

TOWN OF ROCK POINT

T.36 S., R.3 W., W. M.
JACKSON COUNTY, OREGON

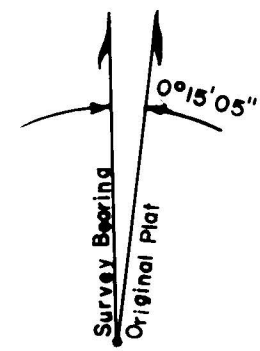
SEPTEMBER 7, 1971

SURVEY FOR MRS. G. G. ROBBINS

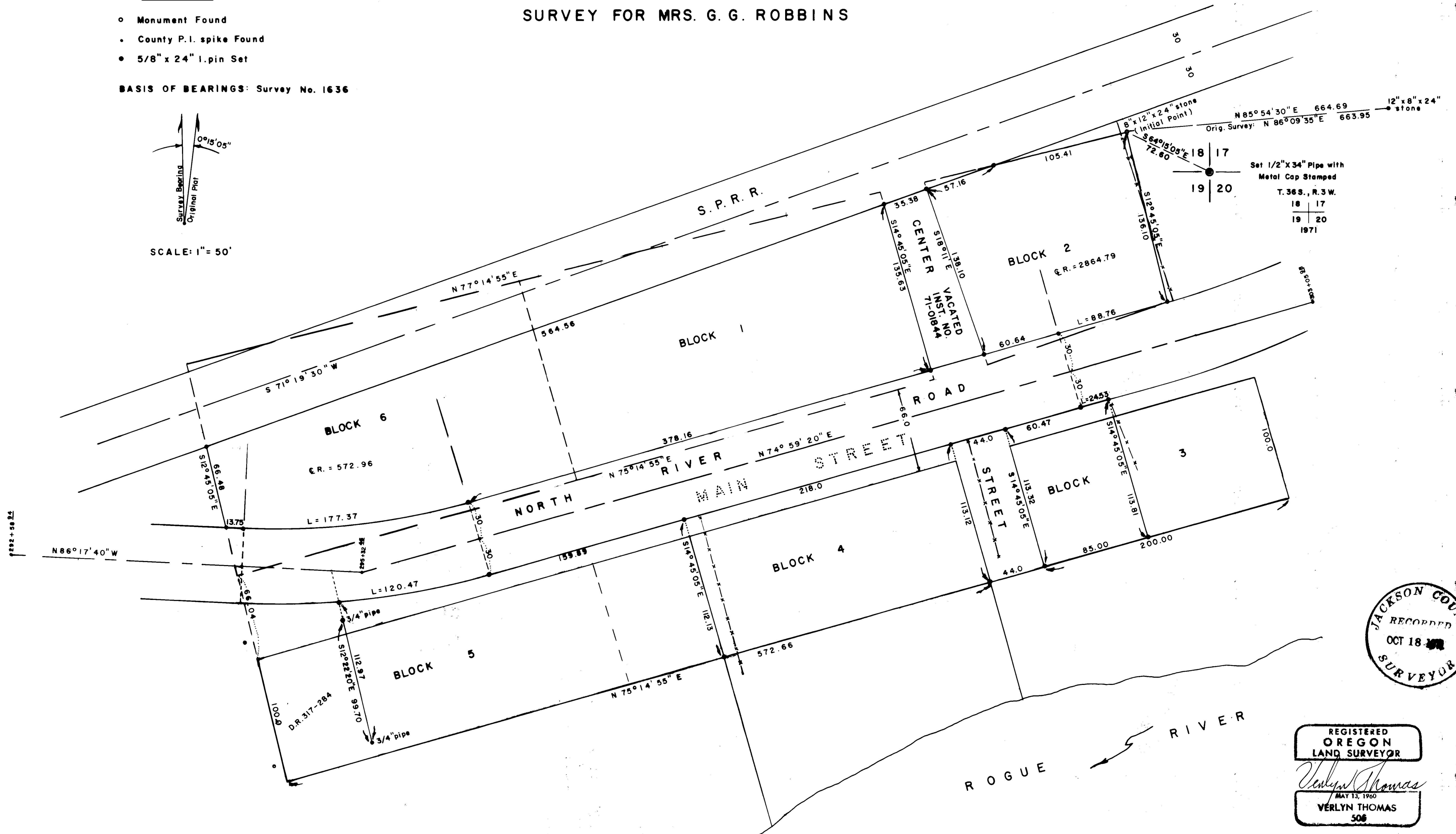
LEGEND

- Monument Found
- County P.I. spike Found
- 5/8" x 24" I. pin Set

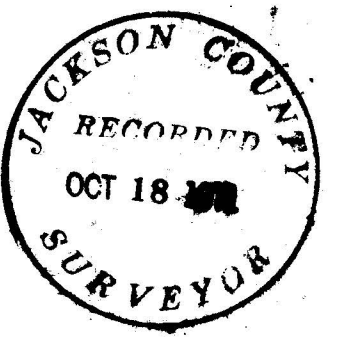
BASIS OF BEARINGS: Survey No. 1636



SCALE: 1" = 50'



Set 1/2" x 3/4" Pipe with
Metal Cap Stamped
T.36 S., R.3 W.
18 | 17
19 | 20
1971



REGISTERED
OREGON
LAND SURVEYOR
Verlyn Thomas
MAY 13, 1960
VERLYN THOMAS
506

Regarding survey of property described in Deed Records Volume 179, page 42 of the Jackson County Records on file at the Jackson County Court House, Medford, Oregon, for G. G. Robbins.

