

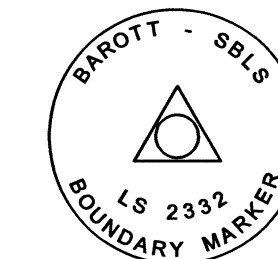
BASIS OF BEARING: GRID, OREGON COORDINATE REFERENCE SYSTEM (OCRS) GRANTS PASS-ASHLAND ZONE

MAP OF SURVEY
LOCATED IN
SW 1/4 SECTION 15, TOWNSHIP 36
SOUTH, RANGE 4 WEST, WILLAMETTE
MERIDIAN, CITY OF ROGUE RIVER,
JACKSON COUNTY, OREGON

LEGEND

THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING

Symbol	Description
---	ROAD CENTERLINES
-x-x-	EXISTING WIRE FENCE
-o-o-	OVERHEAD POWER
---	LINE MARKED AND POSTED THIS SURVEY
---	OTHER TAX LOT LINES
---	SECTION 15 SUBDIVISION LINES
---	MBOCS
---	SFNF
●	IRON PIN C.S. 16869 OR C.S. 14911 (SFNF)
⊙	WATER VALVE
⊗	FOUND 5/8" IRON PIN IN MONUMENT CASE C.S. 14123
⊕	IRON PIN RED PLASTIC CAP CS 14123
⊖	IRON PIN YELLOW PLASTIC CAP CS 16869
⊗	.38 CASING OR TACK AND WASHER CS 16869
⊕	3" STEEL "SURVEY MARK" NAIL AND STAINLESS STEEL WASHER - SBLS LS2332
⊖	CALCULATED LOT CORNER
⊗	MANHOLE COVER
⊕	FOUND 5/8" IRON PIN
⊖	SET 5/8" X 24" IRON PIN AND 1 3/4" GREEN PLASTIC CAP MARKED:



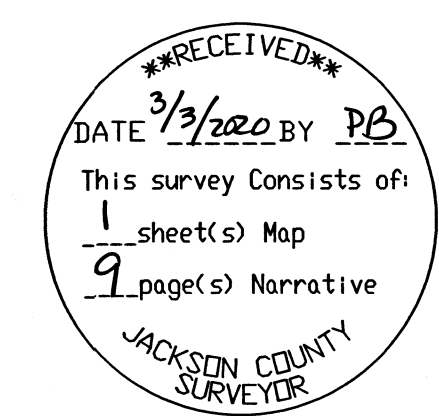
MORASSE STYLE CAP

SBLS
STEPHAN BAROTT LAND SURVEYING

REGISTERED PROFESSIONAL LAND SURVEYOR <i>Stephan Barott</i>	1446 ST. ANDREW WAY MEDFORD, OR 97504 PHONE: 541-776-1272 CELL: 541-510-8278 e-mail: sbarott@charter.net
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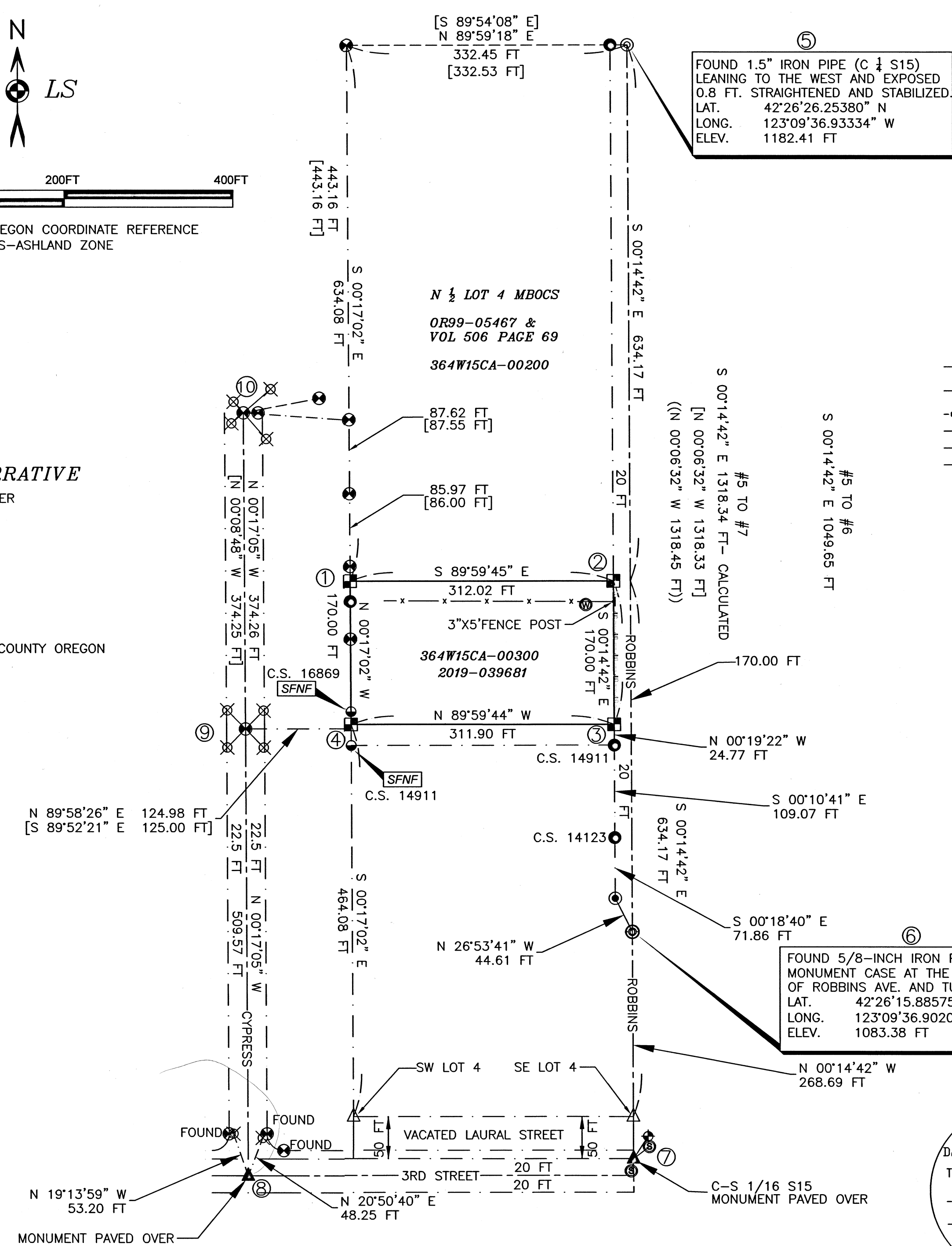
OREGON
JULY 28, 1988
STEPHAN L. BAROTT
2332
RENEWS: DECEMBER 31, 2021

MAP OF SURVEY		
DRAWN SBLS	DATE 3-2-2020	BRITTAIN & CHAD MATHEWS 435 ROBBINS AVE.
APPROVED	DATE	ROGUE RIVER, OR 97537 36-4W-15CA-300
SCALE 1"=100'	SHEET 1 OF 1	PROJECT NO. 2019-42



SEE ATTACHED NARRATIVE
① CORNER INDEX NUMBER

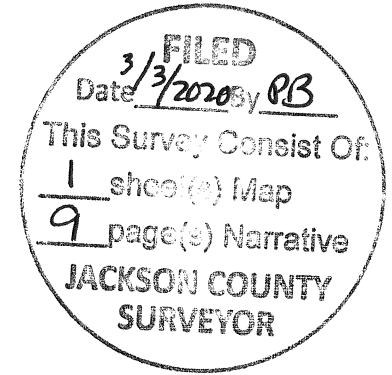
REFERENCES:
C.S. FILED SURVEY JACKSON COUNTY OREGON
[] C.S. 16869
() C.S. 10061



⑤
FOUND 1.5" IRON PIPE (C 1/4 S15)
LEANING TO THE WEST AND EXPOSED
0.8 FT. STRAIGHTENED AND STABILIZED.
LAT. 42°26'26.25380" N
LONG. 123°09'36.93334" W
ELEV. 1182.41 FT

⑥
FOUND 5/8-INCH IRON PIN IN A
MONUMENT CASE AT THE INTERSECTION
OF ROBBINS AVE. AND TUTTLE CT.
LAT. 42°26'15.88575" N
LONG. 123°09'36.90204" W
ELEV. 1083.38 FT

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



SURVEYED FOR: BRITTAIN & CHAD MATHEWS
435 Robbins Avenue
Rogue River, OR 97537

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

LOCATION: Township 36 South, Range 4 West, Southwest Quarter of Section 15, Willamette Meridian, City of Rogue River, Jackson County, Oregon. (Jackson County Tax Records 364W15CA-TL 0300)

BASIS OF BEARING: Grid, Oregon Coordinate Reference System (OCRS) Grants Pass-Ashland Zone.

