

SURVEY FOR:
TODD MONROE
4201 ROYAL CREST RD.
MEDFORD, OR 97504

DATE:
APRIL 30, 2013

MAP OF SURVEY

In Lots 3 & 8 of ROYAL ORCHARD TRACT NO. 3 & in the N.W. 1/4 of Section 13, T.38 S., R.1 W., W.M. Jackson County, Oregon

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

PURPOSE: TO SURVEY AND MONUMENT THE CORNERS OF THAT TRACT DESCRIBED IN DOCUMENT #76-07436, ORJCO.

PROCEDURE: USING TRIMBLE R6 GPS RECEIVERS, MADE TIES TO THE MONUMENTS AS SHOWN HEREON TO CONTROL THIS SURVEY. THIS SECTION OF ROYAL ORCHARD TRACT NO. 3 WOULD NECESSITATE THE SUBDIVISION OF SECTION 13. HOWEVER THE WEST AND S.W. CORNERS OF SECTION 13 ARE GONE WHICH RENDERS THIS OPTION IMPRACTICAL AND WOULD MOST LIKELY NOT FIT THE LONG STANDING OCCUPATION LINES. THE SUBJECT PROPERTY WAS SEGREGATED OUT OF THE PARENT THROUGH DOC. #76-07436, ORJCO, THE ONLY SURVIVING PARTY TO THAT DEED, MR. ROBERT DEAN GAY, WHO HAS LIVED ON THE PROPERTY FOR OVER 40 YEARS, KINDLY OFFERED INFORMATION AS TO THE SUBJECT TRACT AS WELL AS THE NORTH LINE OF THE PARENT TRACT. HE STATED THAT THERE WAS A "STAKE" BY A TREE AT THE N.E. CORNER OF HIS PARENTS PROPERTY. WE DID FIND AN OLD 1" IRON AXLE UNDER A TREE AT THE N.E. CORNER. ALTHOUGH THIS AXLE DID NOT FIT PLAT RECORD DISTANCE SOUTH FROM THE NORTH 1/4 CORNER OF SECTION 13 VERY WELL, IT DID FIT THE OLD EAST-WEST WIRE FENCE LINE WHICH HAS BEEN IN PLACE FOR 30 YEARS PLUS, AND WAS FOUND TO BE 0.37' WEST OF THE NORTH-SOUTH CENTERLINE OF SECTION 13 (THE CENTERLINE BEING THE EAST LINE OF ROT3). A NEWER DEER FENCE WAS CONSTRUCTED BY THE NORTHERLY ADJOINERS TO PROTECT NEW VINEYARDS. THIS DEER FENCE WAS PLACED NORTH OF THE OLD WIRE FENCE INSTEAD OF REPLACING THE OLD WIRE FENCE. THIS SUGGESTS TO ME THAT THE OLD WIRE FENCE LINE WAS RECOGNIZED AS BEST AVAILABLE EVIDENCE OF THE "PROPERTY LINE" BY THE NORTHERLY ADJOINER SINCE THE ACTUAL LOT LINE WOULD BE DIFFICULT, IF NOT IMPOSSIBLE, TO DETERMINE AS STATED ABOVE. SINCE THE AXLE DID FIT THE LONG STANDING OCCUPATION LINES WELL BETWEEN THE OWNERS TO THE NORTH & SOUTH OF THIS LINE, I ACCEPTED THIS AXLE AS THE BEST EVIDENCE OF THE N.E. CORNER OF LOT 3 OF ROT3. IN KEEPING WITH THE SAME THOUGHT, I USED THE OLD EAST-WEST WIRE FENCE LINE EXTENDED WEST TO THE APPROXIMATE RIGHT OF WAY OF ROYAL CREST ROAD AS THE BEGINNING POINT FOR THE SUBJECT PROPERTY. THE APPROXIMATE RIGHT OF WAY WAS HELD USING MONUMENTS PER FS5541. I THEN LAID OUT THE SUBJECT DEED AS CALLED OUT IN SAID DEED WITH THE SOUTH LINE HELD PARALLEL WITH THE ABOVE FENCE LINE AND THE EAST LINE PARALLEL WITH THE APPROXIMATE RIGHT OF WAY OF ROYAL CREST ROAD. IN MY OPINION THIS IS THE BEST SOLUTION GIVEN THE CIRCUMSTANCES. I SET MONUMENTS AT THE LOCATIONS AS SHOWN. IT WAS SUGGESTED TO MY CLIENT THAT BOUNDARY AGREEMENTS BE ATTEMPTED FOR THE NORTHERLY ADJOINER.

