

LINE	BEARING	DISTANCE
A	S81°20'39"E	70.43'
B	N79°57'53"E	88.54'
C	N56°33'34"E	118.65'
D	N74°12'52"E	239.99'
E	N54°59'54"E	191.16'
F	N69°13'51"E	234.20'
G	N88°14'31"E	158.34'
H	N51°15'56"E	233.71'
J	S79°33'09"E	102.70'
K	N70°45'53"E	125.48'
L	N55°38'58"E	296.24'

Radius: 918.46
 Delta: 18°41'28"
 Length: 299.62'
 Chord: 298.30'
 Bearing: N89°18'37"E

Debeneger Gap Road survey as described in Road Petition, Jackson Co. Road Records Vol 3 Page 324, dated 1906

Current road centerline

61.59 Acres

Vol. 298, Page 373 of Jackson County Deed Records

MAP OF SURVEY

Located in
 Township 35 South, Range 1 West
 Southeast Quarter of Section 6
 Jackson County, Oregon

For
 Judith E. Boyd, Trustee
 Vera Adams Hannah Trust
 461 Quail Run Drive
 Eagle Point, Oregon 97524

Site Location:
 1615 Rogue River Drive
 Eagle Point, Oregon

June 2, 2017

Basis of Bearing: CS 3295.
 along the north line of Section 8

LEGEND

- ⊙ = Set 5/8 inch dia. x 30 inch steel rebar with plastic cap marked 'R ROBERTS LS 1656'
- = Set 5/8 inch dia. x 24 inch steel rebar with plastic cap marked 'R ROBERTS LS 1656'
- ⊙ = Found Jackson Co Surveyor brass disk monument (See narrative for details)
- ⊗ = Found 5/8 inch dia. rebar set on CS 20174
- ⊗ = Found 3/4 inch dia. pipe from CS 1435 or 3392
- = Found smooth iron rod, origin unknown
- { } = Record information from CS 3295
- [] = Record information from CS 20174
- CS = County Surveyor filing number
- x--x-- = Fence

Surveyed by:

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

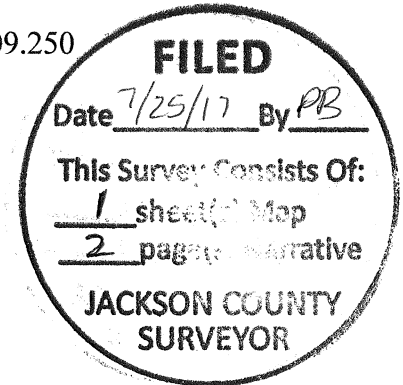
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REGISTERED
**PROFESSIONAL
 LAND SURVEYOR**

 OREGON
 JULY 14, 1978
ROGER R ROBERTS
 No. 1656
 Renewal Date: Dec 31, 2018

RECEIVED
 DATE 6/19/17
 * FILED *
 DATE 7/25/17 BY PB
 This Survey Consists of:
 1 sheet(s) Map
 2 pages Narrative
**JACKSON COUNTY
 SURVEYOR**

T35S. R1W. Sec 6, Tax Lot 300

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES

SURVEY FOR: Judith E. Boyd, Trustee
Vera Adams Hannah Trust
461 Quail Run Drive
Eagle Point, Oregon 97524

LOCATION: Southeast Quarter of Section 6,
Jackson County, Oregon

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

PROCEDURE: The property is described in Volume 298, Page 373 of the Deed Records of Jackson County, recorded in 1948, as "... the South Half of the Southeast Quarter of Section 6 . . . lying South of the old County Road . . . as located on June 18, 1942". The south boundary of the subject tract was determined, and monumented and mapped during the course of CS 3295 in 1966.

The brass cap on a pipe monument at the One Quarter corner between Section 6 and Section 7 is possibly not in it's original location. The pipe was found exposed 18 inches, with the cap facing south rather than the customary cap facing north. A "T" steel fence post was driven along the west side of the cap, and a wire wrapped around both the post and the pipe to stabilize the pipe. The monument is at the top of the slope on the west side of a 2 ft. deep drainage ditch, course north to south. It's possible that the monument was dislodged during the digging of the drainage ditch.