PURPOSE: The purpose of this survey is to establish the boundaries of the Mathews property as described in Document 2019-039681 as recorded in Jackson County, Oregon.

The description of the Mathews property is defined as follows:

THE NORTH 170.0 FEET OF THE SOUTH HALF OF LOT 4 OF MEADOWBROOK ORCHARD COMPANY'S SUBDIVISION, JACKSON COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN VOLUME 4, PAGE 2, PLAT RECORDS.

HISTORY OF SURVEYS, Patents, and Deeds: The history of surveys of T.36 S., R.4 W. pertaining to this survey is as follows:

In 1854-55, Butler Ives and George Hyde surveyed the township and a portion of the sub-divisional lines, including Section 15. An interesting note on said survey indicated Section 15 and other sections were on the "Indian Reservation." **Refer to Contract No. 47 dated August 18, 1854.**

William G. Breeding purchased a portion of Section 15 by authority of Act of Congress August 24, 1820 (Cash Entry), on May 1, 1884. The **Certification No. 5178** signed by President Chester A. Arthur included the following:

Northeast Quarter of the Southwest Quarter, and the Northwest Quarter of the Southeast Quarter of Section 15 in Township 36 South, Range 4 West of the Willamette Meridian in Oregon, consisting of 80 acres.

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A portion of Section 15 was subdivided by Meadowbrook Orchards Company in 1911. Refer to Meadowbrook Orchard Company's Subdivision Plat filed with the Jackson County Recorder on June 18, 1912 and recorded in **Volume 4 Page 2 of Plats.**

The surveyor for said subdivision was W.W. Dann dated June 28, 1911. Dann created 21 lots. The subject of this current survey is Lot 4, which was bounded by Robbins Avenue (40 feet wide) on the East and Laurel Street (50 feet wide) on the South. Robbins Avenue is 20 feet either side of the North-South centerline of Section 15 between the Center one quarter corner and the center-south one sixteenth corners. It is also noted that this subdivision is adjacent to the city limits of "Woodville." Lot 4 dimensions are shown as 331.39 feet wide on the North, 331.0 feet wide on the South, and 1270 feet long (1320 feet including the 50-feet of Laurel Street, which was not a part of Lot 4).

Laurel Street adjacent to Lots 1-4 was vacated on June 2, 1948. Document Volume 359 Page 33 was filed in Jackson County on November 2, 1951. The original subdivision plat was annotated by the County surveyor on February 18, 1977. Title to this 50-foot strip was vested to the abutting land owners. However, many Deeds of record did not reflect this vacated land. This will be discussed later in this narrative.

In 1973 Per E. Zimmerlund, Consulting Engineer No. 5685 surveyed a portion of the Southeast Quarter of Section 15 for Carl A. Anderson. During this survey, the North-South centerline of Section 15 was surveyed and monumented. Zimmerlund established the center one-quarter corner as well as the center-south one-sixteenth corner In addition, he identified a portion of Laurel Street lying Easterly of Robbins Avenue. **Refer to C.S. 5283 dated June 21, 1973.**

In 1976 Edward A. McGinty surveyed a portion of Lot 4 for Elmer MacFarlane. The survey and narrative prepared by McGinty documents very well what the current conditions of Lot 4 were at the time of his survey. It has a direct bearing on this current survey as well.

A portion of the McGinty Narrative is as follows:

"In April of 1948 a portion of Laurel St., abutting Lots 1, 2, 3, and 4, as shown on Meadowbrook Orchard Co's Sub-d, was vacated.

In 1955 owner of Lot 4, sub-divided Lot 4, by selling the North ½ and South ½ With the apparent intent being that the south line of Lot 4 now being the south line of the vacated Laurel St., the new owners constructed a fence as a division line between the North ½ and South ½ of Lot 4.

I have recommended to my client that since the deeds do not clearly qualify the intent, that a boundary line agreement be made, either near or along the line surveyed or along the accepted existing fence line which could eliminate future title or boundary disputes."

The boundary line agreement or adjustments to the deeds were not recorded. The deeds even today reflect the North ½ and South ½ of Lot 4 "as shown on the Meadowbrook Orchard Company's Subdivision Plat." They do not discuss the vacated Laurel Street. The McGinty narrative documents his belief that the owners believed the southern boundary Lot 4 was to be the South boundary of the

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vacated Laurel Street. That is in error as it would have been only half of the 50-foot vacations, with the other half going to the land to the South of Lot 4, leaving a 25-foot strip of land for each.

