21069

SURVEY FOR:
JAMES GRIFFITH
P.O. BOX 1287
JACKSONVILLE, OR 97530

SURVEY BY:
L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
P.O. BOX 1947
PHOENIX, OR 97535
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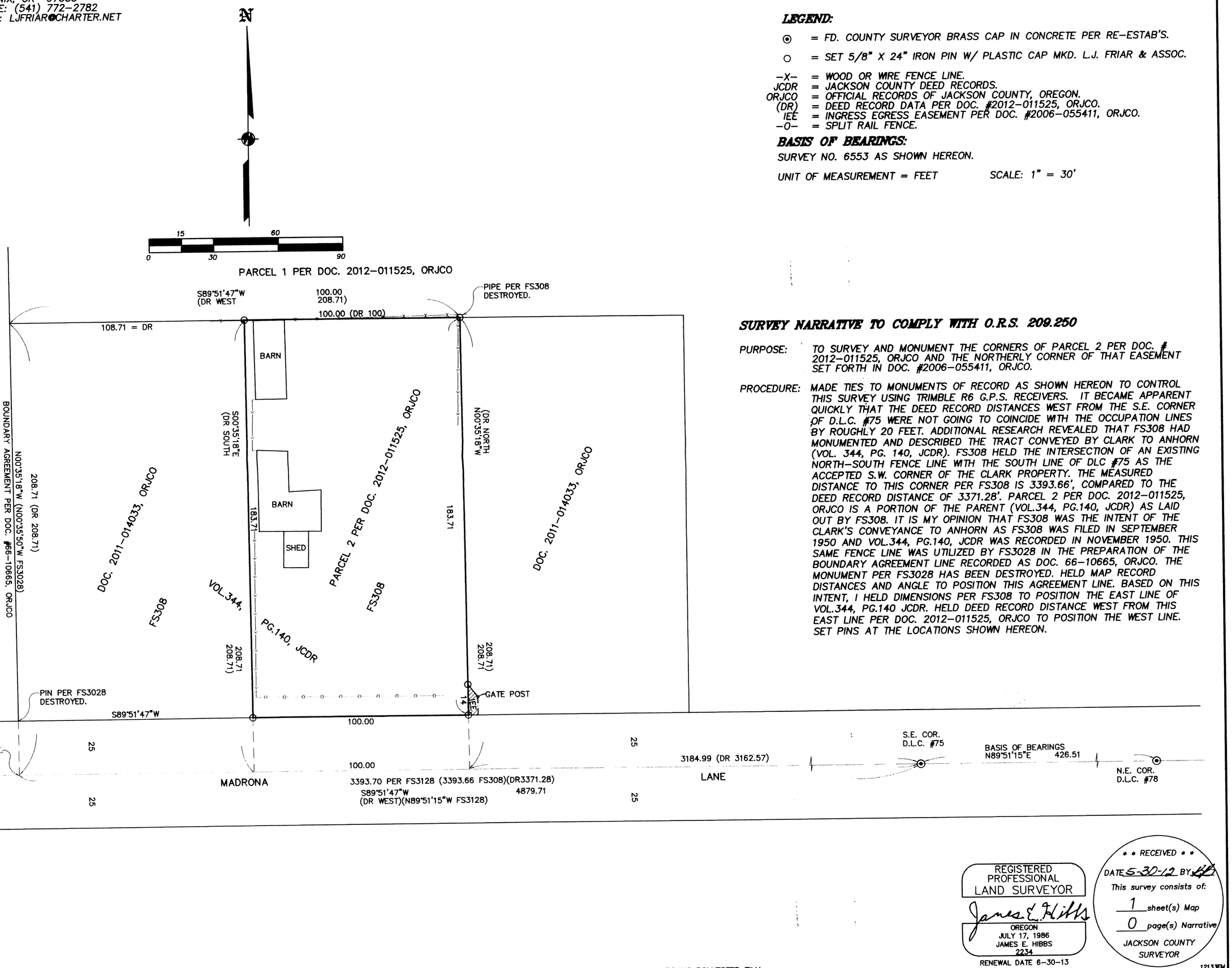
DATE:
MAY 16, 2012

