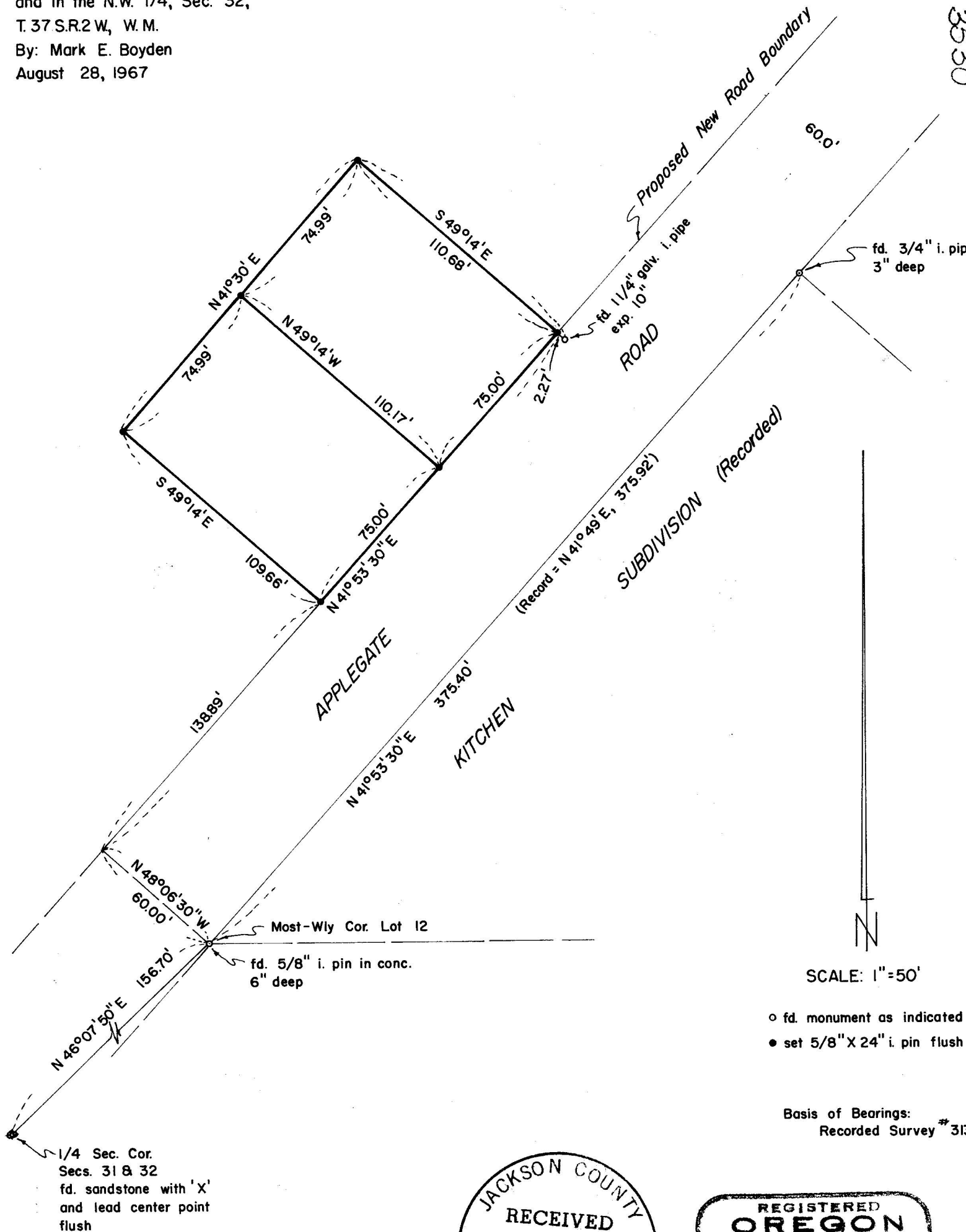


Survey For:
 ALVIN C. BOWMAN
 Located in Block 61
 in the Town of Jacksonville, Oregon
 and in the N.W. 1/4, Sec. 32,
 T.37.S.R.2W, W.M.
 By: Mark E. Boyden
 August 28, 1967

3530



3530

JACKSON COUNTY
 RECEIVED
 AUG 28 1967
 SURVEYOR

REGISTERED
 OREGON
 LAND SURVEYOR
 Mark E. Boyden
 NOVEMBER 9, 1961
 MARK E. BOYDEN
 281

Basis of Bearings:
 Recorded Survey # 313

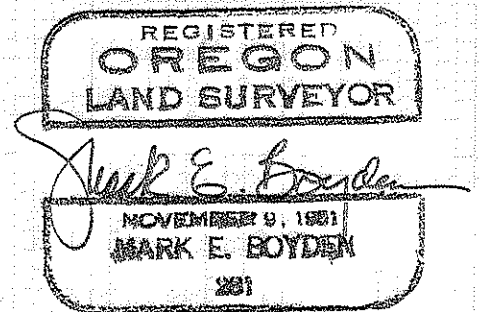
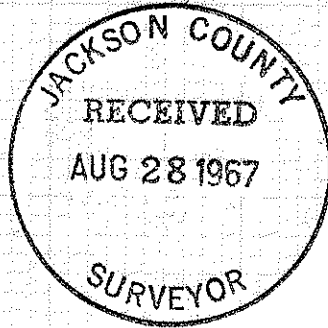
○ fd. monument as indicated
 ● set $5/8'' \times 24''$ i. pin flush

at said stone; thence North 66 feet according to Deed Record call in Volume 175, Page 403; thence North 48° 30' West, 112.31 feet; thence North 41° 30' East for the position of said Northwesterly property boundary. This position is further verified by falling in the existing Northeasterly fence line.