LEGEND:

- ⊙ = FD. COUNTY SURVEYOR'S BRASS CAPPED MONUMENT PER RE-ESTAB'S.
- = FD. 5/8" IRON PIN PER FS 5541.
- ⊙ = FD. 1" IRON AXLE. ORIGIN UNKNOW. SEE NARRATIVE.
- = SET 5/8" X 24" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.

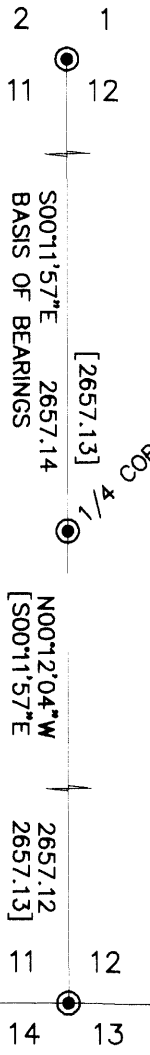
- JCDR = JACKSON COUNTY DEED RECORDS.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- WC = WITNESS CORNER MONUMENT.
- { } = RECORD DATA PER DOC, 76-07436, ORJCO.
- [] = RECORD DATA PER ROT3.
- FS = FILED SURVEY #.
- ROT3 = ROYAL ORCHARD TRACT NO. 3.
- X- = OLD WIRE FENCE LINE.
- o- = NEWER DEER FENCE.

BASIS OF BEARINGS:

