

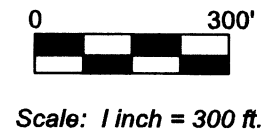
MAP OF SURVEY

located in
 Township 35 South, Range 1 West, W.M.
 Northwest Quarter of Section 8
 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

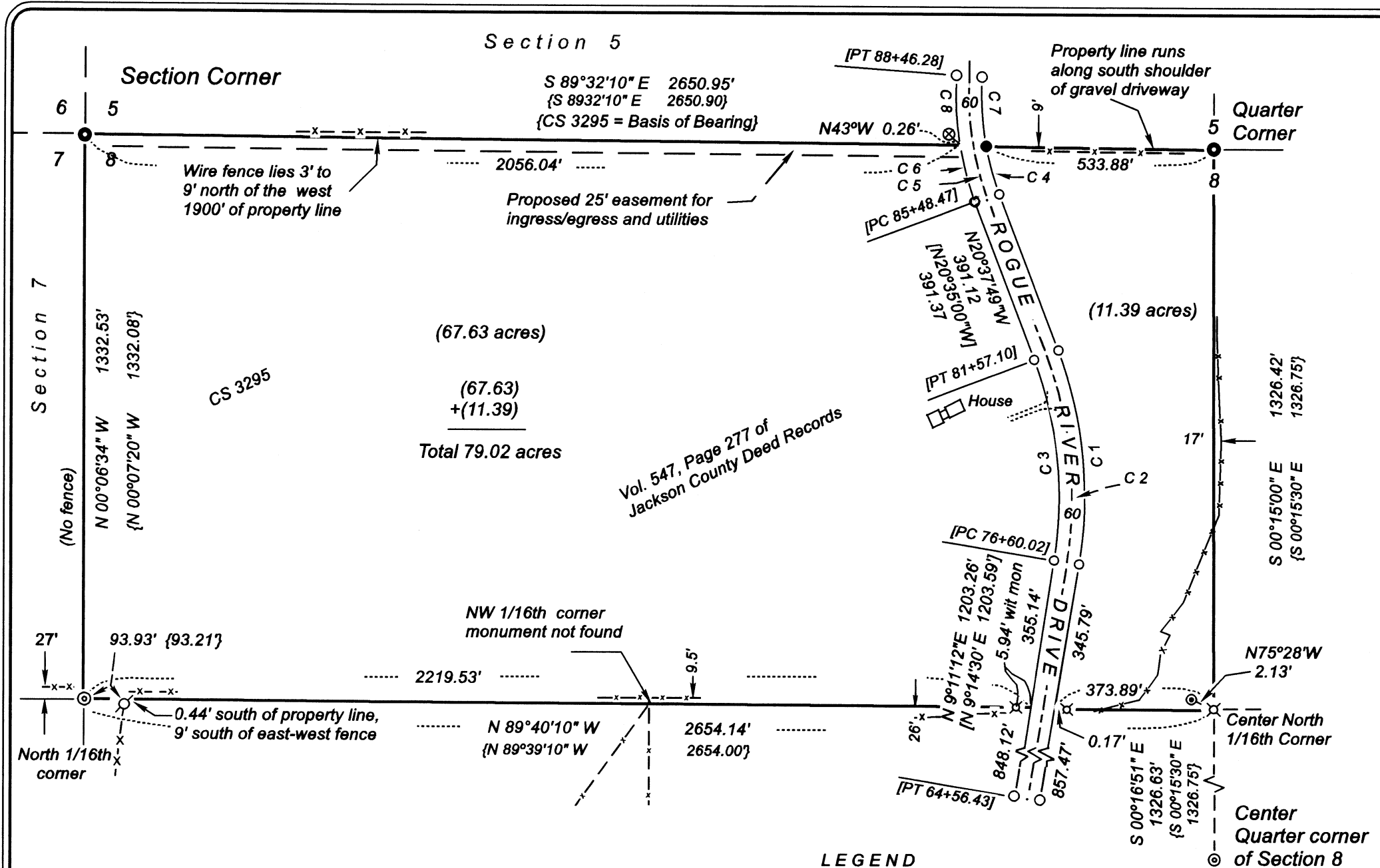
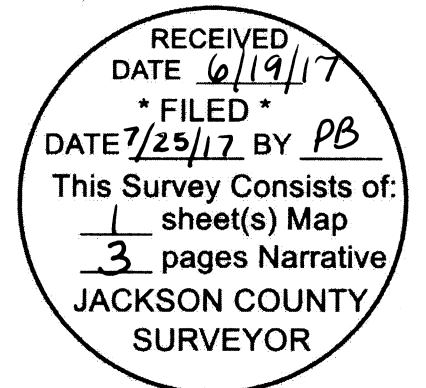
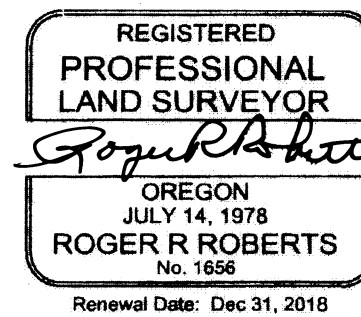
June 2, 2017



