BEARS
- [] = RECORD DATA PER FILED SURVEYS
- () = DEED RECORD DATA
- BASIS OF BEARINGS: NORTH LINE OF D.L.C. NO. 46 PER CSFN 1547.

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

PURPOSE:

MAP OF SURVEY: TO PERFORM A BOUNDARY SURVEY LOCATED IN DONATION LAND CLAIM NUMBER 46 FOR THE PURPOSES OF LOCATING AND MONUMENTING THE DEED BOUNDARIES OF THAT TRACT DESCRIBED IN DOCUMENT NUMBER 01-27825, OFFICIAL RECORDS, JACKSON COUNTY, OREGON (ASSESSOR'S MAP NUMBER T38-1A-5, TAX LOT 6000).

PROCEDURE:

THE RECORD INDICATES NUMEROUS PRIVATE SURVEYS HAVE BEEN PERFORMED IN THE SURROUNDING AREA: OSGOOD & CUMMINGS', 1910-1911; LELAND P. LOVEJOY, CSFN 340-1951; MARK E. BOYDEN, CSFN 1547-1960; VERLYN THOMAS, CSFN 8422-1980; MARK E. BOYDEN, CSFN 11475-1989; GARY D. KAISER (WHILE WITH 'BOYDEN SURVEYORS'), CSFN 11532-1989.

THE RECORD ALSO INDICATES THAT THE JACKSON COUNTY ENGINEER AND/OR JACKSON COUNTY ROAD DEPARTMENT PERFORMED THREE SURVEYS OF 'STAGE ROAD SOUTH' (ALSO KNOWN AS THE PHOENIX-JACKSONVILLE ROAD). B.F. MEYER - RECORDED DECEMBER 4, 1867; PAUL B. RYNNING, COUNTY ENGINEER, -APRIL 27, 1936; JAMES P. DICKERSON, JACKSON COUNTY ROADS AND PARKS SERVICES, CSFN 15582-1997.

A CONTROL LOOP WAS EXECUTED DURING A SURVEY FOR SOUTHERN OREGON NURSERY ON ASSESSOR'S MAP NUMBER T38-1A-5 TAX LOT 6404 BY THIS OFFICE IN JANUARY OF THIS YEAR. THE LINEAR ERROR OF CLOSURE OF THE RAW FIELD MEASUREMENTS WAS 0.087 FEET WITH AN ANGULAR MIS-CLOSURE OF 0°00'09" AND A PRECISION RATIO OF 1/68505. THE CONTROL NETWORK WAS EXTENDED OFF THIS LOOP WESTERLY WITH TO PRODUCE A SECOND LOOP DURING THE EXECUTION OF THIS SURVEY TO TIE IN REMAINING MONUMENTS. THE LINEAR ERROR OF CLOSURE OF THE RAW FIELD MEASUREMENTS FOR THE SECOND LOOP WAS 0.19 FEET WITH AN ANGULAR MIS-CLOSURE OF 0°01'17" AND A PRECISION RATIO OF 1/51324. THE CONTROL NETWORK PROVIDED THE LOCATION OF THE CONTROLLING MONUMENTS SHOWN. NO ADJUSTMENTS WERE APPLIED TO THE LOOPS.

THE TRACT DESCRIBED IN DOCUMENT NUMBER 01-27825, IS BOUNDED BY VOLUME 142, PAGE 342, DEED RECORDS TO THE WEST, VOLUME 160, PAGE 140, OFFICIAL RECORDS TO THE SOUTH AND VOLUME 452, PAGE 299, OFFICIAL RECORDS TO THE EAST. THE COURSES IN THESE DEEDS MAKE CALLS TO IRON PIPES (THE ORIGIN OF THE 'CALLED FOR' IRON PIPES HAS BEEN DETERMINED TO BE OSGOOD & CUMMINGS PER THE EXPERTISE OF MARK E. BOYDEN, A REGISTERED LAND SURVEYOR IN THE STATE OF OREGON). 'BOYDEN SURVEYORS' RECOVERED THESE PIPES DURING THE EXECUTION OF CSFN 1547, CSFN 11475 AND CSFN 11532. THE MONUMENTS WERE RECOVERED AGAIN ON THIS, THEIR LOCATION VERIFIED AND HELD. THE ORIGINAL PIPE AT THE SOUTHWEST CORNER OF THE SUBJECT TRACT WAS FOUND DISTURBED AND LYING ON ITS SIDE AT THE APPROXIMATE LOCATION PER CSFN 11532; I SET MY MONUMENT ON A STRAIGHT LINE BETWEEN THE FOUND MONUMENTS AT THE RECORD DISTANCE PER CSFN 11532.

