

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250  
OREGON REVISED STATUTES

Survey For:

Thomas L. Ward  
5925 Abbie Lane  
Gold Hill, OR. 97525

Location:

Lot 17 Champlin Subdivision, Jackson County Oregon. Northwest one-quarter of Section 36, Township 36 South, Range 4 West, Willamette Meridian, Jackson County, Oregon

Purpose:

To survey and monument the corners of Tax Lots 100 and 200, per Deed document No. 04-003961.

Procedure:

I began this survey with a review of the original Champlin Subdivision survey plat performed by Tom R. Pierce, Registered Engineer No. 838 in 1926. The subdivision map indicated Lot 17 to be controlled at the northwest corner by the section corner to Sections 25, 26, 35, and 36 and the southeast corner by the south southeast corner of Donation Land Claim No. 46.

Previous filed surveys and local landowners indicated that the lot corners had been marked with flat iron bar steel 2" wide and ¼" thick. Some corner points were apparently marked by ¾ inch diameter iron pipe or established by J. R. White Registered Engineer No. 1306 during surveys he performed circa 1944-1950.

My client identified a flat steel bar situated in an old fence line at the northeast corner of Lot 17 and indicated the point had been accepted by prior owners. The Section corner of 25, 26, 35 and 36 had been re-established by C.Z. Boyden in 1927 by double proportional measurement. The southwest corner of Lot 17 is referenced in C.Z. Boyden's 1927 re-establishment of the section corner, however the monument was not recovered by later surveys and adjacent landowners were consulted and had no knowledge of the monument. This corner is situated in the intersection of driveways leading to residences to the south and east. The South Southeast corner of DLC No. 46 had been re-monumented from original evidence.

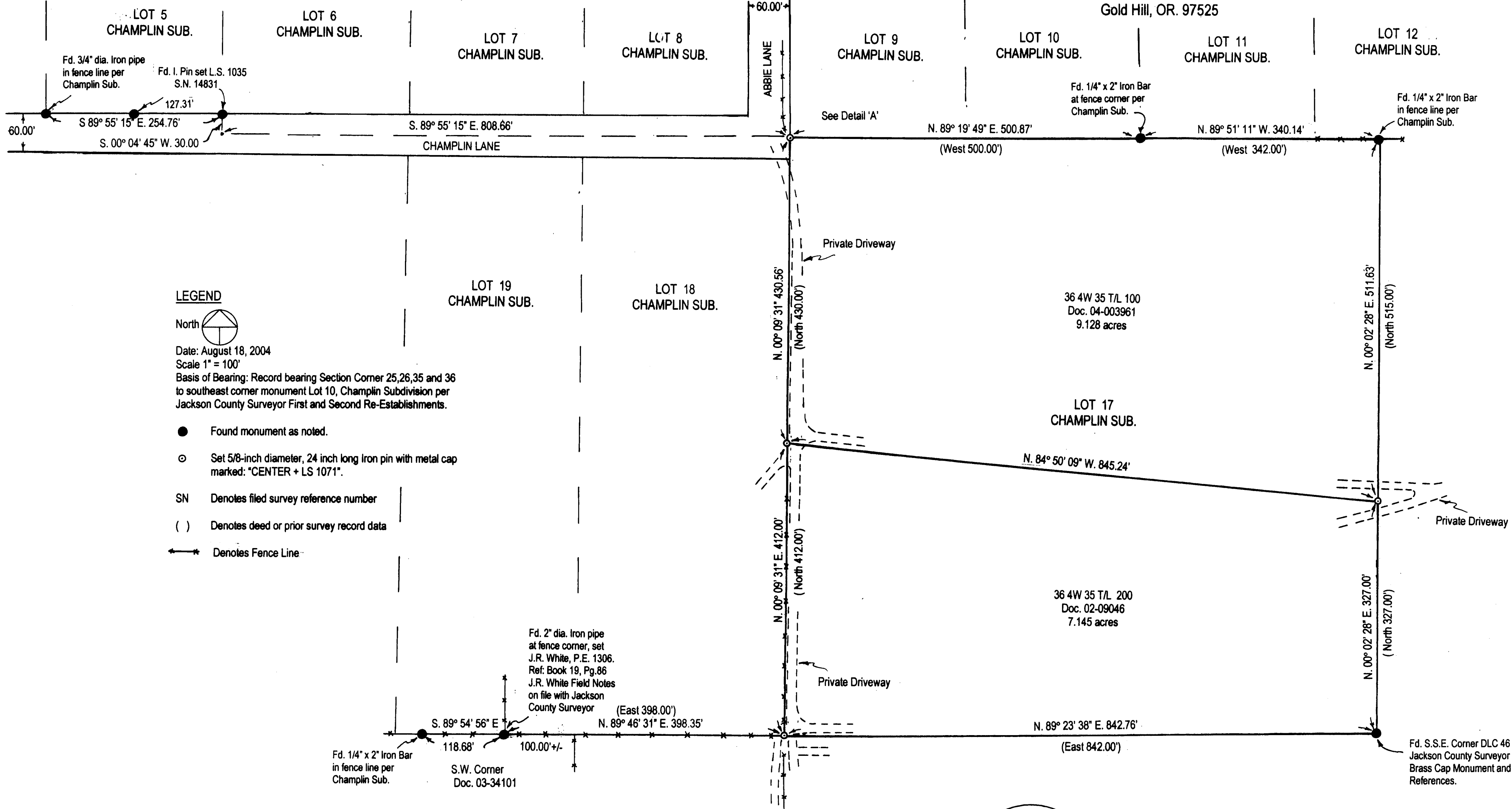
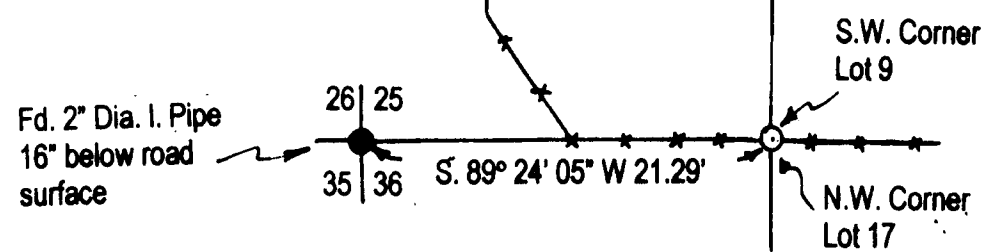
I extended my search to the west from the southwest corner along the south lines of Lots 18-20 and recovered a 2-inch diameter iron pipe and flat steel bar in the fence line on the south line of Lot 19. I consulted with the adjacent landowner Mr. Roland Prefontaine, 89 Champlin Lane, who indicated he was born and lived his entire life on the property. Mr. Prefontaine indicated Engineer J.R. White had established the 2 inch iron pipe to mark the southeast corner of his property in 1950. A flat steel bar is situated to the west as shown on the attached map of survey. Reference J. R. White survey Notes Book 19, Page 86 on file with the Jackson County Surveyor.

