

**Survey Narrative to Comply with  
Oregon Revised Statutes, Paragraph 209.250**

BAROTT  
SBLs

2013  
LS 2332

bears North 0°16'47" West, 47.09 feet distance.

A ½-inch diameter X 15-inch long iron pin with plastic cap marked:

SBLs

CONTROL

Bears North 5°17'57" West, 33.44 feet distance.

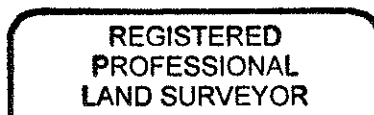
GPS control was established utilizing a Leica GS14 GNSS dual frequency Real Time Kinematic (RTK) GPS adjusted utilizing Oregon Department of Transportation's (ODOT) GPS network solutions. Coordinates listed in the Point Table are Oregon Coordinate Reference System (OCRS), Grants Pass-Ashland Zone, in International Feet. The current adjustment from ODOT is NAD83 (2011) epoch 2010.00, and vertical is NAVD88 using Geoid 12A.

The Basis of Bearing for this survey is Grid from GPS using the OCRS Coordinate system, with an average mapping angle of 0°18'02". Refer to the map of Survey for a comparison to the geodetic bearings of previous surveys.

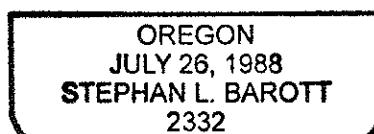
**EQUIPMENT:**

Equipment utilized throughout this survey includes a Leica TCRP-1203 Robotic Total Station and Leica GS14 GNSS RTK GPS receiver.

**DATE OF SURVEY: October 4, 2013**



*Stephan Barott*



RENEWS: DECEMBER 31, 2015

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Hollow Road, Stage Road to Pioneer Road segment, and recorded as C.S. 5966 dated December, 1974. With the exception of the Easterly right-of-way pin for Station 51+60, all other right-of-way pins adjacent to the Brown property were found as shown on the Map of Survey.

All remaining monuments marking the boundaries of the Brown property were set as shown on the map of Survey.

It must be noted that fences in the immediate area do not follow the surveyed lines by a significant amount in some areas, basically 20-30 feet. The adjacent neighbors were informed of the new surveyed boundaries and how their fences and other use lines fit the existing conditions.

Monuments established this survey are 5/8-inch diameter X 24-inch long iron pins with 2-inch diameter aluminum caps attached, with the exception of the Northwest corner of the 20 foot flag lot. A cotton gin gear, approximately 1/2-inch diameter X 6-inch long was driven to refusal in the asphalt surface of an access road.

Most monuments have a 5 foot long green metal post alongside, with a white plastic tag attached, marked:

PLEASE  
PROTECT  
NEARBY  
**SURVEY  
MARKER**

At the center-west one sixteenth corner, I set a 5/8-inch diameter X 24-inch long iron pin with a 2-inch diameter aluminum cap flush with the ground, marked:

BAROTT  
SBL5  
  
W 1/16  
C            C  
S 12  
  
2013  
LS 2332

From which:

A Madrone with two 6-inch diameter forks, bears South 42°33'04" East, 3.67 feet, marked "X BT," with a 3/8-inch mag nail and 1-inch brass washer marked LS 2332 attached.

A 5/8-inch diameter iron pin with a 2-inch aluminum cap marked:

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- “The line run easterly from the west ¼ corner is a proposed division line of property and is not to be construed or intended as the center line of section.”
- The approximate East-West centerline of Section 12 was once again surveyed by Ed McGinty on August 2, 1966. Refer to C.S. 3158. During this survey, McGinty recovered some of the monuments he set in C.S.2764 and set additional monuments along this “approximate line,” as well as monuments for Darrell Drive and additional parcels adjacent to Darrell Drive.
- David A. Edwards retraced much of survey C.S. 3158, recovered right-of-way monuments for Dark Hollow Road set in C.S. 5966, and set additional monuments at various locations. Refer to C.S. 13964 dated April 5, 1994.
- Russell D. Braughton subdivided Section 12 on May 7, 1998. During this survey, Braughton calculated the position for the center ¼ corner for section 12 but did not set a monument at that location. Braughton also did not mention the McGinty iron pin set on the “approximate line E-W centerline” that should have been North 0°42’E, 10.6 feet from his calculated center ¼ position, per my calculations. Braughton’s lotting method was not correct for the subdivision of the Northeast quarter of Section 12.
- Herb Farber retraced portions of C.S. 2764, 3158, and 13964 on July 5, 2002. Farber noted he found a 5/8” iron pin with red plastic cap marked D.A. Edwards from survey No. 3158. The survey reference should have been from C.S. 13964.
- Harold Center surveyed the east-west centerline of Section 12 and subdivided a portion of the Northeast quarter of Section 12, basically to correct the Braughton Survey No. 15756. Center set the center-east one sixteenth corner for Section 12.
- The North line of Section 12 was survey by James Hibbs of L.J. Friar & Associates, P.C., during C.S. 20870 dated January 18, 2011.

