

MAP OF SURVEY

LOCATION: NE & NW 1/4 OF SECTION 12, T. 38 S. R. 2 W., W.M.
JACKSON COUNTY, OREGON

**** RECEIVED ****
 DATE 3/22/24 BY PB
 This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
 JACKSON COUNTY
 SURVEYOR

SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

BASIS OF BEARING: GRID NORTH, OREGON COORDINATE REFERENCE SYSTEM (OCRS)
GRANTS PASS TO ASHLAND ZONE, NAD83(2011) EPOCH 2010.00

THE PURPOSE OF THIS SURVEY IS TO SURVEY AND MONUMENT THE TRACTS OF LAND DESCRIBED IN DEED RECORDS 2020-35785 AND 2023-07908. FIELD WORK WAS PERFORMED IN JANUARY AND FEBRUARY OF 2024. A CARLSON BRX5 GNSS RECEIVER AND CARLSON SURVEYOR 2 DATA COLLECTOR CONNECTED TO THE OREGON REAL TIME GEODETIC NETWORK (ORGN) WAS UTILIZED TO PERFORM THIS WORK. REDUNDANT MEASUREMENTS WERE MADE TO FOUND AND SET MONUMENTS AND THEIR POSITIONS ARE REPORTED HEREON. BOUNDARY DETERMINATIONS WERE MADE AS OUTLINED BELOW. EACH SECTION CORRESPONDS TO THE LINES AS MARKED ON MAP TO THE LOWER RIGHT OF THIS SHEET.

SECTION 1: THIS PORTION OF THE PROPERTY WAS RESOLVED BY UTILIZING FOUND MONUMENTATION AS SHOWN ON COUNTY SURVEYS 22898 AND 22968. THESE SURVEYS WERE PERFORMED AS PART OF A PROPERTY LINE ADJUSTMENT AND THE MONUMENTATION WAS HELD AS THE BEST AVAILABLE EVIDENCE FOR THE LOCATION OF THE BOUNDARY LINES.