MAP OF SURVEY  
LOT 17, CHAMPLIN SUBDIVISION  
NORTHWEST ONE-QUARTER SECTION 36  
TOWNSHIP 36 SOUTH, RANGE 4 WEST, W. M.  
JACKSON COUNTY, OREGON

For  
Thomas L. Ward  
5925 Abbie Lane  
Gold Hill, OR. 97525

DETAIL 'A'

Scale 1" = 20'



LEGEND



Date: August 18, 2004  
Scale 1" = 100'

Basis of Bearing: Record bearing Section Corner 25,26,35 and 36 to southeast corner monument Lot 10, Champlin Subdivision per Jackson County Surveyor First and Second Re-Establishments.

- Found monument as noted.
- Set 5/8-inch diameter, 24 inch long Iron pin with metal cap marked: "CENTER + LS 1071".
- SN Denotes filed survey reference number
- ( ) Denotes deed or prior survey record data
- ←\* Denotes Fence Line

Fd. 2" dia. Iron pipe at fence corner, set J.R. White, P.E. 1306. Ref: Book 19, Pg.86 J.R. White Field Notes on file with Jackson County Surveyor (East 398.00')

Fd. 1/4" x 2" Iron Bar in fence line per Champlin Sub. S.W. Corner Doc. 03-34101

36 4W 35 T/L 100  
Doc. 04-003961  
9.128 acres

LOT 17  
CHAMPLIN SUB.

36 4W 35 T/L 200  
Doc. 02-09046  
7.145 acres

Fd. S.S.E. Corner DLC 46 Jackson County Surveyor Brass Cap Monument and References.

**\*\*RECEIVED\*\***  
Date 2-20-05 By LB  
This Survey Consists of:  
1 sheet(s) Map  
2 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

SURVEYOR

HAROLD L. CENTER  
2604 David Lane  
Medford, OR 97504  
Phone 541-535-6108  
Oregon Certificate No. 1071  
Certificate Renewal Date: 12/31/05

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Harold L. Center*  
OREGON  
JULY 30, 1976  
HAROLD L. CENTER  
1071  
Renewal 12/31/05

I then performed a survey traverse tying the recovered corner monuments and fence lines. Preliminary calculations indicated the section corner to be 20-22 feet west of the record position of the northwest corner of Lot 17. A review of J. R. White's Book 19, Page 85-87 indicates he discovered a discrepancy in the position between the re-established section corner and the lot corner's within the Champlin Subdivision. I extended my search to the west along Champlin Lane and tied monuments recovered by Gerald V. Nygren, L.S. 1035, Reference filed survey No. 14831. Measurements between recovered monuments confirmed the section corner to be positioned 20-22 west of the northwest corner of Lot 17. East-west fence lines and a segment of very old fence line on the west line of Lot 17 confirm the position.

I establish the Northwest corner of Lot 17 by holding the established road centerline from the recovered monuments along the north line of Champlin Lane and at proportional measurement between recovered adjacent lot corners.

I establish the Southwest corner of Lot 17 utilizing the recovered J.R. White 2 inch iron pipe and the alignment of the fence line running east to an old fence corner situated on the west edge of a private driveway, at proportional measurement between the J. R. White monument on the west and the South Southeast D.L.C. Corner monument.

Tom Pierce most likely did not recover the section corner in his survey of the Champlin Subdivision in 1926. His plat bearing and distances are the same as those called in the survey of Donation Land Claim No. 46. Information obtained from M. E. Boyden, L.S. 281 indicated his father, C. Z. Boyden re-established the section corner by proportional measurement as part of a private survey he was performing to the north. The re-established section corner does not mark the northwest corner of Lot 17.

I established the southwest and southeast corners of the parcel described in Deed document No. 04-003961 at deed record distances on the East and West lines of Lot 17 as shown on the attached map of survey.

Basis of Bearing: Record bearing from the re-established Section Corner 25, 26, 35 and 36 to the southeast corner monument of Lot 10, Champlin Subdivision per Jackson County Surveyor First and Second Re-establishments.

Equipment utilized in this survey:  
Nikon DTM 420 Electronic Total Station and related equipment.

Date of Survey: August 18, 2004

Surveyor:  
HAROLD L. CENTER, P.L.S.  
Oregon Certificate No. 1071  
Certificate Renewal Date: 12/31/05  
2604 David Lane  
Medford, OR. 97504  
541-535-6108