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

Surveyed by:

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 Central Point, OR 97502
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CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
C 1	29°49'30"	984.93	512.71	506.94	N 05°44'04" W
C 2	29°49'30"	954.93	497.10	491.50	N 05°44'04" W
Record	29°49'30"	954.93	497.08		
C 3	29°49'30"	924.93	481.48	476.06	N 05°44'04" W
C 4	10°08'02"	686.20	121.37	121.21	N 15°33'48" W
C 5	23°49'18"	716.20	297.77	295.63	N 08°43'41" W
Record	23°49'30"	716.20	297.81		
C 6	11°01'29"	746.20	143.58	143.36	N 15°07'04" W
C 7	13°41'13"	686.20	163.92	163.54	N 03°39'10" W
C 8	12°47'47"	746.20	166.66	166.31	N 03°12'27" W

LEGEND

- = 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. smooth iron rod set on CS 3295
- ⊗ = Found 5/8 inch dia. rebar set on CS 4024
- = Found 5/8 inch dia. smooth iron rod set on Jackson County survey of right of way of Rogue River Drive County Surveyor roll map no. 29/7
- ⊙ = Found 1 inch dia. galvanized iron pipe set on CS 3295
- ⊗ = Found 5/8 inch dia. smooth iron rod of unknown origin
- ⊙ = Found 3/4 inch dia. galvanized iron pipe - see narrative
- { } = Record information from CS 3295
- [] = Record information from Jackson Co roll map 29/7
- C 1 = Curve number, see Curve Table
- CS = County Surveyor filing number
- Wit Mon = Witness monument
- x-x- = Fence

T35S. R1W. Sec 8, 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

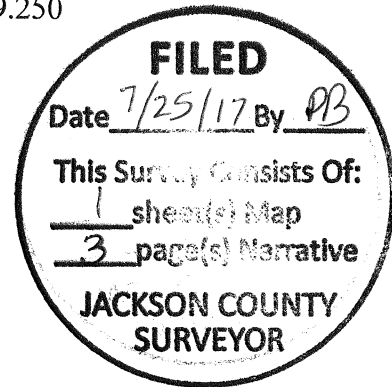
LOCATION: Township 35 South, Range 1 West, Willamette Meridian
Northwest Quarter of Section 8,
Jackson County, Oregon

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

PROCEDURE: The property is described in Volume 547, Page 277 of the Deed Records of Jackson County, recorded in 1963, as "... the North Half of the Northwest Quarter of Section 8 . . .". The boundary of the subject tract was determined, monumented and mapped during the course of CS 3295 in 1966. This survey, in effect, is a retracement of that survey.

During the course of this survey, it became apparent that there is a conflict with the two monuments found at the Center North 1/16th corner of Section 8. The found 3/4 inch inside diameter pipe was reported to have been set by Deputy County Surveyor C. Z. Boyden in 1928. This monument was visited by County Surveyor staff in 1993, which reported finding the said pipe and it's lone bearing tree, and the taking of an additional bearing tree. Also reported at this time was the finding of a 5/8 inch diameter smooth iron pin, bearing easterly 2.13 feet from the pipe, apparently origin unknown. During the course of CS 3295 by Mark Boyden (son of C. Z. Boyden), the boundary of the "North Half of the Northwest Quarter of Section 8" was determined and shown on said survey map. However, neither the map or narrative indicate finding the 3/4 inch pipe, nor finding or setting of any other monument at the Center North 1/16th corner. In retracing CS 3295, the resulting measurements running north and west from the Center North 1/16th corner compare very well with the record measurements when using the found 5/8 inch iron pin for the 1/16th corner location.