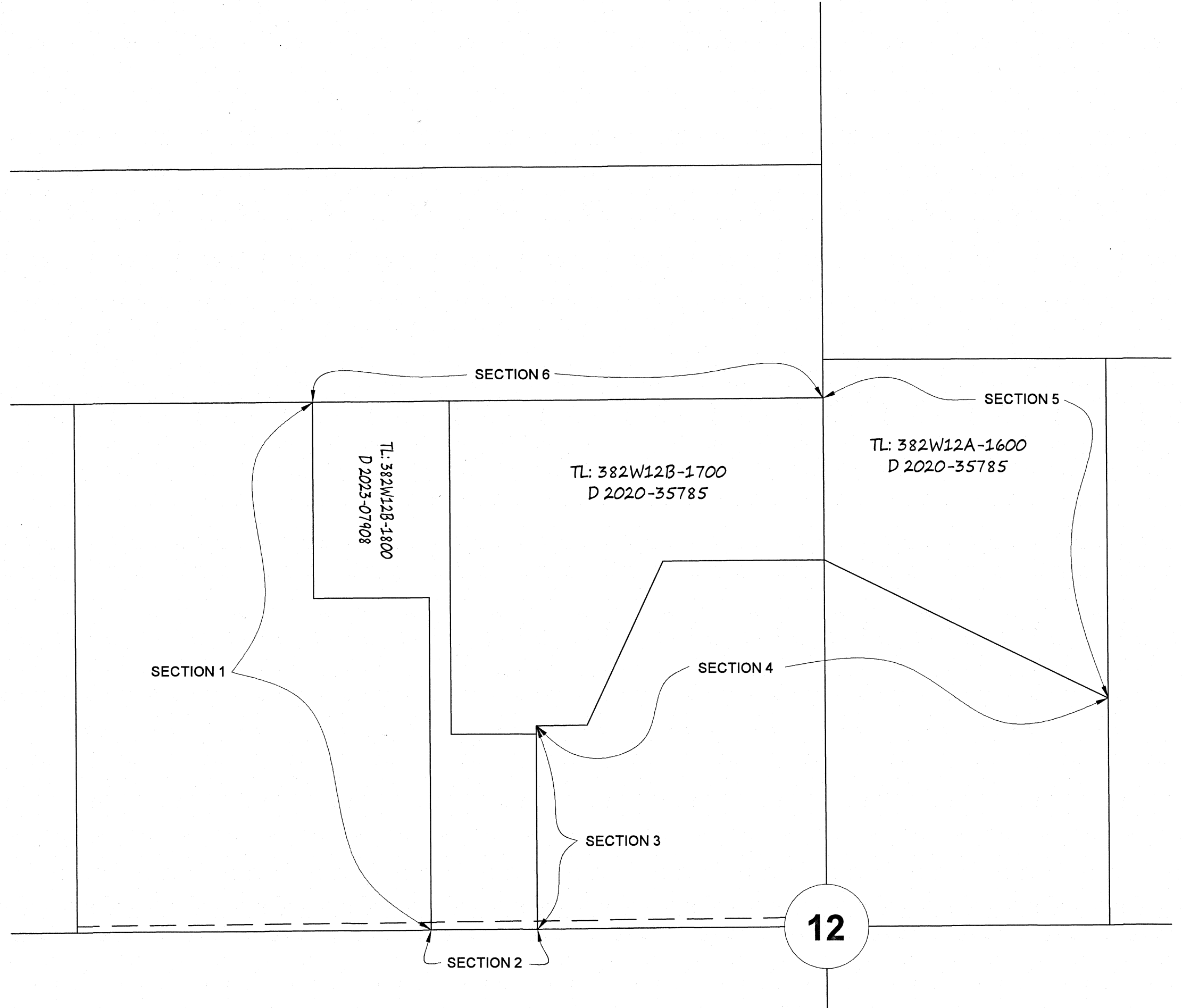
SECTION 2: THIS PORTION OF THE PROPERTY WAS CALLED FOR AS FOLLOWING THE EAST WEST CENTER OF SECTION LINE. COUNTY SURVEY 2764 SET POINTS NEAR THIS LINE, BUT STATED IN THE NARRATIVE THAT IT WAS NOT INTENDED TO FALL ON THE SECTION LINE BUT SHOULD BE TREATED AS A DIVISION LINE ONLY. SOME SUBSEQUENT SURVEYS HAVE HELD THESE PINS, AND OTHERS HAVE HELD THE SECTION LINE WHICH IN THIS AREA IS BETWEEN 8 AND 10 FEET DIFFERENT. A SEARCH OF THE PARENT PARCELS THAT FELL BOTH NORTH AND SOUTH OF THIS LINE REVEALED THAT THE DEEDS HAVE ALWAYS CALLED TO THE ALIQUOT LINE, AND ONLY ONCE THE PARENT PARCEL WAS SOLD INTO SMALLER LOTS DID THE DEEDS CALL FOR THE MONUMENTS ON THE DIVISION LINE. HOWEVER, THE GRANTORS OF THESE DEEDS WOULD HAVE HAD NO RIGHT TO GRANT THE PROPERTY WHICH FELL OVER THE ALIQUOT SECTION LINE BASED ON THE PARENT PARCEL/ VESTING DEED AT THE TIME SO THE SECTION LINE WAS HELD FOR THIS SURVEY. THERE IS A POTENTIAL FOR ADVERSE CLAIM IN THIS AREA DUE TO THE DEED CALLS AND MONUMENTS SET ON SAID SURVEY 2764 WHICH IS WHY IT IS NOTED HEREON.

SECTION 3: THIS PORTION OF THE PROPERTY WAS RESOLVED IN THE SAME MANNER AS SECTION 1, HOWEVER, THERE IS A DISCREPANCY CREATED BETWEEN THE PROPERTY LINE ADJUSTMENTS SHOWN ON COUNTY SURVEY NUMBERS 22968 AND 18674. DUE TO THE DIFFERENCE OF THE DIVISION LINE AND EAST WEST CENTER OF SECTION LINE, THE POINT THAT WAS INTENDED TO BE IN COMMON ON THE NORTH END OF THIS LINE, WOUND UP BEING ROUGHLY 10 FEET DIFFERENT. THE POINT ESTABLISHED AT THE NORTH END OF THIS LINE WAS HELD AT THE INTERSECTION OF THE LINES PRODUCED THROUGH FOUND MONUMENTS.

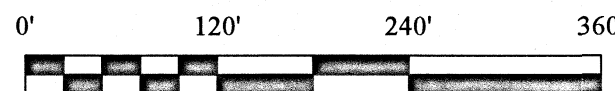
SECTION 4: THIS PORTION OF THE PROPERTY WAS RESOLVED BY UTILIZING FOUND MONUMENTATION AS SHOWN ON THE PROPERTY LINE ADJUSTMENT FILED AS COUNTY SURVEY NUMBER 18674. THE WEST END WAS EXTENDED AS STATED IN SECTION 3 ABOVE, AND THE EAST END WAS EXTENDED TO THE ALIQUOT SECTION LINE AS RESOLVED HEREON.