The Northeasterly boundary of the Northeasterly parcel was monumented deed record bearing (See Deed Volume 265, Page 209), Northwesterly from a 1-1/4" iron pipe found.

Set monuments for corners of the surveyed parcels as shown on the attached map, utilizing for bearing control the bearing of solar origin as determined on Recorded Survey No. 3132.

August 28, 1967



available evidence for the true location of the original Quarter corner.

A search was then made for stones near the Elm Street intersection set on said 1909 resurvey of Applegate Road but neither were found.

After discussing the road location problem with Mr. Bowman, it was decided to utilize a line 60.0 feet Northwesterly at right angles from the Southeasterly boundary of Applegate Road as monumented on KITCHEN SUB-DIVISION (Recorded), and make the new property descriptions subject to the rights of the public in and to that portion of the lots as monumented on this survey that may lie within the right-of-way of Applegate Road.

A study of the Deed Records in Block 61 indicates the original conveyance from the trustees of the Town of Jacksonville to Henry Blecher in Deed Volume 4, Page 383 commenced at the Southwest corner of the Corporate limits, and described a parcel that includes most of the area embraced within the subject surveyed parcels. The adjoining property to the Northeast and South was originally described as tying to said Henry Blecher lot.

Since the advent of said 1927 survey by Surveyor Powell, the Henry Blecher lot and adjoining property to the Southwest has been described from Powell's survey from the incorrect positioning of the Quarter corner hereinabove mentioned.

The descriptions of the adjacent properties to the Northeast of the subject premises still refer and tie to the Henry Blecher lot. (See Deed Volume 243, Page 523).

A computation of the position of the Henry Blecher lot, assuming that the Southwest corner of the Corporate limits of the Town is identical with the said Quarter corner stone reveals that the Northeasterly boundary of the Blecher lot lies approximately 30 feet Northeasterly from the Northeasterly boundary of the Northeasterly lot of the subject surveyed parcels.

It was concluded that the record position of the adjacent properties to the Northeast do not encroach upon the surveyed parcels.

The position of the Northwesterly boundary of the surveyed parcels was established according to the Deed calls of the tracts described in Volume 175, Page 403 and in Volume 395, Page 496, wherein the stone referred to in said Deeds is actually the true Quarter corner stone. Therefore, the position of said Northwesterly property boundary was established as follows: Commencing

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

FOR: Mr. Alvin C. Bowman
710 Applegate Road
Jacksonville, Oregon

PURPOSE: To monument and re-describe for Quit-Claim Deed purposes, two tracts purchased by Bowman from Henning described in Deed Volume 440, Page 130 and Deed Volume 469, Page 34, being located in Block 61 of the Town of Jacksonville, Oregon

PROCEDURE: Found the sandstone with cross and lead center point identified as the Quarter corner common to Sections 31 and 32, Township 37 South, Range 2 West on Recorded Survey No. 1673. Further research was made on this corner to evaluate its location. In the old field notes of both Surveyor J. S. Howard and G. Elksnat, it is indicated that a new bearing tree was established for the Quarter corner, being a 6" Laurel, North 60° East, 21 links from the corner. A 27" Laurel was found which bears North 59-3/4° East, 14.2 feet to the approximate face from said stone with cross.

A map from surveyor Powell's records indicates that in approximately 1927, while making a survey for Linda Whiteside, that scribe marks were found in said Laurel tree, but Powell being unaware of the new bearing tree, assumed that it was the original Laurel bearing tree, and set a stake for the Quarter corner, as used on his survey, South 60° West, 69.3 feet from this Laurel tree. Powell also tied in the stone, but did not recognize it as the true Quarter corner.

In G. Elksnat's records, copied in his handwriting, is the "Second Corporation Line", which describes the field notes and survey of the incorporated Town of Jacksonville, wherein a post was set at the Quarter corner common to Sections 31 and 32, and at a corner of the Town, from which a Laurel 6", bears North 60° East, 21 links. This boundary description was indicated by Elksnat to have been passed by City Ordinance on February 18, 1871. A search of the City records revealed that the City records volume at this date is missing.

A tie to the stone set on the re-survey of Applegate Road by County Surveyor Frank Grisez in 1909 also closely agrees with the said stone Quarter corner location (See Recorded Survey No. 2449).

From this evidence, and additional area ties made on Recorded Survey No. 1673, it is my opinion that the stone with cross is the best