

Survey Number 17757

SURVEY NARRATIVE
TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

DATE OF SURVEY:

March 20, 2003

SURVEYED BY:

TerraSurvey, Inc.
274 Fourth Street
Ashland, OR 97520

SURVEY FOR:

William & Jeanne Maitland
2427 Glory "C" Road
Medford, OR

LOCATION:

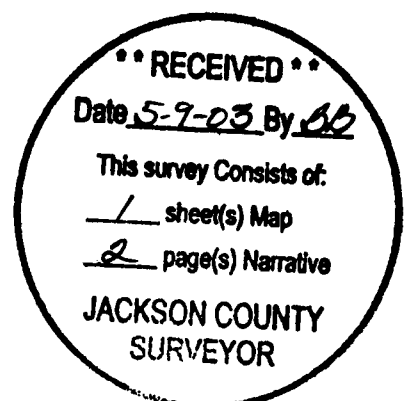
Located in D.L.C. No. 47 in the N.E. 1/4 of Section 11, Township 38 South, Range 2 West, Willamette Meridian, Jackson County, Oregon

PURPOSE:

To survey the clients property per the legal description contained in Document Number 99-33650 and locate or set property corner monuments on the exterior property boundary.

BASIS OF BEARINGS:

Found monuments shown on the Map of Survey filed as Survey Number 13076 in the office of the Jackson County Surveyor.



MAP OF SURVEY

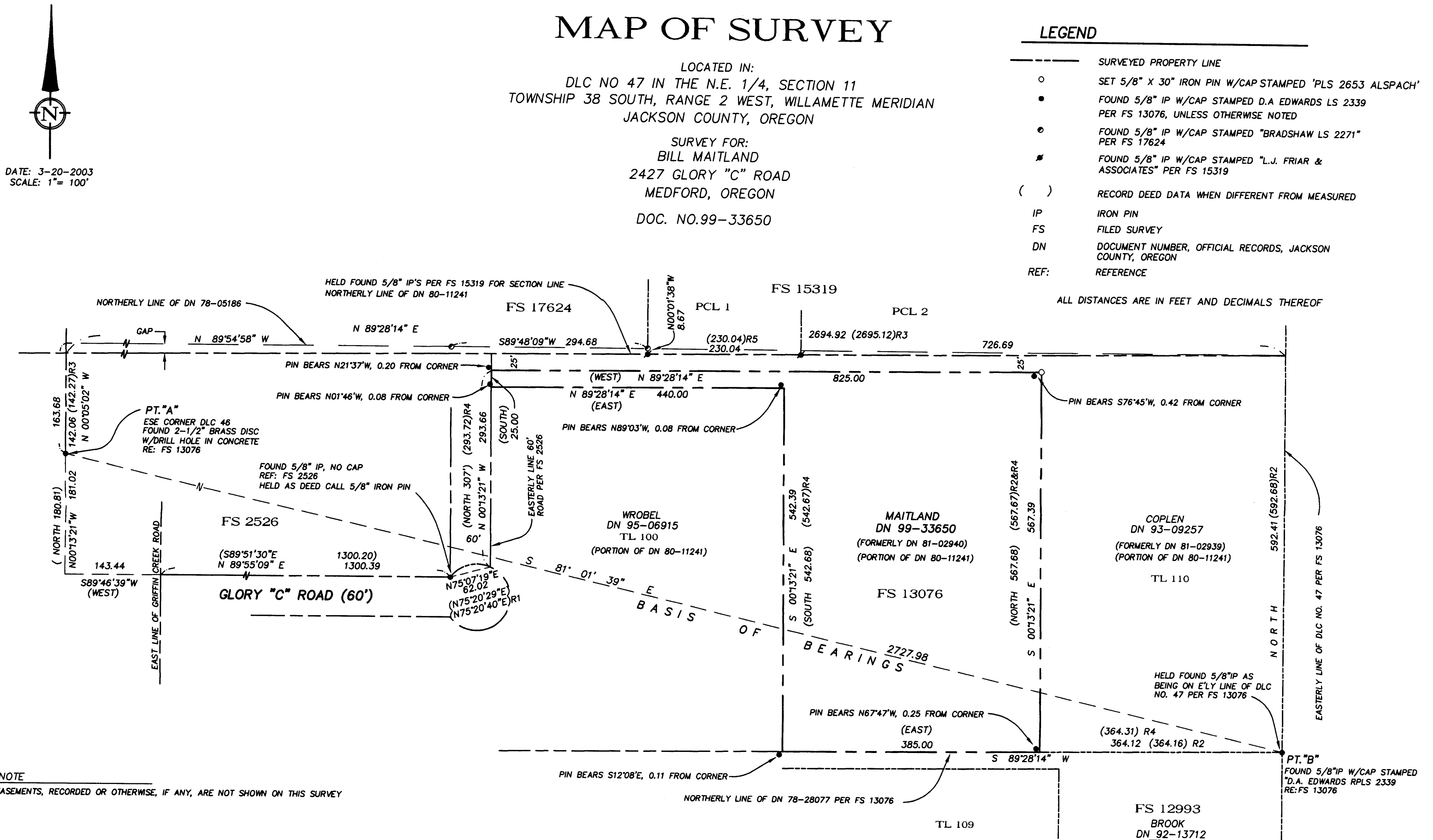
LOCATED IN:
 DLC NO 47 IN THE N.E. 1/4, SECTION 11
 TOWNSHIP 38 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN
 JACKSON COUNTY, OREGON