MAP OF SURVEY

Located in the S.W. 1/4 of Section 27, T.37S., R.2W., W.M. Jackson County, Oregon



LEGEND:

⊙ = FD. COUNTY SURVEYOR BRASS CAP IN CONCRETE PER RE-ESTAB'S.
○ = SET 5/8" X 24" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
-X- = WOOD OR WIRE FENCE LINE.
JCDR = JACKSON COUNTY DEED RECORDS.
ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
(DR) = DEED RECORD DATA PER DOC. #2012-011525, ORJCO.
IEE = INGRESS EGRESS EASEMENT PER DOC. #2006-055411, ORJCO.
-O- = SPLIT RAIL FENCE.

BASIS OF BEARINGS:
SURVEY NO. 6553 AS SHOWN HEREON.

UNIT OF MEASUREMENT = FEET SCALE: 1" = 30'

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

PURPOSE: TO SURVEY AND MONUMENT THE CORNERS OF PARCEL 2 PER DOC. # 2012-011525, ORJCO AND THE NORTHERLY CORNER OF THAT EASEMENT SET FORTH IN DOC. #2006-055411, ORJCO.

PROCEDURE: MADE TIES TO MONUMENTS OF RECORD AS SHOWN HEREON TO CONTROL THIS SURVEY USING TRIMBLE R6 G.P.S. RECEIVERS. IT BECAME APPARENT QUICKLY THAT THE DEED RECORD DISTANCES WEST FROM THE S.E. CORNER OF D.L.C. #75 WERE NOT GOING TO COINCIDE WITH THE OCCUPATION LINES BY ROUGHLY 20 FEET. ADDITIONAL RESEARCH REVEALED THAT FS308 HAD MONUMENTED AND DESCRIBED THE TRACT CONVEYED BY CLARK TO ANHORN (VOL. 344, PG. 140, JCDR). FS308 HELD THE INTERSECTION OF AN EXISTING NORTH-SOUTH FENCE LINE WITH THE SOUTH LINE OF DLC #75 AS THE ACCEPTED S.W. CORNER OF THE CLARK PROPERTY. THE MEASURED DISTANCE TO THIS CORNER PER FS308 IS 3393.66', COMPARED TO THE DEED RECORD DISTANCE OF 3371.28'. PARCEL 2 PER DOC. 2012-011525, ORJCO IS A PORTION OF THE PARENT (VOL.344, PG.140, JCDR) AS LAID OUT BY FS308. IT IS MY OPINION THAT FS308 WAS THE INTENT OF THE CLARK'S CONVEYANCE TO ANHORN AS FS308 WAS FILED IN SEPTEMBER 1950 AND VOL.344, PG.140, JCDR WAS RECORDED IN NOVEMBER 1950. THIS SAME FENCE LINE WAS UTILIZED BY FS3028 IN THE PREPARATION OF THE BOUNDARY AGREEMENT LINE RECORDED AS DOC. 66-10665, ORJCO. THE MONUMENT PER FS3028 HAS BEEN DESTROYED. HELD MAP RECORD DISTANCES AND ANGLE TO POSITION THIS AGREEMENT LINE. BASED ON THIS INTENT, I HELD DIMENSIONS PER FS308 TO POSITION THE EAST LINE OF VOL.344, PG.140 JCDR. HELD DEED RECORD DISTANCE WEST FROM THIS EAST LINE PER DOC. 2012-011525, ORJCO TO POSITION THE WEST LINE. SET PINS AT THE LOCATIONS SHOWN HEREON.

REGISTERED PROFESSIONAL LAND SURVEYOR
James E. Hibbs
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-13

** RECEIVED **
DATE 5-30-12 BY
This survey consists of:
1 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

12133FM

372W27C TL1900

THIS PLAT WAS PREPARED USING AN HP450C DESIGNJET WITH 51640A INKJET INK ON CONTINENTAL JPC4M2 POLYESTER FILM.

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