Elmer MacFarlane did remove the diagonal fence as shown on the McGinty survey and replace it with an East-West fence as it is found today. Elmer MacFarlane apparently ignored the advice from McGinty and did not attempt to change the deed descriptions or claim this 25-foot strip of land other than building a fence. The MacFarlane deeds are recorded as Volume 506 page 69, OR99-54267, OR2005-051062. All refer to the North ½ of Lot 4, Meadowbrook Orchard Company's Subdivision. **Refer to C.S. 6280 dated February 18, 1976.**

In 1984 Darrell Edwards surveyed a portion of Robbins Avenue and Scenic Drive for the City of Rogue River. During this survey, Edwards found or set monuments at various places along the 20-foot right-of-way lines (from centerline) for Robbins Avenue. This included a 5/8-inch diameter iron pin set 20 feet Westerly of the Center one-quarter corner. Edwards also recovered the 3-inch brass cap monument marking the Initial Point of Prospector's Addition (also known as the center-south one-sixteenth corner for Section 15). Said corner is not paved over near the northerly intersection of Robbins Avenue and 3rd Street. Refer to C.S. 10061 dated August 29, 1984.

In 1996 Russell Braughton surveyed a portion of Lot 4 directly adjacent to my client's parcel. During this survey, Braughton documented the fact that the original Lot 4 of the 1911-12 Meadowbrook Orchard Company's Subdivision did not include that portion of the vacated Laurel Avenue. Braughton also graphically showed the North ½ and the North 170 feet of the South ½ of Lot 4. Braughton located a 25-foot strip of land directly adjacent to my client's Southerly boundary. This strip of land was purchased by Michael P. McCarthy by Quit Claim Deed from Jackson County. Refer to OR94-22648 dated June 16, 1994. This 25-foot strip is indirectly tied to the vacation of Laurel Street.

In 2001 Robert Neathamer surveyed and mapped Whitestone Estates, a subdivision directly to the West of Lot 4. Actually it is a replat of Lot 3. Several of the monuments set or found by Neathamer were recovered during this current survey and are as shown on the Map of Survey. Refer to C.S. 16869.

1976- WATERLINE EASEMENT. The City of Rogue River acquired an easement for waterline purposes over and across Lots 2, 3, 4 of the 1911-12 Meadowbrook Orchard Company's Subdivision. Pertinent to this current survey, the City has a valid easement across

“The North 10 feet of the North 170 feet of the South half of Lot four (4) of Meadowbrook Orchard Company's Subdivision.”

The current physical location of said waterline was found South of the existing MacFarlane wire fence, or about 25 feet south of the easement deed description. Refer to OR76-005568.

In addition, a located waterline was found from the end of Lia Way at the Southwest corner of my client's parcel, northerly connecting with the waterline as constructed south of the old wire fence.

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There is no official easement across my client's westerly line. The official City easement is as shown on Whitestone Estates Subdivision, Lots 6 and 7 WEST of my client's parcel.

Other surveys noted for portions of Lot 4 and Robbins Avenue.

- C.S. 6498 Torleiv Flatebo for Carl Anderson dated September 22, 1976.
- C.S. 6718 Torleiv Flatebo for Dick Skevington dated March 10, 1977.
- C.S. 9588 Darrell Edwards for Norman & Gail Frye dated March 3, 1983.
- C.S. 10367 Darrell Edwards for Willis Stiehl dated July 26, 1985.
- C.S. 12735 Max Hull for Jan & Jerry Swanson dated November 19, 1991.
- C.S. 13718 Darrell Edwards for Frank & Mary Pientka dated November 3, 1993.
- C.S. 14123 David Edwards for Steve Gurzi dated June 27, 1994.
- C.S. 15226 Russell Braughton for Tennyson Tuttle dated September 19, 1996.
- C.S. 21763 David Minneci for Shirley Stiehl dated July 15, 2015.

No other surveys pertinent to this current survey are of record.

PROCEDURE: Prior to this survey, all deed records and official surveys were reviewed. In addition, I provided a report and had several discussions with Mr. Andrew MacFarlane who owns the North ½ of Lot 4, or the current Tax Lot 364W15CA-0200. He was not aware that the existing wire fence was not constructed on the proper Deed Line. He was also made aware that his father, Mr. Elmer MacFarlane was made aware of this fact when he had the property surveyed in 1976.