SURVEY FOR:
 BILL MAITLAND
 2427 GLORY "C" ROAD
 MEDFORD, OREGON
 DOC. NO.99-33650

LEGEND

- SURVEYED PROPERTY LINE
- SET 5/8" X 30" IRON PIN W/CAP STAMPED 'PLS 2653 ALSPACH'
- FOUND 5/8" IP W/CAP STAMPED D.A EDWARDS LS 2339 PER FS 13076, UNLESS OTHERWISE NOTED
- FOUND 5/8" IP W/CAP STAMPED "BRADSHAW LS 2271" PER FS 17624
- FOUND 5/8" IP W/CAP STAMPED "L.J. FRIAR & ASSOCIATES" PER FS 15319
- () RECORD DEED DATA WHEN DIFFERENT FROM MEASURED
- IP IRON PIN
- FS FILED SURVEY
- DN DOCUMENT NUMBER, OFFICIAL RECORDS, JACKSON COUNTY, OREGON
- REF: REFERENCE

ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF



NOTE
 EASEMENTS, RECORDED OR OTHERWISE, IF ANY, ARE NOT SHOWN ON THIS SURVEY

REFERENCES

- R1 FS 2526
- R2 DN 81-02939
- R3 FS 12993
- R4 FS 13076
- R5 FS 15319

I CERTIFY THAT THIS SURVEY WAS PREPARED WITH ARCHIVAL QUALITY MATERIALS AS REQUIRED BY ORS 209.250. SPECIFIC PRODUCTS USED ARE HEWLETT PACKARD INK #51640A ON CONTINENTAL MYLAR #PC-AM2.

Richard F. Alspatch
 RICHARD F. ALSPACH, PLS 2653

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Richard F. Alspatch
 OREGON
 JULY 18, 1994
 RICHARD F. ALSPACH
 No. 2853
 Expires 12-31-2003

RECEIVED
 DATE 5-9-03 BY *BB*
 This survey consists of:
 1 sheet(s) Map
 2 page(s) Narrative
 JACKSON COUNTY
 SURVEYOR

TERRASURVEY, INC.

PROFESSIONAL LAND SURVEYORS

274 FOURTH STREET
 ASHLAND, OREGON 97520

(541) 482-6474
 terrain@bisp.net

JOB NO. 309-03

BASIS OF BEARING

MONUMENTS FOUND AT POINT "A" AND POINT "B" AS S 81° 01' 39" E, BEING A CALCULATED BEARING PER THE MAP OF SURVEY FILED AS SURVEY NO. 13076 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR

PROCEDURE:

The subject property was previously surveyed by David A Edwards in June of 1992. At that time the property corner monuments were set and a Map of Survey was prepared and filed as Survey Number 13076. The client was aware of the previous survey but was concerned that some if not all of the existing property corner monuments had been disturbed so he wished to have his property resurveyed. I began my survey by gathering adjacent surveys and deeds in the area. At first I was somewhat suspect of the construction of the legal descriptions employed by Edwards in both Filed Survey No. 13076 and Filed Survey No. 12993. These surveys used the section line common to Sections 2 and 11 as a controlling line in the survey. However the section line was never mentioned in the legal descriptions of the properties being surveyed. In the narrative portion of Filed Survey No. 12993 Edwards suggests that the point of commencement described in Vol. 235, Pg. 538 was meant, by the scrivener, to be on the section line common to sections 2 and 11 since said point falls suspiciously close to the section line as established by him on his survey. This I assumed was Edwards rationale for using the section line. John Voorheis in the narrative for Filed Survey No. 16982 rightfully points out that there is no writing in the deeds to support the assumption that the northerly line of Vol. 235, Pg. 538 is synonymous with the section line common to Sections 2 and 11. At this point I thought I might have to reject the Edward's surveys since they were based on an assumption that I couldn't accept. However in the course of my research I discovered that the description of the parent parcel(Doc. No. 80-11241) from which my client's parcel was created does indeed call to and along the north line of Section 11. In light of this, Edwards use of the section line as a controlling line in Filed Survey No. 12993 and Filed Survey No. 13076 make sense to me particularly since Edwards was working with ill written legal descriptions for lines he had to establish. As an example, the southerly line of my clients property is a call to the northerly line of Doc. No.78-28077. In Doc. No. 78-28077 the northerly line is described as a line which lies 592.68 feet south of the north line of Donation Land Claim No. 47. The north line of D.L.C. No.47 however lies over 1000' feet north of the location described. If however you substitute the north line of D.L.C. No. 47 with the north line of Section 11 in the description, as Edwards does, the description works. Therefore I accepted Edward's construction of the deeds employed in his surveys and proceeded to retrace Filed Survey No. 13076 to determine if indeed the corner monuments have been disturbed as suspected. What I found was that by their physical appearance and by their close proximity to improvements it appeared that the corner monuments could have been disturb. However my measurements show that most are pretty close to my corner positions which may simply result from my corner positions being slightly different from the Edward's survey. So I have shown the relationship of the found monuments to the surveyed corners and in one instance set a monument at the corner since the found monument in my opinion had been disturbed.



May 08, 2003

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