

MAP OF SURVEY

LYING SITUATE WITHIN

DONATION LAND CLAIM NO. 65 &
NORTHEAST QUARTER OF SECTION 35,
TOWNSHIP 38 SOUTH, RANGE 1 WEST, W.M.
JACKSON COUNTY, OREGON

FOR

BROOKS JENKINS

291 AUTUMN RIDGE DRIVE
TALENT, OREGON 97540

SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

PURPOSE: TO SURVEY AND MONUMENT THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 2004-048878 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

PROCEDURE: UTILIZING AN ELECTRONIC LEICA TCRA 1103 ROBOTIC TOTAL STATION WITH RANGING PRISMS AND ASHTECH PROMARK 2 SURVEY GRADE GPS RECEIVERS, IN CONJUNCTION WITH SURVEY CONTROL ESTABLISHED BY THIS OFFICE IN THE PERFORMANCE OF SURVEY NO. 18360, I SURVEY THE TRACT OF LAND AS SHOWN. THE PARENT TRACT OF THE PARCELS LYING SOUTH OF THE TALENT IRRIGATION DISTRICT WEST LATERAL BETWEEN RAPP LANE, QUAIL RUN DRIVE AND THE EAST LINE OF DONATION LAND CLAIM NO. 65, WAS CONVEYED BY TOM L. THANOS ET. UX. TO BYRON KEITH ET. UX. IN 1946 AND DESCRIBED IN VOLUME 268, PAGE 332 OF THE DEED RECORDS IN JACKSON COUNTY. AS DETAILED IN THE SURVEY NARRATIVE BY VERLYN THOMAS IN SURVEY NO. 11521, THE DEED BOUNDARY AS DESCRIBED CONTAINED A SIGNIFICANT MIS-CLOSURE OF OVER 60 FEET IN LATITUDE. AFTER EXTENSIVE RESEARCH OF THE DEED RECORDS, IT WAS FOUND THAT THIS DISCREPANCY HAS BEEN PERPETUATED FOR MANY SUBSEQUENT YEARS, AND EVENTUALLY A SUIT TO QUIET TITLE AND JUDGMENT WAS RENDERED RESULTING IN A BOUNDARY BY DECREE IN CIRCUIT COURT CASE NO. 87-3056-NJ-1. IT WAS ALSO DISCOVERED AT THIS TIME THAT DEED RECORD VOLUME 268, PAGE 332 MADE A CALL TO THE EAST RIGHT OF WAY OF THE COUNTY ROAD (RAPP LANE), BUT THE DISTANCE CALLS TO THE ROAD, AS WELL AS CLOSING BACK TO THE SOUTHEAST CORNER OF DONATION LAND CLAIM NO. 65 (THE POINT OF BEGINNING) INDICATED THE LINE BEING THE CENTERLINE OF THE 40-FOOT WIDE COUNTY ROAD INSTEAD. THE COURT DECREE, NOR THE THOMAS SURVEY ATTEMPTED TO RESOLVE THE 20-FOOT DISCREPANCY IN DEPARTURE (OR EASTINGS) ALONG THE WEST LINE OF O.R. 74-04426, ALTHOUGH THE THOMAS NARRATIVE DID MENTION THAT THE SUM OF THE 20-FOOT ROAD DISCREPANCY CALL AND THE TWO ADJACENT DEED DEPARTURES IN O.R. 74-04426 & 76-12301 EQUALLED THE DISTANCE CALL FROM THE CENTERLINE INTERSECTION OF RAPP LANE AND QUAIL RUN DRIVE BACK TO THE SOUTHEAST CORNER OF D.L.C. NO. 65. I MADE A DETERMINATION TO HOLD THE DEED CALLS FROM O.R. 76-12301 WHICH RESULTED IN A HARMONIOUS FIT BETWEEN THE TWO DEEDS AGAINST THE DISTANCE CALL OF 380.0 FEET IN O.R. 74-04426 FROM THE EAST RIGHT OF WAY OF RAPP LANE TO THE WEST LINE OF O.R. 74-04426.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY WAS THE EAST LINE OF DONATION LAND CLAIM (D.L.C.) NO. 65, TOWNSHIP 38 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON, BETWEEN RECOVERED JACKSON COUNTY SURVEYOR BRASS CAP MONUMENTS LOCATED AT THE SOUTHWEST CORNER OF D.L.C. NO. 68 AND THE NORTHEAST CORNER OF D.L.C. NO. 65, HAVING A RECORD BEARING OF NORTH 00°17'24" WEST, AS REFERENCED BY SURVEY NO. 18360, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Shawn Kampmann

OREGON
JULY 14, 1998
SHAWN KAMPMANN
02883 LS

RENEWAL DATE: 6/30/2005

SURVEYED BY:
POLARIS LAND SURVEYING LLC
P.O. BOX 459
ASHLAND, OREGON 97520
(541) 482-5009

DATE: SEPTEMBER 30, 2004
PROJECT NO. 205-04

ASSESSOR'S MAP NO. 38 1W 35 A Tax Lot 700

* * RECEIVED * *

Date 10/07/04 By RLJ

This survey consists of
1 sheet(s) Map
 page(s) Narrative

JACKSON COUNTY
SURVEYOR

LEGEND

- ⊗ 2 1/2" BRASS CAP - DONATION LAND CLAIM CORNER PER JACKSON COUNTY SURVEYOR RE-ESTAB. NOTES (RECOVERED)
- ⊙ 5/8" IRON PIN PER S/N 11521 - L.S. 505 (RECOVERED)
- ⊙ 5/8" IRON PIN PER COUNTY ROAD SURVEY-S/N 9169 (RECOVERED)
- ⊙ 5/8" IRON PIN PER S/N 11088 - L.S. 1822 (RECOVERED)
- 5/8"x 24" IRON PIN w/ ORANGE PLASTIC CAP MARKED "KAMPMANN PLS 2883" (ESTABLISHED)
- PROPERTY LINE
- BOUNDARY LINE
- - - CENTERLINE
- - - EASEMENT LINE
- - - FENCELINE
- S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
- O.R. OFFICIAL RECORDS, JACKSON COUNTY RECORDER
- D.R. DEED RECORD VOLUME/PAGE, JACKSON COUNTY RECORDER
- R/W RIGHT-OF-WAY
- () SURVEY RECORD DATA PER S/N 11521
- { } SURVEY RECORD DATA PER S/N 11088
- [] DEED RECORD DATA PER D.R. 268/332, O.R. 74-04426 & 76-12301

