

SET 5/8" IRON REBAR AS NOTED; FD. 5/8" IRON ROD PER S.N. 14541, BRS. S09°03'27"W, 0.42'

16.6' WIRE FENCE
S89°21'00"W 669.145'

CE1/16 CORNER
SET 5/8" IRON ROD AS NOTED.
NEW BT'S:
1) 8" PINE, BRS. S18°25'W, 46.86', SCRIBED "1/16 S21 BT"
2) 16" PINE, BRS. S74°17'W, 60.77', SCRIBED "1/16 S21 BT"

EXIST. HOUSE

Linda C. Giampa
683 Pine Grove Road
Inst. No. 01-35743
Map No. 35-4W-21
Tax Lot 1105
10.83 Ac. M/L



SCALE: 1" = 100'

LEGEND/NOTES:

- SET 5/8" x 30" IRON REBAR W/YELLOW PLASTIC CAP MARKED "ALLEN-PLS 2757."
- FOUND MONUMENT AS NOTED.
- × CALCULATED POSITION; NO MONUMENT FOUND OR SET.
- [] RECORD PER S.N. 9591.
- () RECORD PER S.N. 17771.
- { } RECORD PER S.N. 5446, OR AS NOTED.
- < > RECORD PER S.N. 10204.
- ** RECORD PER S.N. 14541.
- S.N. SURVEY NUMBER PER JACKSON COUNTY SURVEYOR'S OFFICE.
- BEARINGS ARE BASED UPON S.N. 9591.

****RECEIVED****
Date 1-11-10 By BB
This survey consists of:
1 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

SECTION CORNER 21 16 22
FD. IRON PIPE W/BRASS CAP AS PERPETUATED BY JACKSON COUNTY RE-ESTABLISHMENT DATED JANUARY 14, 1992.

SET 5/8" IRON REBAR AS NOTED; FD. 5/8" IRON ROD PER S.N. 17771 BRS. S84°55'26"W, 2.09'

(N89°22'24"E 50.00')
N89°21'00"E 50.00'

SET 5/8" IRON REBAR AS NOTED; FD. 5/8" IRON ROD PER S.N. 17771 BRS. S57°20'55"W, 2.41'

FOUND 5/8" IRON ROD PER S.N. 9591 BENT NORTHERLY; BRS. N00°03'05"E, 0.29'

GRAVEL DRIVEWAY

EDGE OF PAVEMENT "PINE GROVE ROAD"



SCALE: 1" = 400'

RIGHT OF WAY FOR PINE GROVE ROAD BASED ON EXISTING FENCES AS SHOWN PER S.N. 5254.

PINE GROVE ROAD

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO MONUMENT THE CORNERS AND MARK THE LINES FOR THAT PARCEL OF LAND AS DESCRIBED IN INSTRUMENT NO. 01-35743, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. MONUMENTS WERE RECOVERED AND HELD OR REFERENCED PER SURVEY NUMBERS 5254, 5446, 9591, 10204, 14541, 16143, AND 17771 AS SHOWN HEREON. BEARINGS WERE BASED UPON THE EAST LINE OF SECTION 21 PER S.N. 9591. CORNERS WERE MONUMENTED AS SHOWN ON THE MAP.

THIS SURVEY BEGAN BY RETRACING THE WORK PERFORMED IN S.N. 17771. HOWEVER, IT WAS SOON DISCOVERED THAT THIS SURVEY MAY HAVE ERRORS IN IT BASED ON THE FOUND POSITION OF THE MONUMENTS SET THEREIN WHEN COMPARED TO OTHER FOUND MONUMENTS REFERENCED IN SAID SURVEY. IN ORDER TO PROPERLY ESTABLISH THE BOUNDARY LINES OF MY CLIENT'S PARCEL, IT BECAME NECESSARY TO "BREAK DOWN" THE SOUTHEAST QUARTER OF SECTION 21. RESEARCH SHOWS THAT TWO CENTER OF SECTIONS (C 1/4) HAVE BEEN SET AND USED IN VARIOUS SURVEYS: A 1.5" IRON PIPE SET IN S.N. 5446 BY ZIMMERLUND (1973), AND A 5/8" IRON ROD SET IN S.N. 9591 BY EDWARDS (1983). S.N. 16143 USED THE 1.5" IRON PIPE TO SET THE CS 1/16 CORNER FOR A SURVEY TO THE WEST OF THE N-S CENTERLINE OF THE SECTION. I COMPUTED THE POSITION FOR THE CS 1/16 CORNER USING THE 5/8" IRON ROD (C 1/4) PER S.N. 9591 FOR MY BREAK DOWN OF THE SOUTHEAST QUARTER OF SECTION 21 SINCE IT HAD BEEN USED IN SURVEYS TO THE EAST OF SAID LINE. THE RESULTS OF THE QUARTER SECTION BREAKDOWN AND THE LOCATION OF THE CORNERS AND LINES OF MY CLIENT'S PARCEL ARE AS SHOWN HEREON.