SECTION 5: THIS PORTION OF THE PROPERTY WAS RESOLVED BY UTILIZING STANDARD SECTION BREAKDOWN METHODS AS OUTLINED IN THE 2009 BLM MANUAL OF INSTRUCTIONS. THE RESULTING ALIQUOT LINES ARE SHOWN HEREON.

SECTION 6: THIS PORTION OF THE PROPERTY WAS PREVIOUSLY MONUMENTED ON COUNTY SURVEY 22898 AND 22968. THIS LINE IS CALLED OUT AS BEING THE NORTHERLY LINE OF THE DEED RECORDED IN V.583 P.382. UPON REVIEWING THIS DEED IT WAS CLEAR THIS WAS THE PARENT PARCEL TO MANY OF THE TAX LOTS IN THIS AREA. IT CALLED FOR AN AREA THAT FELL IN LOT 8 OF SECTION 12, EXCEPTING THEREFROM THE NORTHERLY 275'. THE CURRENT VESTING DEED OF THE PROPERTY TO THE NORTH (DEED 2017-30994) BEGINS AT THE NORTHERLY LINE LOT 8 AND HAS THE SAME CALL OF 275' FROM THIS LINE (IT SHOULD BE NOTED THIS DEED ALSO CONTAINS AN ERROR AS LOT 8 JOGS NORTH AROUND DLC 50 AND DOES NOT CONTINUE IN A STRAIGHT LINE AS IMPLIED IN THE DEED, HOWEVER THE INTENT OF THE DEED IS STILL CLEAR). BASED ON STANDARD SURVEYING PRACTICES REGARDING JR. SR. RIGHTS, THE CONTROLLING CALL IN THIS DEED SHOULD BE THE 275' FROM THE NORTH SIDE OF THE LOT, AND THE REMAINDER WOULD BE THE PROPERTY WHICH FELL SOUTH OF THIS LINE. IN THIS CASE COUNTY SURVEYS 22898 AND 22968 HELD THE CALCULATED DISTANCE FROM THE EAST WEST SECTION LINE NORTH (BEING CALCULATED AT 591.25') RATHER THAN 275' FROM THE NORTH LINE OF LOT 8 WHICH IS REPRESENTED BY THE SOUTH LINE OF DLC 50 AS SHOWN HEREON. UPON OFFSETTING THE DLC LINE AS SHOWN HEREON TO THE SOUTH 275', THERE WAS A DIFFERENCE OF 30'+/- BETWEEN THE RESOLVED NORTH LINE SHOWN HEREON AND WHERE SAID SURVEYS 22898 AND 22968 PLACED THE LINE (591.25' NORTH OF THE EAST WEST CENTER OF SECTION). IN ADDITION, THE RESOLVED LINE SHOWN HEREON ALSO FIT AN OLDER FIELD FENCE WITHIN 1 FOOT +/- WHICH ALSO SUBSTANTIATES THE LOCATION MONUMENTED HEREON.



SCALE 1"=120'



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Z.P. Earle
 OREGON
 MARCH 14, 2017
 ZACHARY P. EARLE
 91474
 EXPIRES DECEMBER 31, 2025

