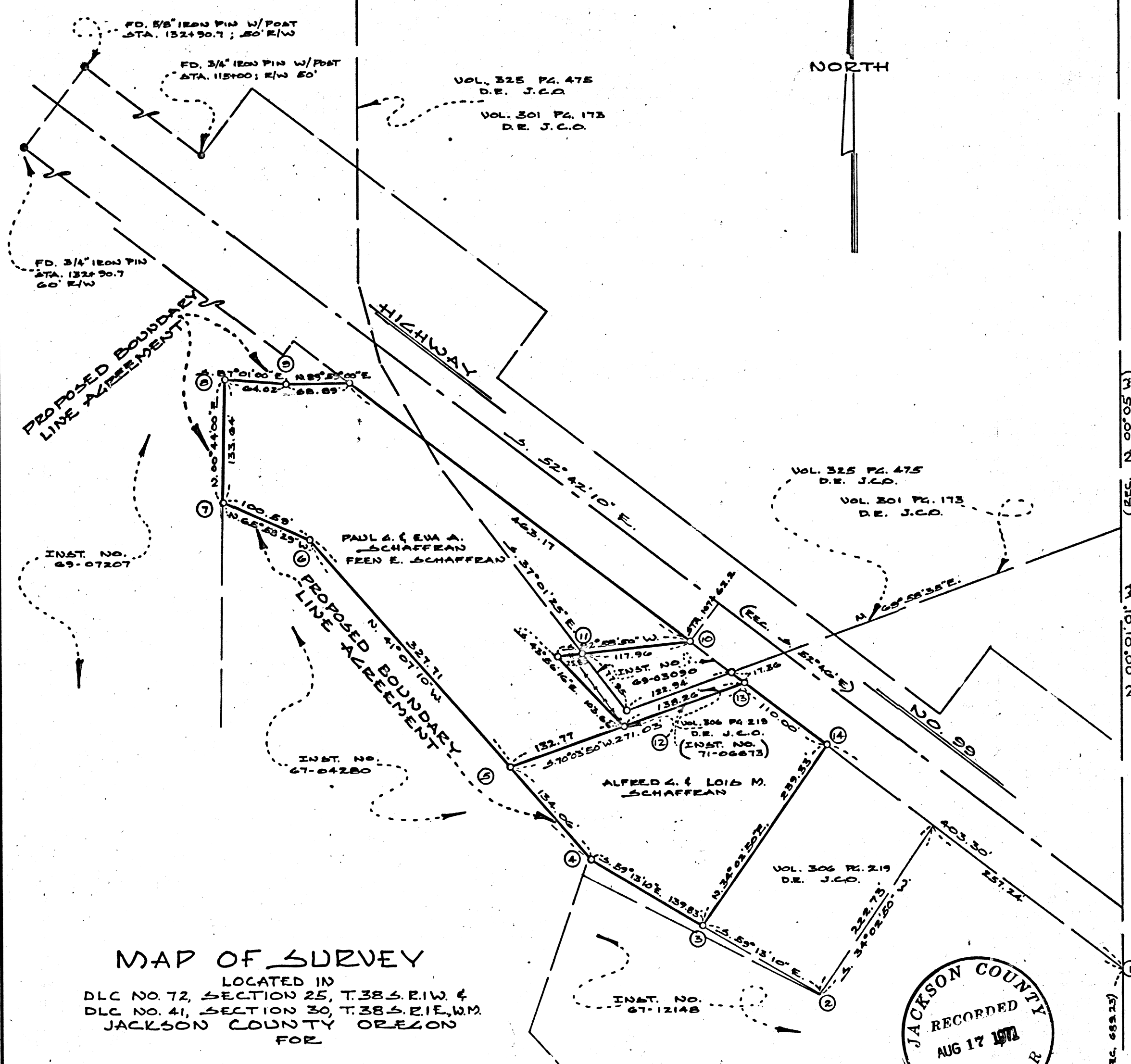


4578

S. 89°58'35"W. (REC. WEST)
REC. 825.0

FD. 1/2" PIPE 8" DEEP
DLC COE. COMMON TO
DLC 70, 71, 72 & 73
T.38S. R.1W.

BRONZE DISK
NE COE. DLC NO. 41
T.38S. R.1E.



