

MAP OF SURVEY

In Lots 36, 37, 43 & 44 of ROYAL ORCHARD TRACT NO. 3 & located in the N.1/2 of Sec. 14, T.38S., R.1W., W.M. Jackson County, Oregon

SURVEY FOR:
 RICHARD KOZOL
 4464 PAYNE ROAD
 MEDFORD, OR 97504

SURVEY BY:
 L.J. FRIAR & ASSOCIATES, P.C.
 CONSULTING LAND SURVEYORS
 816 WEST EIGHTH STREET
 MEDFORD, OREGON 97501
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 WWW.FRIARANDASSOCIATES.COM

LEGEND:

- ⊙ = FD. COUNTY SURVEYOR BRASS CAPPED MONUMENT & ACCESSORIES.
- = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER FS17592.
- = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. FARBER PLS2189 PER FS16828.
- ⊗ = FD. IRON PIN PER FS4913. SIZE AS NOTED.
- = FD. 1/2" IRON PIN PER FS2964.
- ⊙ = FD. MONUMENT AS NOTED.
- = SET 5/8" X 30" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- WC = WITNESS CORNER.
- () = RECORD DATA PER ROT3.
- ROT3 = ROYAL ORCHARD TRACT NO. 3.
- L1 = SEE COURSE DATA TABLE.
- UGP = UNDERGROUND POWER LINE.
- JCDR = JACKSON COUNTY DEED RECORDS.
- TRANS = POWER TRANSFORMER.

BASIS OF BEARINGS:

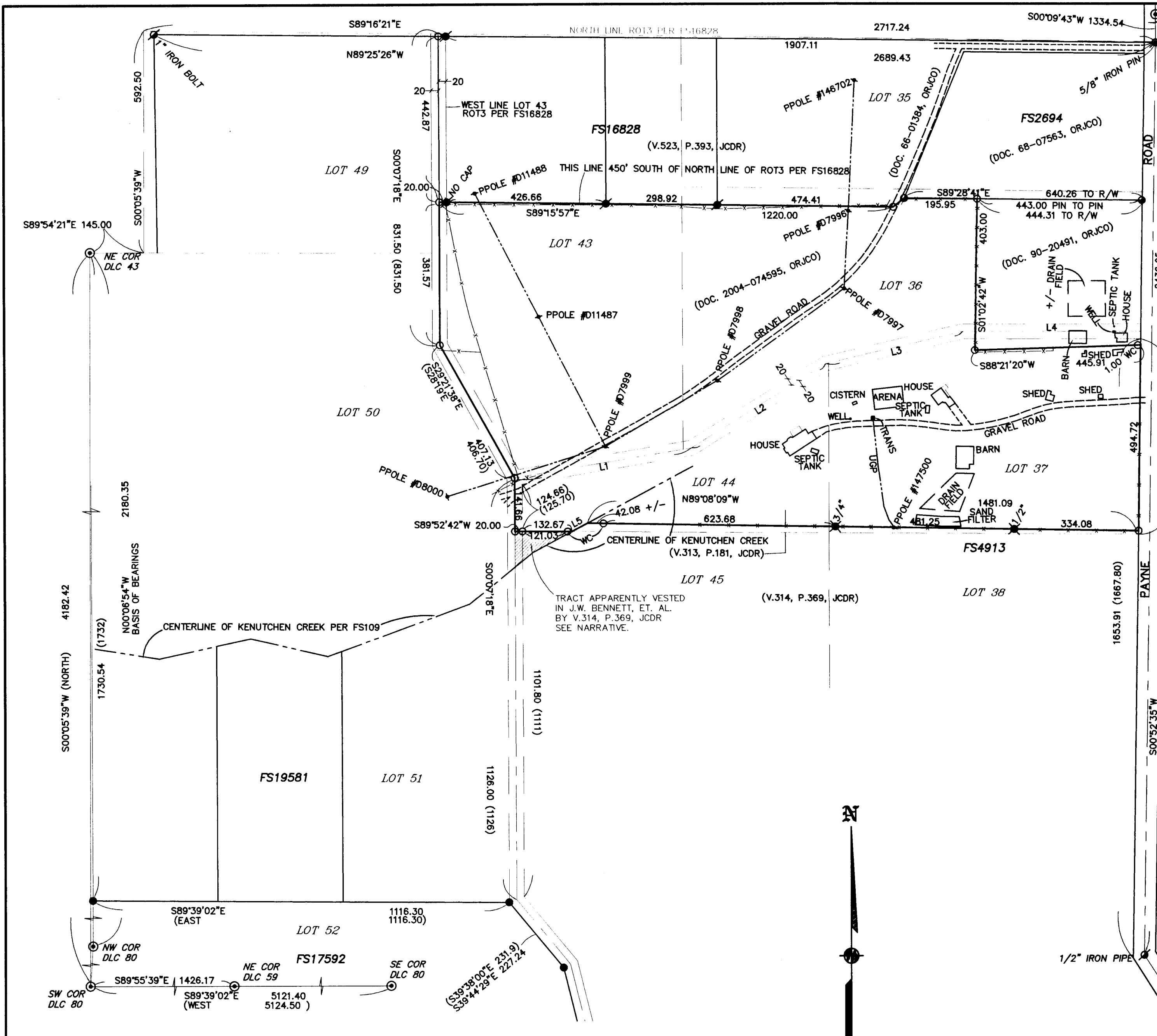
SURVEY NO. 17592 AS SHOWN HEREON.