Using the monument as found, the northeast bearing tree, a 31 inch diameter ponderosa pine, bears N 49°44'E 307.3 ft to face of upper healed blaze (original 1965 record = 22 inch dia., N 49°48' E 307.7 ft. to face of upper blaze). The southeast bearing tree, a 12 inch diameter white oak, bears S 68°14' East 458.2 ft. to the face of the healed upper blaze (original 1965 record = 9 inch diameter, S 68°11' E 458.8 ft. to the face of the upper blaze).

The measured angle between the two bearing trees was 62°02', compared with the record of 62°01'. Due to the new measurements comparing very well with the record, I accepted the found location of the monument. I then lowered the pipe so that the cap is now exposed 8 inches above ground level. Both bearing trees are in good condition.

At the quarter corner between Section 5 and Section 6, the brass cap and 1 inch diameter galvanized iron pipe monument was found to have been disturbed from it's original position. The cap was found still fastened firmly to the pipe, but cap and pipe were leaning southeasterly out of plumb. Digging down alongside the pipe, I determined that the pipe was not bent. It became obvious after exposing the entire 36 inch length of the pipe that it was leaning 52° to the south-southeast as if it was pushed over. I stood the pipe and cap upright, set the instrument over it, and checked the measurements to the two bearing trees. After making adjustments in the pipe and cap position, I felt that I finally had a good position for

the monument, and backfilled the hole. The cap is now exposed 4 inches above ground surface. The resulting measurement to the bearing trees are as follows: The original white oak, now measured as being 15½ inches in diameter with healed blazes, bears N 40°E 22.0 ft. to the face of upper blaze (record N 40°E 22.0 ft). The southwest bearing tree, 7 inches in diameter with healed blazes, bears S 6°42' W 34.6 ft. to face of upper healed blaze (record S 7° W 34.8 ft.). The resulting angle between the trees is 146°41' (record 147°). In comparing the results with two recent surveys (CS 16541 in 2000, and CS 20174 in 2008) indicates that the brass cap and pipe were not in original position at the time of those surveys. From the found location of the brass cap to the corrected position was N 40°05' W 2.00 ft.

The west boundary of the subject property was determined by the north-south centerline of Section 6. The brass cap and pipe at the north 1/4 corner of Section 6 was located and measured to. The monument is in a mound of stone, about 6 ft. north of an east-west all terrain vehicle roadway. The two bearing trees in the southeast quadrant were found in good condition. The stump remains of the original white oak northeast bearing tree was located. A northeast bearing tree, a 10 inch cedar with scribing visible, is dead and down. No measurements were taken to the bearing trees.

The South 1/16th corner between Sections 5 and 6 was set at midpoint between the section corner to the south and the quarter corner to the north. The point falls on the top of a 4 ft. tall mound of fill material, and 2 ft. west of an old wire fence running north-south. The following references were set:

A 5/8 inch x 24 inch rebar with plastic cap marked "R ROBERTS LS1656" bears N 55°49' E 49.02 ft. at a point 3.4 ft. west of north-south wire fence.

A 5/8 inch x 24 inch rebar with plastic cap bears S 85°53' W 53.30 ft. at a point on the north side of an old wire and wood post fence running east-west.

A 5/8 inch x 24 inch rebar with plastic cap bears S 1°29' E 47.31 ft. to a point 0.8 ft. west of an old wire and wood post fence running north-south.

Debenger Gap Road is a vacated county road (Jackson County Commissioners Journal Vol 9, Page 36-38). The description for the subject tract describes it as being "south of the road". The description for the adjoining property to the north describes it as being "north of the road". This is interpreted to mean that the common boundary between the two properties would be the centerline of the vacated road. However, both documents refer to the road as it was located in 1942. The survey for the petition to create the county road was done in 1906. This survey was used to determine where the road was at that time, using a best fit of points along the current road location. Where the road differed from the 1906 road survey was taken as the best evidence of where the road was at the time of it being vacated. The property line was then held along the road tangents, and monuments set for property corner markers at the point of intersection of the tangent lines. One large curve, near the west end of the north boundary line, was held as the best method of marking the property line, due to the long length of the curve.

Basis of bearing: CS 3295, along the north boundary of Section 8.

Date: June 2, 2017

Roger Roberts
3365 Green Acres Drive
Central Point, Or 97502