SURVEY BY: W.E. SURVEY L.L.C.
3555 WEST HILLS TER.
MEDFORD, OR. 97501

SURVEY FOR: JOHN PULLEY
3334 DARREL DR.
MEDFORD, OR. 97501

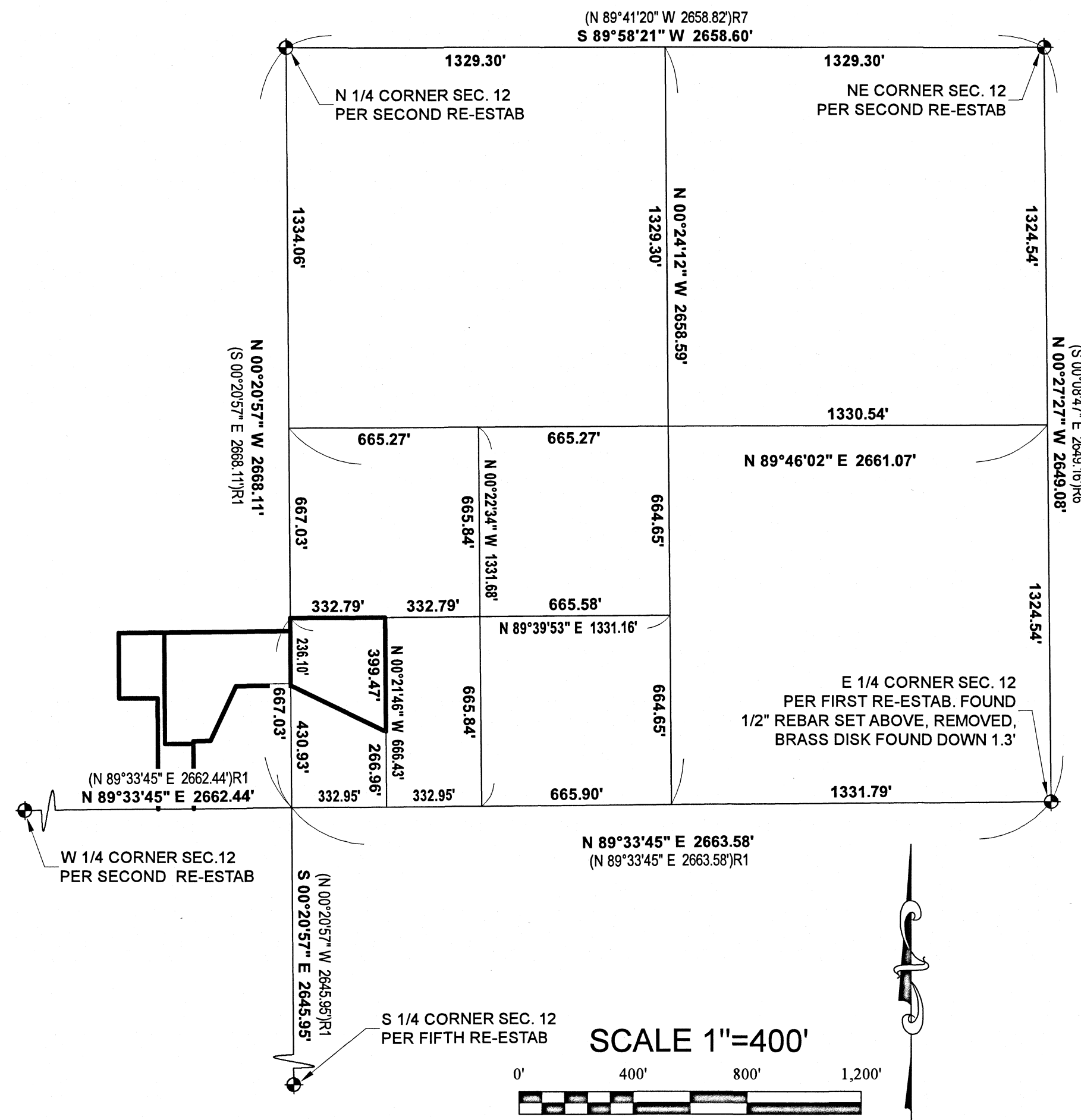
DATE OF SURVEY: FEBRUARY, 2024

MAP OF SURVEY

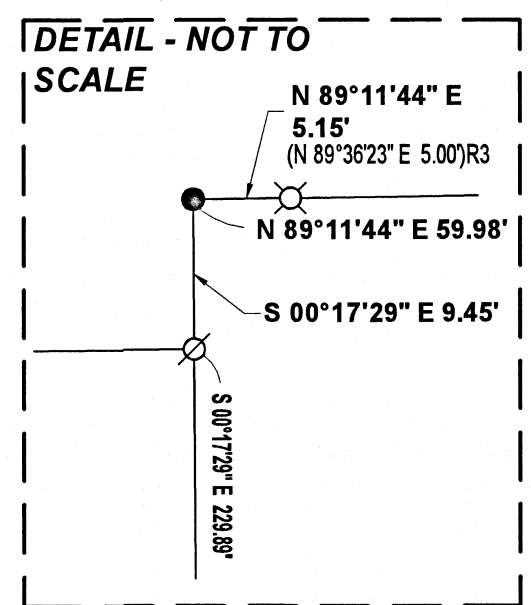
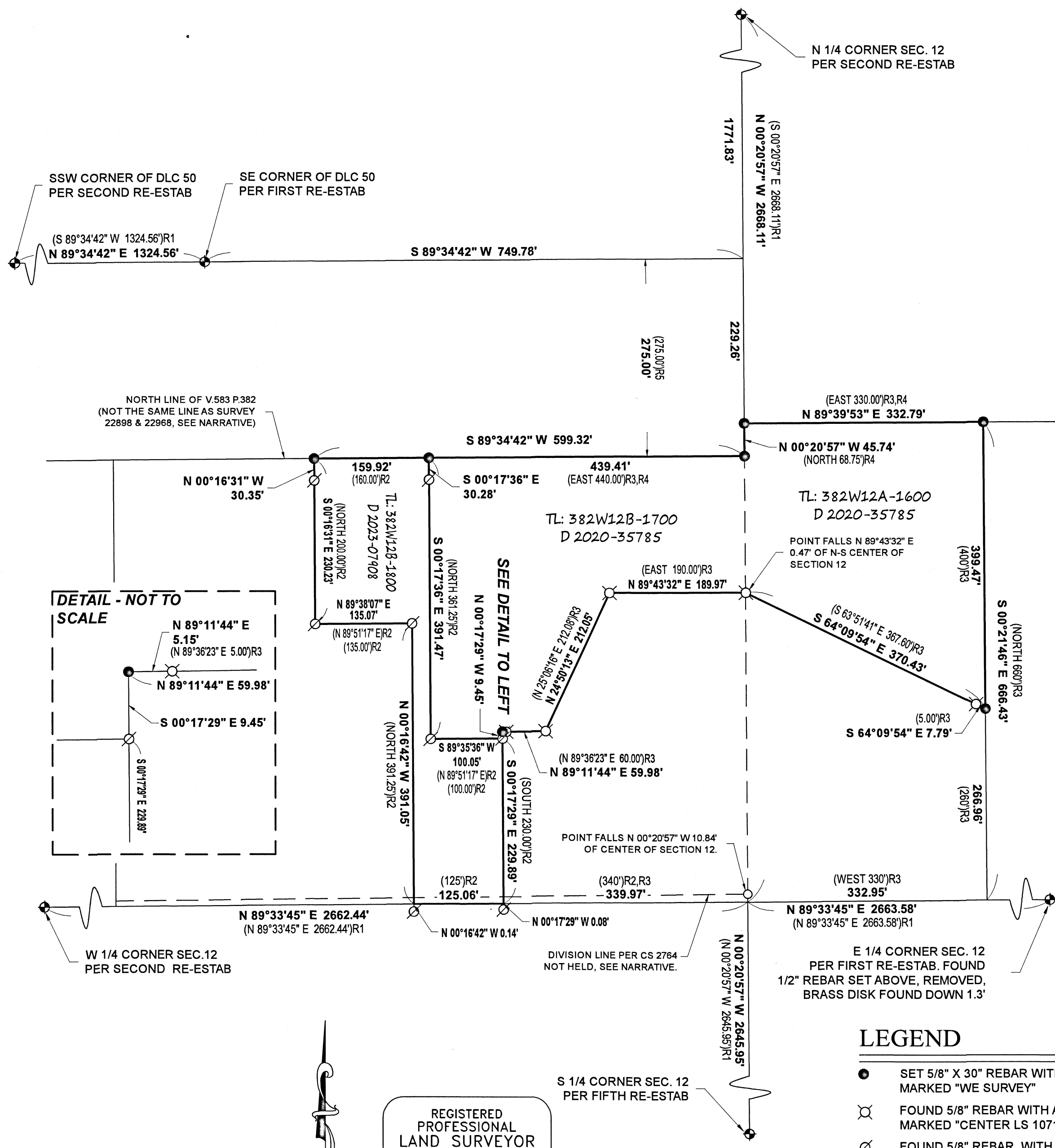
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SECTION BREAKDOWN



SCALE 1"=400'
 0' 400' 800' 1,200'



LEGEND

- SET 5/8" X 30" REBAR WITH ALUMINUM CAP MARKED "WE SURVEY" ()R1 RECORD INFORMATION PER CS 21349
- ⊗ FOUND 5/8" REBAR WITH ALUMINUM CAP MARKED "CENTER LS 1071" PER C.S. 18674 ()R2 RECORD INFORMATION PER CS 22898 AND CS 22968
- ⊘ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "L.J. FRIAR & ASSOC." PER C.S.22898 ()R3 RECORD INFORMATION PER CS 18674
- ⊙ FOUND BRASS DISK PER COUNTY RE-ESTAB NOTES. RE-ESTAB # NOTED ON MAP. ()R4 RECORD INFORMATION PER DEED 2020-035785
- FOUND 5/8" REBAR PER CS 2764 ()R5 RECORD INFORMATION PER DEEDS 2017-30994 & V583 P382
- ()R6 RECORD INFORMATION PER CS 21467
- ()R7 RECORD INFORMATION PER CS 3319

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 3555 WEST HILLS TER.
 MEDFORD, OR. 97501
SURVEY FOR: JOHN PULLEY
 3334 DARREL DR.
 MEDFORD, OR. 97501
DATE OF SURVEY: FEBRUARY, 2024

SCALE 1"=120'
 0' 120' 240' 360'

TAX ASSESSORS: 382W12B-1800 382W12B-1700 382W12A-1600