UNIT OF MEASUREMENT = FEET DATE: OCTOBER 20, 2008 SCALE: 1" = 200'

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

PURPOSE: TO SURVEY AND MONUMENT THE PROPERTY DESCRIBED IN DOC. 2004-074595, ORJCO.

PROCEDURE: FROM CONTROL ESTABLISHED BY THIS OFFICE DURING SURVEY NO. 17592, MADE TIES TO ADDITIONAL MONUMENTS OF RECORD AS SHOWN HEREON NEEDED TO CONTROL THIS SURVEY. THE SUBJECT TRACT, BEING PART OF THE PARENT TRACT DESCRIBED IN VOL.244, PG.489, JCDR, IS DESCRIBED IN DOC. 2004-074595, ORJCO AS LOTS 35, 36, 37, 43 AND 44 OF ROYAL ORCHARD TRACT NO. 3 (THESE LOTS BEING THE PARENT TRACT) WITH NUMEROUS EXCEPTIONS. THIS WOULD SEEM A RELATIVELY EASY TASK EXCEPT FOR THE FACT THAT THE PLAT OF ROYAL ORCHARD TRACT NO. 3 CONTAINS MUCH INFORMATION THAT DOES NOT AGREE WITH ITSELF. NUMEROUS SURVEYS DATING BACK TO AT LEAST 1948 (FS109) NOTED THAT THE PLAT WAS VERY DIFFICULT TO INTERPRET THE INTENT OF THE SUBDIVIDERS FROM THE DIMENSIONS GIVEN ON THE PLAT. WITH THIS BEING SAID, I HAD TO DETERMINE AS CLOSE AS POSSIBLE THE WEST LINE OF LOT 43 AND THE SOUTH LINES OF LOTS 37 AND 44. I HELD THE POSITION OF THE WEST LINE OF LOT 43 AS SHOWN ON FS16828 AND THEN HELD PLAT RECORD DISTANCE SOUTHERLY TO THE ANGLE POINT IN THE NOW VACATED PUBLIC ROAD. FS17592 BY THIS OFFICE HAD PREVIOUSLY DETERMINED THE SOUTHEAST CORNER OF LOT 51. I HELD PLAT RECORD DISTANCE NORTHERLY TO DETERMINE THE INTERSECTION OF THE TWO VACATED PUBLIC ROADS. THE CENTERLINE OF THE VACATED PUBLIC ROAD NORTHERLY OF LOTS 37 AND 43 WAS COMPUTED BY PROPORTION AS SHOWN. THE NORTHERLY LINE WAS HELD BY FS16828 & FS2964 WHICH AGREES WITH THE EXCEPTIONS NOTED IN DOC. 2004-074595, ORJCO. THE MAJORITY OF THE SOUTHERLY LINE WAS HELD AS MONUMENTED PER FS4913 EXTENDED WESTERLY TO THE CENTER OF KENUTCHEN CREEK AND EASTERLY TO PAYNE ROAD. THE TRACT SHOWN AS BEING VESTED IN J.W. BENNETT, ET AL HAS APPARENTLY BEEN OMITTED FROM DEEDS TO THE NORTH AND TO THE SOUTH SINCE BEING ACQUIRED BY J.W. BENNETT VIA VOL.314, PG.369, JCDR. FS109 WAS COMPLETED FOR MR. BENNETT FOR THE PURPOSE OF QUIETING TITLE TO VARIOUS TRACTS THAT MR. BENNETT WISHED TO SELL. IN 1949, RANDY UNRUH, OWNER OF THE PARENT TRACT NORTH OF THE NORTH LINE OF FS109 (VOL.244, PG.489, JCDR) QUIT CLAIMED HIS INTEREST SOUTH OF THE NORTH LINE OF FS109 TO MR. BENNETT THROUGH VOL.313, PG.181, JCDR. SINCE THAT TIME PROPERTIES HAVE BEEN CONVEYED USING LEGAL DESCRIPTIONS BASED ON THE NORTHERLY LINE OF FS109. BUT I CAN FIND NO DEED THAT HAS CONVEYED THE SMALL TRIANGULAR TRACT THAT LIES WITHIN LOT 45 NORTHERLY OF KENUTCHEN CREEK. THE CLIENT WAS MADE KNOW OF THIS SITUATION & POSSIBLE REMEDIES. HE WAS ALSO MADE AWARE OF THE LARGE DISCREPANCY BETWEEN THE DEED LINE AND THE FENCE LINE ALONG THE WEST LINE OF THE SUBJECT TRACT. SET MONUMENTS AT THE LOCATIONS AS SHOWN HEREON.



COURSE DATA TABLE

NUM	BEARING	DISTANCE
L1	(N80°36'00"E)	(480.00)
L2	(N58°12'00"E)	(426.00)
L3	(N76°51'00"E)	(379.40)
L4	(EAST)	478.79
L5	(S62°00'50"W)	47.37

REGISTERED PROFESSIONAL LAND SURVEYOR
 James E. Hibbs
 OREGON
 JULY 17, 1988
 JAMES E. HIBBS
 2234
 RENEWAL DATE 6-30-09

RECEIVED
 DATE 11-4-09 BY [Signature]
 This survey consists of:
 1 sheet(s) Map
 0 page(s) Narrative
 JACKSON COUNTY SURVEYOR
 08148FM