PROPOSED BOUNDARY
LINE AGREEMENT

HIGHWAY

MAP OF SURVEY
LOCATED IN
DLC NO. 72, SECTION 25, T.38S. R.1W. &
DLC NO. 41, SECTION 30, T.38S. R.1E., WM
JACKSON COUNTY OREGON
FOR

PAUL G. SCHAFFRAN

EVERETT L. SWAIN, R.L.S.
SCALE 1" = 100'
BASIS OF BEARING:
0 SET 5/8 INCH IRON PIN TAGGED ELB 759

ASHLAND, OREGON
MARCH 19, 1971
U.S.C. & G.S. TRUE BEARING

REGISTERED
OREGON
LAND SURVEYOR

Everett L. Swain

JULY 8, 1969
EVERETT L. SWAIN
759

JACKSON COUNTY
RECORDED
AUG 17 1971
SURVEYOR

FOUND BRONZE DISK
SE COE. DLC NO. 41
T.38S. R.1E.

4578

REVISED 8/16/71

4578

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
 OREGON REVISED STATUTES

SURVEY FOR: Paul G. Schaffran
 Highway 99
 Talent, Oregon

LOCATION: Situated in Donation Land Claim No. 72, Section 25,
 Township 38 South, Range 1 West and Donation Land
 Claim No. 41, Section 30, Township 38 South, Range 1
 East of the Willamette Base and Meridian, Jackson
 County, Oregon.

PURPOSE: To survey and monument two tracts of land per descriptions
 furnished by the client.

PROCEDURE: Commenced this survey from previously established survey
 control. See Recorded Survey No. 4457. A random traverse
 was run encompassing said tracts of land. All monuments
 that could be found were tied into this survey control.
 In reviewing recorded surveys No. 45, 53, 1103 and 3372
 it was apparent these surveys were not in harmony with
 one another. In reviewing the "Deeds of Record" for
 the various adjoining property, there were other values
 found for these property lines which did not correspond
 with the aforementioned recorded surveys.

A study of the chain of title was undertaken. After
 reviewing the many conveyences, the title company was
 consulted in regard to their view of the controlling
 calls for these tracts of land. It was felt the proper
 solution was to establish equitable boundaries between
 all land owners on the West and South sides and acquire
 boundary line agreements. See accompanying map. How-
 ever, the Southeasterly and a portion of the Southwesterly
 boundary of the Alfred G. Schaffran tract does not require
 boundary line agreements. In fact there is a gap between
 the Southwesterly boundary of Volume 306, Page 219 and
 the Northeasterly boundary of Instrument No. 67-12148.

Between the Paul Schaffran and Alfred Schaffran property
 lies a tract described in Instrument No. 69-03090 of the
 Deed Records of Jackson County, Oregon. When computing
 the location of this tract in relation to the Schaffran
 tracts, a strip of land is found to still remain in the
 ownership of Mrs. Charles D. Rice (since remarried).
 See Volume 306, Page 219 of the Deed Records of Jackson
 County, Oregon. This condition will be corrected by
 additional conveyences.

The following pipes or iron pins were found on this survey.

- | | | |
|-----------------|----------------|---------------|
| 1. Fd. 1½" pipe | 2. Fd. ¾" pipe | 3. Fd. ¾" |
| S. 0.25' | N. 0.08' | crimped top |
| E. 0.15' | E. 0.18' | pipe, exposed |
| | | 8" ± or - |
| | | S. 7.76' |
| | | W. 4.63' |

Paul G. Schaffran
Page No. 2

- | | | |
|--|---|--|
| 4. Fd. 1" pipe
N. 2.23'
W. 7.17' | 5. Fd. $\frac{1}{8}$ " pipe
S. 11.95'
W. 31.68' | 6. Fd. 1" pipe exposed
8" + or -
N. 1.59'
W. 7.58' |
| 7. Fd. 1" pipe
N. 2.21'
W. 3.56' | 8. Fd. $\frac{3}{4}$ " pipe
N. 0.48'
E. 4.42' | 8. Fd. $\frac{1}{2}$ " I. rod
N. 2.09'
W. 4.62' |
| 9. Fd. $\frac{3}{4}$ " pipe
6" deep
N. 0.55'
E. 4.77' | 9. Fd. $\frac{3}{4}$ " I. rod
N. 2.54'
W. 4.88' | 10. Fd. $\frac{1}{2}$ " crimped pipe
S. 0.61'
E. 0.41' |
| 11. Fd. $\frac{3}{4}$ " pipe
S. 1.95'
W. 10.64' | 12. Fd. $\frac{1}{2}$ " pipe
S. 0.18'
W. 0.09' | 13. Fd. $\frac{1}{2}$ " pipe
S. 0.07'
E. 0.39' |
| 14. Fd. 1" pipe
N. 1.16'
E. 1.00' | | |

March 19, 1971

Everett L. Swain
Professional Land Surveyor
Ashland, Oregon