THE SUBJECT TRACT IS BOUNDED TO THE NORTH BY THE SOUTHERLY RIGHT OF WAY LINE OF STAGE ROAD SOUTH. PECULIARITIES WERE DISCOVERED DURING THE DETERMINATION OF SAID RIGHT OF WAY WITH RESPECT TO ALIGNMENT, STATIONING OF WIDTH CHANGES AND TITLE TRANSFER. AFTER EXTENSIVE RESEARCH OF THE HISTORIC RECORD THE ALIGNMENT OF THE CENTERLINE WAS DETERMINED TO BE ALONG THE NORTHERLY LINE OF DONATION LAND CLAIM NUMBER 46.

IN 1867, THE MAP PRESENTED WITH ROAD RECORD VOLUME 1, PAGE 110 PORTRAYS THE ROAD ALONG THE LINE BETWEEN O.D. HOKKLES CLAIM AND A. BALL'S CLAIM FROM MILEPOST 6 TO MILEPOST 7. THE CORRESPONDING COURSE IN RECORD, FROM THE ANGLE POINT ON 'S. BOUNDARY OF C. JONES CLAIM' EASTERLY, IS 'EAST, 36.17 CHAINS TO THE S.E. CORNER OF C. JONES CLAIM', WHICH WOULD BE THE NORTHEAST CORNER OF DONATION LAND CLAIM NUMBER 46. THIS WOULD RESULT IN THE CENTERLINE BEING ON THE NORTHERLY LINE DONATION LAND CLAIM NUMBER 46. VOLUME 142, PAGE 342, VOLUME 160, PAGE 140 AND VOLUME 452, PAGE 299 CALL OUT THE BEARING OF SAID LINE TO BE "SOUTH 89°54' EAST", AS DOES THE 1936 ROAD SURVEY BY PAUL B. RYNNING, COUNTY ENGINEER. THE 1936 ROAD SURVEY PLAINLY MAPS THAT THE INTENT IS FOR THE CENTERLINE TO BE ON THE "NORTH LINE D.L.C. #46" AS WAS THE SET P.I. TO BE ALSO. IN 1960, MARK E. BOYDEN ESTABLISHED AN ASTRONOMIC BEARING ALONG SAID CLAIM LINE OF SOUTH 89°52'30" EAST VIA A SOLAR OBSERVATION. IN 1989, WHILE WITH 'BOYDEN SURVEYORS', GARY D. KAISER, EXECUTED CSFN 11532 USING THEIR PREVIOUSLY ESTABLISHED CONTROL. ON SAID SURVEY, HE REPORTS THE BEARING FROM THE FOUND P.I. TO THE NORTHEAST CORNER OF DONATION LAND CLAIM NUMBER 46 TO BE "SOUTH 89°53'20" EAST". WITH CAREFUL SCRUTINY AND WHILE HOLDING THE BEARINGS OF SOUTH 89°52'30" EAST ALONG SAID CLAIM LINE PER CSFN 1547, I COMPARED MY MEASURED BEARINGS TO OTHER MONUMENTS PORTRAYED ON CSFN 1547, CSFN 11475 AND CSFN 11532. I HAVE DETERMINED THAT THERE MIGHT BE AN ERROR OF TRANSPOSITION DURING THE DRAFTING OF CSFN 11532. CSFN 15582 USED CSFN 11532 IN THE DEVELOPMENT OF A COMPUTED BASIS OF BEARINGS AND THEREFORE MIGHT WARRANT SOME REVIEW.

