

SURVEY BY:

Roger Roberts, PLS
3365 Green Acres Drive
Central Point, Oregon 97502

Cell Ph: 541-261-9891

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Roger Roberts

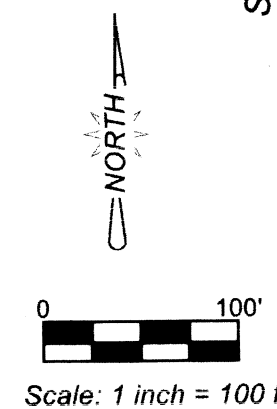
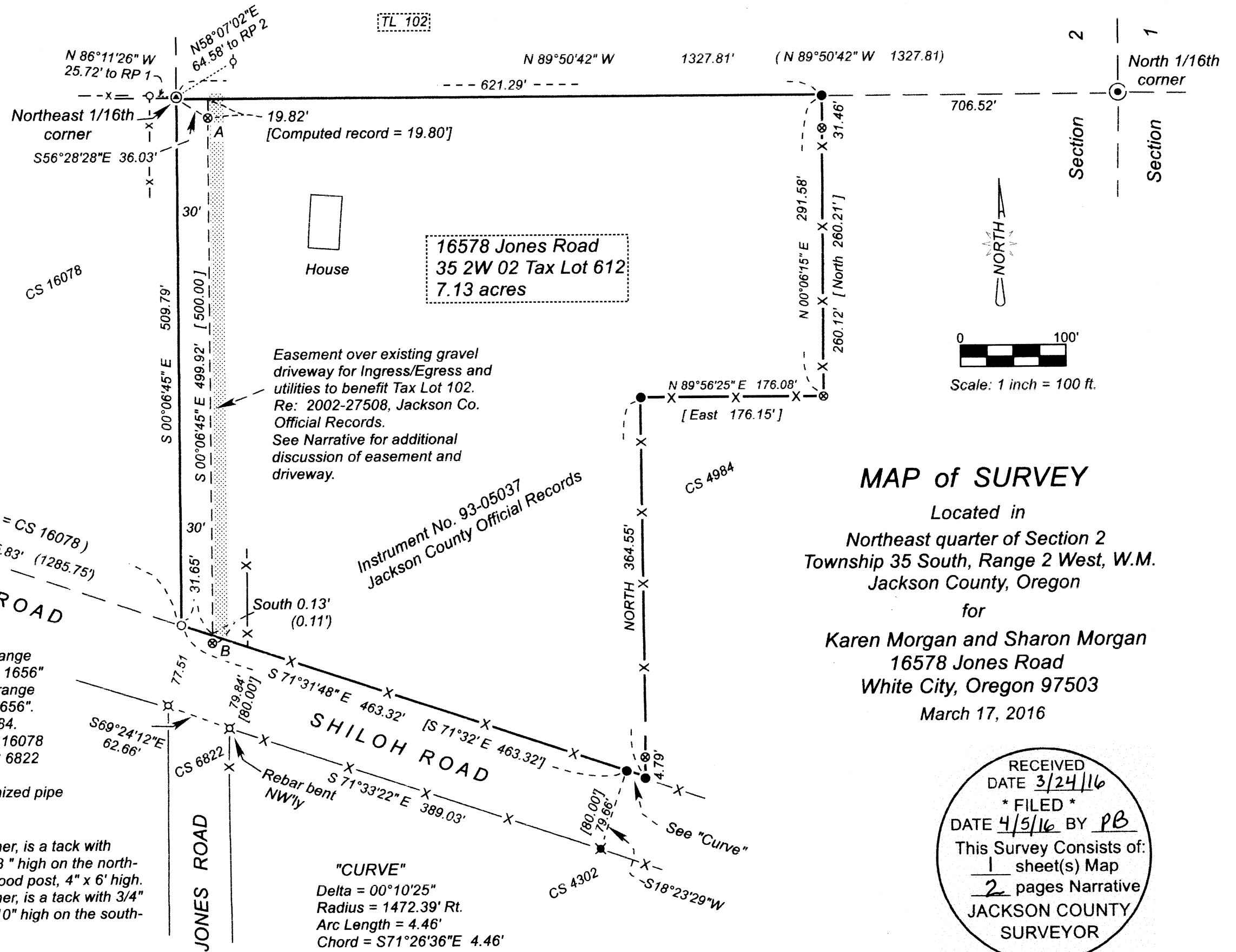
OREGON
JULY 14, 1978
ROGER R ROBERTS
No. 1656

Renewal Date: Dec 31, 2016

LEGEND

- = Set 5/8 inch dia. x 24 inch rebar with orange plastic cap marked "R ROBERTS LS 1656"
- ⊙ = Set 5x8 inch dia. x 30 inch rebar with orange plastic cap marked "R ROBERTS LS 1656".
- ⊗ = Found 3/4 inch dia. rebar set on CS 4984.
- = Found rebar with plastic cap set on CS 16078
- ⊗ = Found rebar with plastic cap set on CS 6822
- ⊗ = Found rebar set on CS 4302
- ⊙ = Found 2 inch dia. bronze cap on galvanized pipe marked as described on CS 4984.
- CS = County Surveyor filing number
- ⊙ = RP 1, a reference to the NE 1/16th corner, is a tack with 3/4" brass washer, marked "LS 1656", 8" high on the northeast side of a northeast fence corner wood post, 4" x 6" high.
- ⊙ = RP 2, a reference to the NE 1/16th corner, is a tack with 3/4" dia. brass washer, marked "LS 1656", 10" high on the southeast side of power pole no. B15730.
- [] = Record information from CS 4984
- () = Record information from CS 16078
- X- = Wire fence line