Both the MacFarland Deeds and my client's deed refers to the North ½ and/or South ½ of Lot 4 AS SHOWN ON THE MEADOWBROOK ORCHARD COMPANY'S SUBDIVISION PLAT. None of the deeds that I could find refer to any portion of the vacated Laurel Street.

Jackson County Tax Lot Map 36-4W-15CA as well as previous surveys support my findings.

I tied monuments as shown on the Map of Survey and as described in this narrative with survey grade GPS or an Electronic Total Station. Monuments set are 5/8-inch diameter by 24-inch long iron pins with green Morasse-style plastic caps.

The City of Rogue River is aware of the physical location of the existing waterline. They will either move it, or perhaps update the easement description.

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CORNER REPORTS: Index numbers as shown on the Map of Survey.

1. Set a 5/8-inch by 24-inch long iron pin with green plastic Morasse-style cap, marked

BAROTT SBL

.

LS2332

BOUNDARY MARKER

From which,

- A 5/8-inch diameter iron pin bears South 0°25'41" West, 24.10 feet. Reference C.S. 6280.
- A 5/8-inch diameter iron pin and yellow plastic cap marked "Neathamer LS 2675" bears North 0°26'10" West, 17.33 feet.

2. Set a 5/8-inch by 24-inch long iron pin with green plastic Morasse-style cap, marked

BAROTT SBL

.

LS2332

BOUNDARY MARKER

From which,

- A 1/2-inch diameter by 15-inch long iron pin bears South 09°21'29" West, 28.78 feet, with plastic cap marked SBL CONTRIOL.
- A 3-inch diameter by 5-foot tall fence post bears South 0°03'55" West, 24.50 feet.
- A PPL Utility Pole No. R1582 bears North 14°01'58" East 9.47 feet distance.

3. Set a 5/8-inch by 24-inch long iron pin with green plastic Morasse-style cap Witness Corner at, marked

BAROTT SBL

.

LS2332

BOUNDARY MARKER

NOTE: Corner point falls on the edge of the asphalt surface at the Easterly end of Lia Way. Corner point also fall over the topo of a City waterline.

From said Witness Corner,

- The true corner point bears North 74°11'36" West, 0.10 feet distance.

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- A 5/8-inch diameter iron pin and yellow plastic cap marked “Neathamer LS 2675” bears South 0°38’59” East, 4.64 feet (C.S. 16869). Point falls on the Easterly end of Lia Way. Reference C.S. 16869.
4. Set a 5/8-inch by 24-inch long iron pin with green plastic Morasse-style cap, marked

**BAROTT SBLs
LS2332
BOUNDARY MARKER**

From which,

- A 5/8-inch diameter iron pin bears South 0°08’1” East, 24.77 feet. Reference C.S. 14911 and 6498.
 - A water valve bears North 15°14’10” West, 1.70 feet distance.
 - A water meter bears North 32°08’08” East, 2.85 feet distance.
 - A water meter bears North 74°13’47” East, 4.21 feet distance.
 - A cable junction box bears North 50°31’00” East, 8.51 feet distance.
 - A PPL Utility Pole No. R6391 bears North 21°28’07” East 6.63 feet distance.
5. Center one-quarter corner for Section 15, Township 36 South, Range 4 West, W.M., City of Rogue River, Jackson County, Oregon.

At the corner point, I found a 1.5 inch diameter iron pipe bent toward the West and exposed 8 inches. I straightened and stabilized it. I also verified by checking the recorded distances to other found monuments, the nearest being a found 5/8-inch diameter iron pin 20 feet to the West. The GPS position is as noted on the Map of Survey.

From said C ¼,

- A found 5/8-inch diameter iron pin bears North 89°53’50” West, 20.08 feet distance. Reference C.S. 10061.
6. Centerline monument located in the center of Robbins Avenue at the intersection with Tuttle Court, I found a 5/8-inch diameter iron pin in a monument case.

The GPS location is as noted on the Map of Survey.

From which,

**Survey Narrative to Comply with
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- A 5/8-inch diameter iron pin with a red plastic cap marked "BRAUGHTON LS 2657" bears North 26°53'41" West, 44.61 feet. Reference C.S. 14123 and C.S. 14980.
- A 5/8-inch diameter iron pin bears North 10°26'24" West, 113.52 feet. Reference C.S. 14123.