No other surveys of record that are directly connected to the Brown Property could be found.

**PROCEDURE:**

Monuments as shown on the Map of Survey were tied by GPS survey directly, or by traverse survey were necessary.

The four quarter corners and Northwest Section corner, the South line of Donation Land Claim No. 50, and the “approximate E-W centerline of Section 12 established by surveyor McGinty” were tied to the control survey. From these ties, the center quarter corner position for section 12 was calculated, as well as the position for Government Lots 2 and 8. The crossing closing corner for Lot 8 (south line of DLC 50) was not set because the position falls in an access road.

The senior deeds for this portion of section 12 for the most part are deeds for the North half of the section. The south boundary of the Brown property is controlled by bearing and distance calls beginning at the Southerly Southwest corner (SSW) for DLC 50, and called the centerline of Dark Hollow Road. From the centerline of Dark Hollow Road, the description follows one course “to the West line of Government Lot 8 in Section 12.” Refer to Line #1 on the Map of Survey.

The Brown description also “except out that portion conveyed to Jackson County as described in Document Numbers 72-13996 and 72-14138, Official Records of Jackson County, Oregon.” The right-of-way monuments as described in these deeds were established Jackson County Public Works Dark

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**SURVEYED FOR: DAMON BROWN**  
415 CORAL CIRCLE  
PHOENIX, OR 97535

**SURVEYED BY: SBLs**  
**STEPHAN BAROTT LAND SURVEYING**  
1446 ST. ANDREW WAY  
MEDFORD, OREGON 97504

**LOCATION:** Township 38 South, Range 2 West,  
Northwest quarter of Section 12, Willamette Meridian, Jackson County, Oregon. (Jackson County  
Tax Records 38-2W-12B-2100).

**BASIS OF BEARING:** Grid Bearing from GPS, Oregon Coordinate Reference System (OCRS)-  
Grants Pass-Ashland Zone. Average mapping angle 0°18'02"

**PURPOSE:** The purpose of this survey is to locate the boundaries as described in Document No.  
2013-016334, Jackson County Deed Records.

**HISTORY OF SURVEYS:** The history of surveys of T.38 S., R. 2 W. pertaining to this survey is as  
follows:

- The original subdivision of this Township was completed by Ives and Hyde under Contract No. 39 dated January 4, 1854.
- Donation Land Claim (DLC) No. 50 (William Hoffman Claim) was surveyed by Sewell Truax on or about October 18, 1855.
- A portion of the South line of DLC 50 was surveyed by JH Clabby on July 18, 1951. Refer to C.S. 378.
- The South line of DLC 50 was surveyed by Edward McGinty on May 9, 1968. Refer to C.S. 3712.
- The South line of DLC 50 was once again surveyed by Edward McGinty on November 8, 1985. Refer to C.S. 10393. During this survey, McGinty re-established the Southeast corner for DLC 50. In addition, McGinty had the following comment in his narrative:
  - “In late 1960, Hugh Ingle unfortunately made a survey (not of record), using the monument found at point (2)- the SW Corner of D.R. Vol. 132-472- which he identified as the Northwest corner of government lot, which may have lead to some of the confusion of some of the land owners to the south.”
- The approximate East-West centerline of Section 12 was surveyed by Ed McGinty on April 29, 1965. Refer to C.S. 2764. This survey has caused errors in property descriptions and has confused many surveyors and land owners since. The survey indicates the surveyed line is the East-West line and shows pins set at the center-west 1/16 and center ¼ positions. However, in the narrative McGinty states the following: