

7101

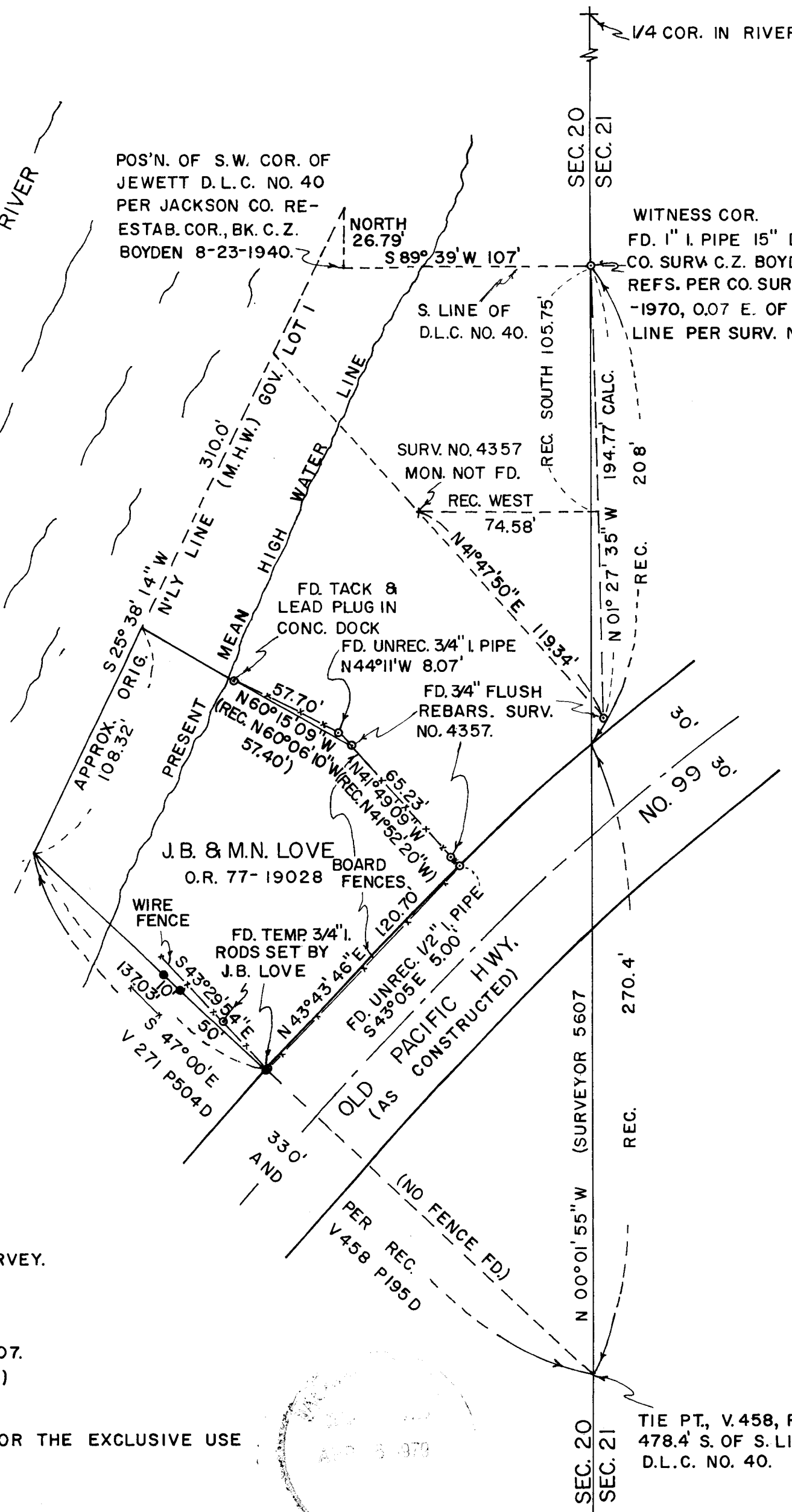
Robert M. Thompson



APPROX. PRESENT E OF ROGUE RIVER

POS'N. OF S.W. COR. OF JEWETT D.L.C. NO. 40 PER JACKSON CO. RE-ESTAB. COR., BK. C.Z. BOYDEN 8-23-1940.

WITNESS COR. FD. 1" I. PIPE 15" DEEP PER CO. SURV. C.Z. BOYDEN 8-23-1940. REFS. PER CO. SURV. 9-4 -1970, 0.07 E. OF SEC. LINE PER SURV. NO. 5607.



NOTES:

NOTES:

- MONUMENT FOUND.
- 5/8" I. ROD W/YEL. CAP SET IN THIS SURVEY.

X—X—X FENCES AS FOUND

BEARING BASIS = SURVEY NOS. 4357 & 5607. (BOTH SOLAR BASIS)

THIS SURVEY & MAP WAS COMPLETED FOR THE EXCLUSIVE USE OF J. B. AND M.N. LOVE.

SURVEY OF THE J.B. AND M.N. LOVE PROPERTY IN THE NE 1/4 SE 1/4 OF SECTION 20, T. 36S., R.5W., W.M., JACKSON COUNTY, OREGON.

SCALE: 1 INCH = 50 FEET

FEBRUARY 24, 1979

ROBT. M. THOMPSON & ASSOC.

7751

7754

Survey of the J. B. & M. N. Love Property in
the NE1/4 SE1/4 of Section 20, T36S R4W, W. M. Oregon

Narrative description to comply with Par. 209.250, O.R.S.

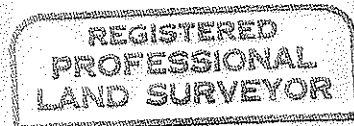
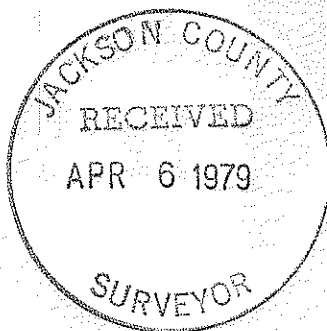
for: Jeff B. Love, 2560 Sykes Creek Road, Rogue River, Oregon 97537

Purpose: To establish the location of the southwesterly boundary, and the locations of fences in relation to the southeasterly and northeasterly boundaries.

Procedure: Because of a disagreement regarding the location of Love's southwesterly boundary (entire Love property described in O.R. 77-19028), the sequence of local deed conveyances was studied carefully. It was found that the adjoining O.R. Nos. 75-04711 and 75-04712 were a part of present tax lot nos. 3000, 3100, 3200 and 3600, formerly described in Vol. 458 Page 195 deed records. This description was tied to a definite point on the east line of Section 20, and thence followed a boundary (previously described in Vol. 271 Page 504, deeds)"N 47° West 330.0 feet to the Northwesterly line of Lot 1 in Section 20", etc. The description of the Love southwesterly boundary is in harmony with both Vol. 458 Page 198 and (also being a portion of) Vol. 271 Page 504, deeds. This resolved any possible doubts regarding deed seniority, in favor of the Love conveyance.

The difficult job was in locating and following the Love westerly boundary to his westernmost corner, the apparent intent being to follow "the north line of Government Lot 4----S 28°W 310.0 feet" (combining his 2 tracts). The official government plat and survey records show a river bank meander survey bearing, in this area, of S 28°W, which would not necessarily follow the true north lot line, being the mean high water mark on the southeasterly bank of the Rogue River(now greatly changed by old flood action). As had been partly deduced in the narrative of Survey No. 4357, it appears that the original deed writer (Vol 271 Page 504D) or earlier deed) was attempting to follow the lot line (mean high water mark) and using S 28°W, as it appeared on the government plat. My survey began by running a traverse around the approximate boundries of the Love and parent Vol. 271 Page 504D properties, westerly of the Old Pacific Highway. All data that could be helpful, such as present mean high water location, existing fences, highway (traveled center line), and local survey monuments (no little confusion being caused by some unrecorded monuments found) were tied in. All data was then computed, mapped, and studied. The portion of wire fence found near Love's southwesterly line was evaluated for boundary evidence, but rejected for failing to meet several tests. By combining the deed call evidence, and information and monuments from Survey Nos. 4357 and 5607, it was then possible to determine the original corner locations of the Vol. 271 Page 504 property, and monument the Love southwesterly boundary, and tie in the remaining fence locations, as shown on my map.

February 24, 1979



Robert M. Thompson