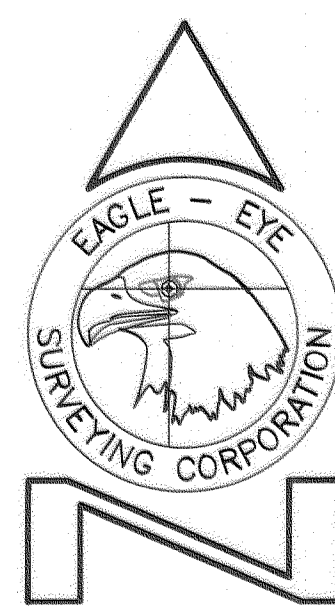
IN 1992, A PROCUREMENT OF RIGHT OF WAY WAS EXECUTED BY JACKSON COUNTY. THE BEARINGS OF THE CENTERLINE, ALONG THE SUBJECT TANGENT, IN THE 1992 DEEDS IS THE SAME AS THAT GIVEN ON THE 1936 ROAD SURVEY. IT WAS DETERMINED THAT THE INTENT OF THE 1992 PROCUREMENT WAS TO EFFECT NEEDED WIDENING, AT SPECIFIED STATIONING, FOR ROAD IMPROVEMENT PURPOSES AND NOT TO EFFECT A RE-ALIGNMENT OF THE CENTERLINE. WITH THE ALIGNMENT OF CSFN 15582 SUSPECT, A REVIEW OF THE RECORDED RIGHT OF WAY DEEDS WAS IN ORDER. IT WAS DISCOVERED THAT THE CHANGES IN RIGHT OF WAY WIDTHS BETWEEN STATION 70+50 AND STATION 73+50 ON CSFN 15582 DID NOT CORRESPOND TO THOSE CHANGES OF RIGHT OF WAY WIDTHS IN DOCUMENT NUMBER 92-09671, OFFICIAL RECORDS AND DOCUMENT NUMBER 92-11887, OFFICIAL RECORDS. THE DEEDED WIDENING WERE HELD USING THE CENTERLINE STATIONING OF 88+59.49 AT THE NORTHEAST CORNER DONATION LAND CLAIM NUMBER 46 AS AN ANCHOR.

DURING THE RESEARCH OF THE DEEDED RIGHT OF WAY PROCUREMENT OF 1992, A GAP OF 50 FEET EXISTS ALONG THE SOUTHERLY RIGHT OF WAY BETWEEN DOCUMENT NUMBER 92-09671, OFFICIAL RECORDS (ENDING AT STATION 70+50) AND DOCUMENT NUMBER 92-11887, OFFICIAL RECORDS (BEGINNING AT STATION 71+00). NO TITLE TRANSFERRED ALONG THE SOUTHERLY RIGHT OF WAY LINE TO ESTABLISH A NEW RIGHT OF WAY LINE DURING THE 1992 PROCUREMENT FROM STATION 70+50 TO STATION 71+00. THE DEED RIGHT IN THIS 50 FEET WOULD BE THE ORIGINAL RIGHT OF WAY LINE OF 1867. ROAD RECORD VOLUME 1, PAGE 110 DOES NOT SPECIFY A RIGHT OF WAY WIDTH AND WITH NO BETTER EVIDENCE, I HELD THE 1936 ROAD SURVEY WIDTH OF 30 FEET WHICH HAS BEEN THE PRACTICE OF FORMER SURVEYS IN THE IMMEDIATE LOCALITY.

THE DEED BOUNDARIES OF THAT TRACT DESCRIBED DOCUMENT NUMBER 01-27825, OFFICIAL RECORDS, JACKSON COUNTY, OREGON WERE THEN COMPUTED AND MONUMENTED AS SHOWN. MONUMENTS SET ON THIS SURVEY CONSIST OF 5/8" X 30" STEEL PINS WITH RED PLASTIC CAPS MARKED "R. BRAUGHTON - LS 2657".

EQUIPMENT:

NIKON DTM-A20 ELECTRONIC TOTAL STATION & LEICA TCA 1100 ELECTRONIC TOTAL STATION



23 North Ivy Street
Medford, OR 97501
(541) 776-2313

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Russell D Braughton
OREGON
887 92, 976
RUSSELL D BRAUGHTON
3657
EXPIRES 12/31/03

DETAIL SCALE: 1" = 50'