IT SHOULD ALSO BE NOTED THAT A CALL IN MY CLIENT'S (GIAMPA) DEED DID NOT COMPLETELY CORRESPOND TO THAT OF THE ADJACENT PROPERTY TO THE WEST (TAX LOT 1105, INST. NO. 88-11237). THAT IS, THE CALL FROM GIAMPA'S NW PROPERTY CORNER IS "THENCE SOUTH ALONG THE WEST LINE OF SAID EAST HALF 610.0 FEET." INST. NO. 88-11237 ESSENTIALLY BEGINS AT THE SE CORNER OF THE NW 1/4 OF THE NW 1/4 OF THE SE 1/4 (REFERENCED AS POINT "A" ON THE MAP) AND GOES NORTH ALONG SAID WEST LINE 50 FEET. USING THE GIAMPA DEED WOULD CREATE A 3 FOOT GAP BETWEEN THE PROPERTIES. THE GIAMPA DEED, IN ALL BUT THIS ONE INSTANCE, CALLS FOR ALIQUOT PARTS/CORNERS, SO MY ASSUMPTION WAS THAT THIS WAS THE INTENTION HERE BUT THE SCRIVENER DID NOT EXPRESS IT PLAINLY, BUT INSTEAD APPEARS TO HAVE USED THE ASSUMPTION OF A "PERFECT" SECTION AND ITS ASSOCIATED DISTANCES (660'-50'=610'). THEREFORE, I ESTABLISHED THIS CORNER AT 50 FEET NORTH (REFERENCED AS POINT "B" ON THE MAP) FROM SAID POINT "A," AND WHICH IS MORE IN HARMONY WITH THE ADJOINING PROPERTY DEEDS.

THIS SURVEY WAS EXECUTED WITH A NIKON DTM-522 TOTAL STATION AND TRIMBLE R8 AND R7 GPS RECEIVERS.

FD. 5/8" IRON ROD PER S.N. 14541, 0.20' SOUTH OF LINE.

[S89°21'39"W, 2676.40']
S89°21'00"W 2676.59'

E 1/4 CORNER
CALCULATED BY PROPORTION

C 1/4 CORNER
FD. 5/8" IRON ROD PER SN 9591 (FD. 1.5" IRON PIPE PER SN 5446 ALSO SET AS C1/4 COR; BRS S00°03'10"W, 4.50')

334.71' 334.44' [334.55']* [334.55']*
669.145' 669.10' [*S89°21'39"W, 669.10']*

CE1/16 CORNER
SET 5/8" IRON ROD AS NOTED. NEW BT'S:
1) 8" PINE, BRS. S18°25'W, 46.86', SCRIBED "1/16 S21 BT"
2) 16" PINE, BRS. S74°17'W, 60.77', SCRIBED "1/16 S21 BT"

N00°02'50"E 5308.67'
[N00°02'50"E, 5308.48']
{N00°02'22"E, 5308.66' PER SN 15853}
{NORTH, 5308.50' PER SN 6054}
{N00°03'02"E, 5289.28'}
---BEARING BASE---

[S00°03'11"W, 2651.71']
{S00°03'11"W, 2651.71' PER SN 18950}
S00°03'10"W 2651.19'

669.175' 669.175' 669.145'

1338.29' 1338.32' 669.16'

N89°22'01"E 669.16'
[S89°22'28"W 669.12']

NE 1/4 SE 1/4

CS 1/16 CORNER
CALCULATED POSITION; FD. 5/8" IRON ROD & BT'S PER SN 16143 SET AS CS 1/16 CORNER FOR SURVEY TO WEST OF LINE; BRS S00°03'10"W, 2.32' FROM CALC. POSITION). NOT USED FOR THIS SURVEY.

SE 1/16 CORNER

S 1/4 CORNER
FD. IRON PIPE W/BLM BRASS CAP AND AS PERPETUATED BY JACKSON COUNTY RE-ESTABLISHMENT DATED NOVEMBER 19, 1999.

N89°25'03"E 2676.81'
<N89°25'03"E, 2676.84'>
[N89°24'55"E, 2676.66']

SECTION CORNER
FD. 1" IRON PIPE W/BRASS CAP PER S.N. 6054 (JACKSON COUNTY SURVEYOR, JUNE 10, 1975).

Peter D. Allen Land Surveying
321 N.W. "A" Street
Grants Pass, Oregon 97526
541-476-4502



REGISTERED PROFESSIONAL LAND SURVEYOR
Peter D. Allen
OREGON
JULY 10, 1996
PETER D. ALLEN
2757
RENEWAL: DECEMBER 31, 2011

MAP OF SURVEY

LOCATED IN
MAP NO. 35-4W-21-00, TAX LOT 1105
SOUTHEAST 1/4 OF SECTION 21
TOWNSHIP 35 SOUTH, RANGE 4 WEST, W.M.
JACKSON COUNTY, OREGON
SURVEY FOR
LINDA GIAMPA/EVERETT BADGER ROGUE RIVER, OREGON

PROJECT NUMBER:
2009-034-462
DRAWING FILE:
GiampaPineGrove.dwg(pa)
DRAWING SCALE:
AS NOTED
DATE:
12/02/2009
SHEET:
1 OF 1