7. Center-south one-sixteenth (CS 1/16) Corner for Section 15.

This corner point is reported to be marked with a 3-inch diameter brass cap monument, 14-inches deep. This point is near the intersection of 3rd Street and Robbins Avenue and is now paved over.

From the calculated position for the point,

- A "S" manhole cover bears North 52°35'38" East, 23.52 feet.
- A "S" manhole cover bears South 10°38'37" West, 14.77 feet.
- A 3-inch long stainless steel nail marked "Survey Mark" with a 1.5-inch diameter stainless steel washer marked "BAROTT SBLS LS2332" bears North 33°06'24" East, 31.64 feet distance.

8. Point at the intersection of 3rd Street and Cypress Avenue, now paved over. Refer to C.S. 16869.

From the calculated point,

- A copper nail and brass washer marked PLS2675, bears North 19°13'59" West, 53.20 feet. Reference NW RP from C.S. 16869 record 49.43 feet.
- A copper nail and brass washer marked PLS2675, bears North 20°50'40" East, 48.25 feet. Reference NE RP from C.S. 16869 record 48.26 feet.
- A copper nail and brass washer marked PLS2675, bears North 23°57'54" East, 54.66 feet. Reference Curve #1 C.S. 16869.
- A 5/8-inch diameter iron pin with yellow plastic cap marked "NEATHAMER LS 2675" bears North 54°35'12" East, 51.67 feet. Reference Curve #2 C.S. 16869.
- A 5/8-inch diameter iron pin with yellow plastic cap marked "NEATHAMER LS 2675" bears North 24°28'01" East, 55.04 feet. Reference Curve #1 C.S. 16869.

9. Point at the intersection of Cypress Avenue and Lia Way, found a 5/8-inch diameter iron pin. Refer to C.S. 16869.

From which,

- A copper nail and brass washer marked PLS2675, bears South 44°29'36" East, 30.87 feet. Reference SE RP from C.S. 16869 record 30.93 feet.

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- A copper nail and brass washer marked PLS2675, bears South 44°42'02" West, 30.72 feet. Reference SW RP from C.S. 16869 record 30.78 feet.
- A copper nail and brass washer marked PLS2675, bears North 44°30'33" West, 30.88 feet. Reference NW RP from C.S. 16869 record 30.91 feet.
- A copper nail and brass washer marked PLS2675, bears North 44°41'53" East, 30.45 feet. Reference NE RP from C.S. 16869 record 30.54 feet.

10. Point at the cul-de-sac and end of Cypress Avenue, found a 5/8-inch diameter iron pin and yellow plastic cap marked "NEATHAMER LS 2675." Refer to C.S. 16869.

From which,

- A .38 caliber shell casing, bears South 48°57'53" West, 18.88 feet.
- A .38 caliber shell casing bears North 40°59'36" West, 17.53 feet.
- A copper nail and brass washer marked PLS2675, bears North 49°01'59" East, 42.83 feet.
- A copper nail and brass washer marked PLS2675, bears South 40°59'46" East, 41.13 feet.
- A 5/8-inch diameter iron pin in the center of Cypress Avenue, with yellow plastic cap marked "NEATHAMER LS 2675" bears North 89°42'52" East, 17.46 feet.
- A 5/8-inch diameter iron pin found near the corner of a wooden fence, with yellow plastic cap marked "NEATHAMER LS 2675" bears South 86°02'37" East, 125.31 feet.

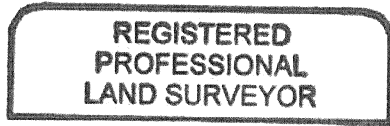
GPS control was established utilizing a Leica GS14 GNSS dual frequency Real Time Kinematic (RTK) GPS adjusted utilizing Oregon Department of Transportation (ODOT) GPS network solution (ORGN). Adjustment is NAD83 (2011-- EPOCH 2010) and vertical is NAVD88 utilizing Geoid12A.

GPS Coordinates for many of the property corner found and set are on file with this office.

EQUIPMENT:

Equipment utilized throughout this survey includes a Leica TCRP-1203 Electronic Total Station and Leica GS14 GNSS RTK GPS Receiver adjusted utilizing Oregon Department of Transportation (ODOT ORGN) GPS network.

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Oregon Revised Statutes, Paragraph 209.250**



Stephan Barott



RENEWS: DECEMBER 31, 2021

DATE OF SURVEY: March 2, 2020