The pipe at the center quarter corner of Section 8 was measured to for additional comparison. In drawing a straight line from the C 1/4 corner north to the N 1/4 corner, the 5/8 inch smooth iron pin falls 0.36 ft. west, and the 3/4 inch pipe falls 2.42 west of the line. Also, the two smooth iron pins found as shown on my map along the east and west right of way boundaries of Rogue River Drive lie on a straight line running from the said 5/8 inch smooth iron pin at the CN 1/16th corner to the 1 inch diameter pipe found at the North 1/16th corner between Sections 7 and 8. These two pins are not of record, but are believed to have been set during the course of CS 3295. Also, a line run westerly from the 3/4 inch pipe to the 1 inch pipe at the N 1/16th corner would lie north of the said two smooth iron pins a distance of 0.42 ft.



The monument at the NW 1/16th corner was searched for. A 4 inch dia. galvanized metal corner post of a chain link fence running southwest now occupies the record location of this corner. Long time resident Tom Hannah remembers seeing the monument dislodged and lying on the ground surface about the time that the chain link fence was erected. The fence corner post is on the line between the 1 inch pipe at the North 1/16th corner and the smooth iron pin at the CN 1/16th corner.

For the reasons outlined above, I am convinced that the smooth iron pin was used as marking the CN 1/16th corner during the course of CS 3295. I therefore held that pin location for the 1/16th corner for the purpose of this survey. I did not find a record of any prior surveys that had used the 3/4 inch pipe for the CN 1/16th corner.

The 60 foot wide right of way for Rogue River Drive was described and recorded in 1961, in Quitclaim Deed Volume 512 Page 200 of Jackson County Deed Records. The right of way boundaries were monumented as shown on Jackson County Roll Map 29/7, "PLAN: ROGUE RIVER DRIVE", dated February, 1964. All right of way monuments shown on my map were found in good condition.

The 5/8 inch smooth iron pin shown as found on the south property line 5.94 ft. west of the county road right of way was used herein as a witness monument, due to the fact that the setting of a monument at the intersection of the south boundary and the west right of way line was impractical due to the location being partially up the slope of the highway fill of large rocks. The smooth iron pin is in a very old wire fence line running parallel with the right of way.

Corner Reports:

Section Corner common to Sections 5, 6, 7 and 8, T35S R1W.
GCDB 200600

The 2 ½ diameter Jackson Co Surveyor brass cap, set in 1987, was found at the ground surface. Bearing trees found as follows:

A 16 inch diameter white oak with healed blazes bears N 83°06' W 62.3 ft. to upper healed blaze.

A 16 inch diameter white oak with healed blazes bears N 2°41' E 169.2 ft. to upper healed blaze.

An 18 inch diameter white oak with healed blazes bears S 21°13' W 26.4 ft. to upper healed blaze. Remains of the southeast bearing tree, an oak stump, is no longer visible on the surface.

A 24 inch diameter double trunk white oak, used as a fence corner for north and east bearing fences, bears N 41°40' E 6.0 ft. to face of tree.

Quarter corner common to Sections 5 and 8, T35S R1W.
GCDB 240600

The 2 ½ inch diameter Jackson Co Surveyor brass cap, set in 1999 on 1 inch diameter iron pipe, was found exposed 6 inches high on south shoulder of graveled driveway running east from Rogue River Drive. References reported in earlier re-establishments were not remeasured on this survey.

Center North 1/16th in Section 8, T35S R1W.
GCDB 240600

Found the ¾ inch diameter pipe, exposed 4 inches in shallow mound of stone, from which the original bearing tree, a 34 inch diameter white oak with open upper blaze, no scribing visible, bears N 72°48' W 146.0 ft. to approximate face of blaze, now rotted. An 18 inch diameter white oak with healed blazes bears N 15° 08' W 231.5 ft. to center of tree at upper blaze. A 5/8 inch diameter smooth pin, exposed 4 inches, bears S 75°28' E 2.13 ft. This pin was used as representing the location of the center north 1/16th corner for the purposes of this survey, as explained above on Page 1.

North 1/16th corner between Sections 7 and 8, T35S, R1W.

Found the 1 inch diameter pipe, exposed 6 inches in a ring of stones, set in the coarse of CS 3295, from which bearing trees were found as follows:

A 19 inch diameter ponderosa pine with healed blazes, bears S 59°59' E 18.4 ft. to face of healed upper blaze. A 19 inch diameter black oak, now dead, bears S 33°15' W 20.7 ft. to face of healed lower blaze. An east-west bearing fence is 27 ft. north of the pipe.

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