During the months of March and April 1946, while in the employ of J. H. Clabty, I conducted the field work on the above mentioned survey under Mr. Clabty's supervision.

During the course of said survey the owner requested that the Westerly property line be staked to conform with an existing fence which I learned had been in its present location for a period of over 30 years and during this time accepted as the Westerly line of the property described in Volume 179, page 42 Jackson County Deed Records.

The property was staked accordingly.

Witness
J. H. Clabty
87-48

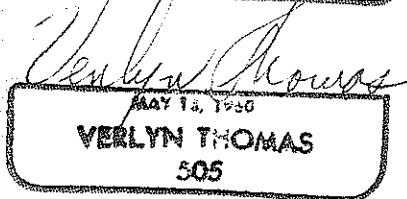
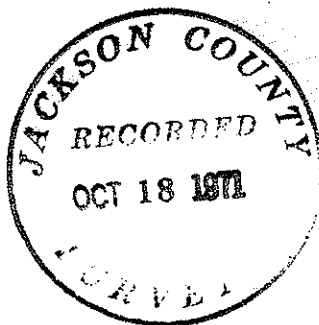
Edwin Word
Edwin Word

August 7, 1948

134-48

North River Road was established from P. I. monuments set by the County Engineer. Monuments were established along the southerly right-of-way line of the County Road by extending property lines northerly from the north boundary of Blocks 3, 4, and 5 to intersect said right-of-way line.

Computations revealed considerable error of closure in original Blocks 1, 2, and 6. In general, outside boundaries were established at record distance and bearings, with errors then adjusted on the interior lines.



SURVEY NARRATIVE TO COMPLY WITH O. R. S. 209.250
REVISED BY CHAPTER 555, O.L. 1963

FOR: Mrs. G. G. Robbins

PURPOSE: To reestablish the Townsite of Rock Point and determine the location of certain property lines within said Townsite.

PROCEDURE: Block One of Rock Point was platted in 1871, and the balance of the Townsite was surveyed and platted November 23, 1874 by J. S. Howard, surveyor. A prior survey by Howard, dated June 17, 1863, had established what would later be the easterly boundary of Block 2, and the northerly and westerly boundaries of the Townsite. This 1863 survey refers to a Black Oak stump as the point of beginning, from which the corner to Sections 17, 18, 19 and 20 bears S 64° E 110 links. This stump corresponds to the original north west bearing tree for this section corner. Research revealed the original field notes for this Townsite to be in the possession of M. E. Boyden. Field notes for the 1863 survey were examined and the reference to the Black Oak stump was found. However, a second set of notes, dated July 21, 1870, was found on page 15 of Howards field book No. 19. The field notes read in part as follows: "Make a resurvey for J. B. White and L. J. White. All the old corners being lost, they agree upon a corner point from which the S. W. corner of the L. J. White Hotel bears S 39° 35' E, 200 links, and the S. E. corner of J. B. White's house bears S 2° 23' E, 172 $\frac{1}{2}$ links. Set a boulder at the corner 24" x 12" x 8" and from said point run thence S 12 $\frac{1}{2}$ ° E, 256 links; thence N 71 $\frac{1}{2}$ ° E, 10.00 chains and set a boulder 24" x 12" x 8"" This resurvey was retraced, and both boulders recovered undisturbed. From these monuments, a bearing rotation was determined and original plat bearings corrected accordingly.

Research also revealed an unrecorded survey by Clabby for G. G. Robbins, dated April 8, 1946. Examination of Clabby's field notes revealed he did considerable work in an attempt to reestablish this Townsite and the Section corner. It also revealed that, in the end, he was instructed by Robbins to monument the westerly line in the existing fence. Clabby's survey apparently determined this fence was not on the true westerly boundary of the Townsite. He, therefore, obtained an affidavit dated August 7, 1948, from his instrument man, Edwin Wood, to the effect that he had been specifically instructed to monument the existing fence. This affidavit, by this reference, is made a part of this survey.

It is this surveyor's conclusion, however, that this fence was not on the westerly line of Block 5, Rock Point, as stated by Clabby in his survey narrative. Clabby's original plat shows this fence to be too far west to be the original Block line. A subsequent plat has been squeezed down to conform to his narrative, however. Based upon measurements to Howards original monuments and a retracement of his several surveys, it would be virtually impossible for this fence to be the original West boundary of Block 5. The west boundary of the Townsite was, therefore, established at Plat record from the recovered Initial Point.