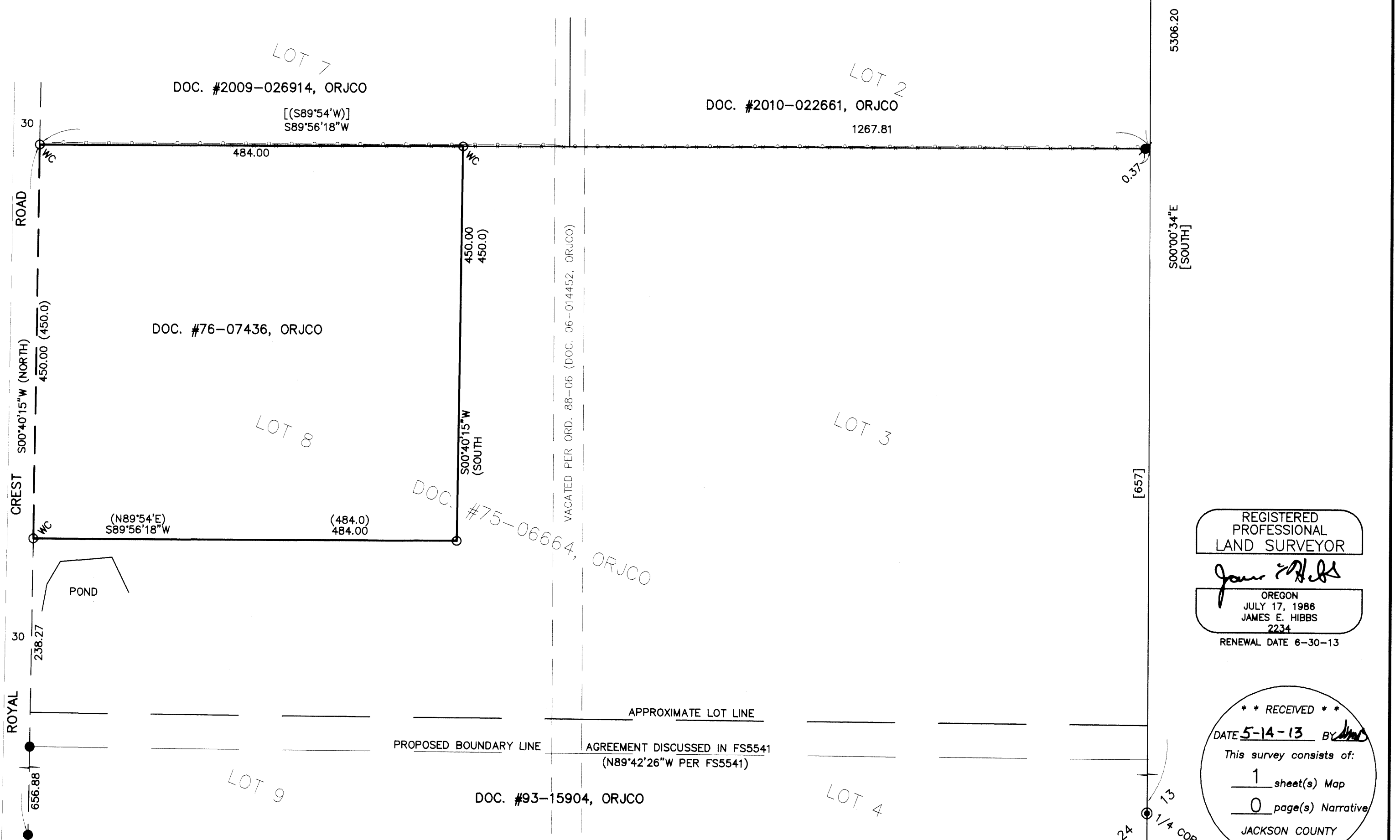
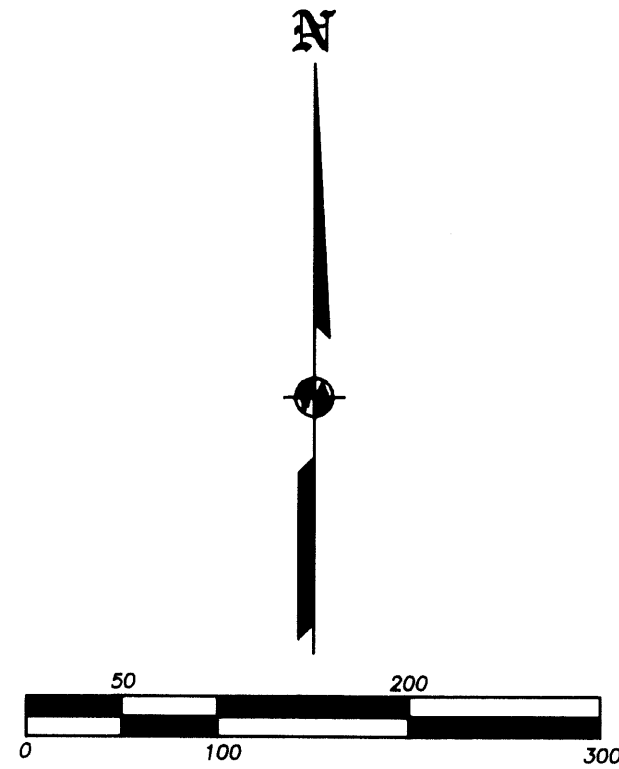
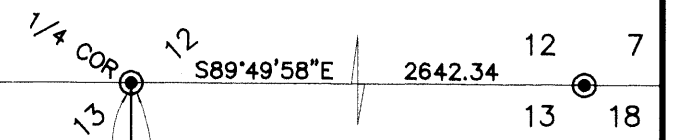
WEST LINE SECTION 12 PER FS20414 AS SHOWN HEREON.

UNIT OF MEASUREMENT = FEET

SCALE: 1" = 100'



S89°50'59"E 2639.02



REGISTERED PROFESSIONAL LAND SURVEYOR

James E. Hibbs

OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-13

** RECEIVED **

DATE 5-14-13 BY *[Signature]*

This survey consists of:

1 sheet(s) Map

0 page(s) Narrative

JACKSON COUNTY SURVEYOR