35 2W 02 TL 612



MAP of SURVEY
Located in
Northeast quarter of Section 2
Township 35 South, Range 2 West, W.M.
Jackson County, Oregon
for
Karen Morgan and Sharon Morgan
16578 Jones Road
White City, Oregon 97503
March 17, 2016

RECEIVED
DATE 3/24/16
* FILED *
DATE 4/5/16 BY PB
This Survey Consists of:
1 sheet(s) Map
2 pages Narrative
JACKSON COUNTY
SURVEYOR

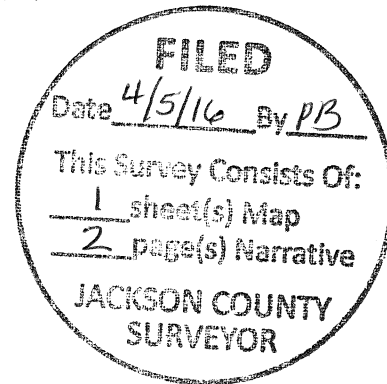
SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES

SURVEY FOR: Sharon Morgan and Karen Morgan
16578 Jones Road
White City, Oregon 97503

LOCATION: Northeast quarter of Section 2
Township 35 South, Range 2 West, Willamette Meridian
Jackson County, Oregon

PURPOSE: Locate and monument the exterior boundaries of client's property

PROCEDURE: The property is described in that Warranty Deed recorded as Instrument No. 93-05037 of the Official Records of Jackson County. The tract configuration originated from that survey filed as CS 4984 in 1972.



Monuments found as shown from said CS 4984 and subsequent survey CS 16078 were used for control for this survey. Measurements on this survey compared very well with the two earlier surveys, therefore the record bearings and distances were held as much as possible. The monuments found along the southerly boundary of Jones Road and Shiloh Road were inconsistent in distance and alignment. Therefore the two monuments from CS 16078 shown as being on the north boundary of the Jones Road right of way, and the southerly prolongation of the record distance of 4.49 feet from the 3/4 inch rebar found along the southerly end of the east property line were used to establish the northerly boundary of Shiloh Road.

The original monument at the northeast one-sixteenth corner was missing and therefore reset on this survey. Record bearing and distance northerly from the monument found at the southwest corner of the subject property were used to establish the northeast one-sixteenth corner location, which resulted in closely matching record bearing and distance westerly from the North one-sixteenth corner. That monumented line being 30 ft. east and parallel with the west boundary line, as shown on the map of CS 4984 and labeled hereon as monuments A and B, confirmed the location and alignment of the west property boundary. References to this corner were established as shown in the map.

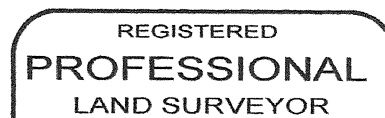
CS 4984 monumented many properties that evidently were being created for sale to the public at that time. The above mentioned 30 ft. offset line is clearly depicted on the map of that survey, where it is shown along the entire length of the west boundary of said survey. It is labeled on that map as "30' EASEMENT FOR PUBLIC ROAD PURPOSES". There was no documentation referred to to create that easement. CS 4984 was a map of survey, and not a subdivision plat. Therefore the "30' EASEMENT FOR PUBLIC ROAD PURPOSES" could not be created by the filing of the map in the Office of the County Surveyor. I did not find any subsequent record information that addressed the purpose of the 30 ft. strip, although it most likely was intended to serve as ingress and egress for multiple properties beyond the north end of the strip. No roadway lies within this strip. My client allowed me to review a title report of their property, and I did not find any reference to or purpose of said 30 ft. strip in the report.

I was told in conversation with my client and with the owner of Tax Lot 102 that the gravel driveway depicted and labeled on my map has been the historic access to Tax Lot 102 and other properties, although there was no recorded easement for such use until the recording of Document No. 2002-27508 in 2002. The intent of that document was to clarify and document the right of ingress/egress and utilities

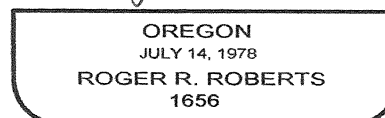
to benefit the owners of Tax Lot 102. Said document is vague and confusing for the following reasons: Under "... IN CONSIDERATION...", Item 2, states "The location of said easement on Grantor's property shall be the existing road and driveway along the westerly property line of Grantor's property, approximately 20 ft. west of the existing telephone/power poles." The problem with this statement is that the existing road and driveway is not along the westerly property line, but as shown hereon. And "approximately 20 ft. west of existing telephone/power poles" is just that, an approximation rather than an accurate description. Item 2.1. says "A map/diagram showing approximate location of said easement as depicted on "Exhibit 2" attached hereto ...". Said Exhibit 2 map, being a reduced portion of the tax assessor map, is inadequate in depicting the location and labeling of the intended easement being created. It creates confusion by showing dashed lines north and west beyond the north boundary of my client's property, having no labeling or other explanation. I do not find that these dashed lines are pertinent to the intent of the document. No width of the easement is indicated in Item 2, or in Item 2.1, nor on Exhibit. 2. I found that the graveled driveway averages about 12 ft. in width, the west edge of which coincides with the dashed 30 ft. offset line labeled A to B.

Basis of bearing: CS 16078, along the northerly boundary of the right of way of Jones Road as shown on the map.

Date: March 17, 2016



Roger R. Roberts



EXPIRES Dec 31, 2016

Roger Roberts
3365 Green Acres Drive
Central Point, Or. 97502

