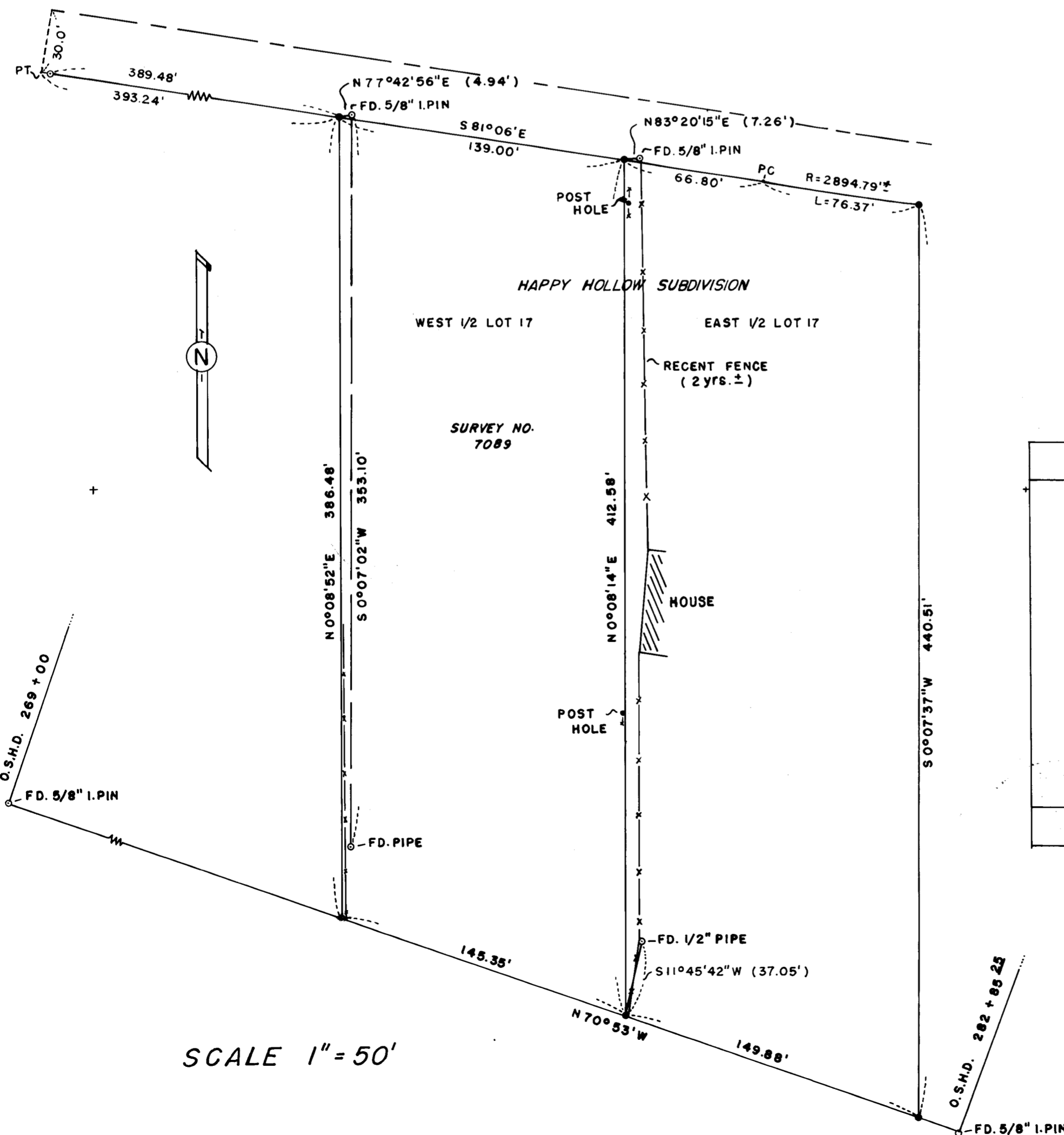


SCALE 1"=200'



SCALE 1"=50'

A SURVEY IN
 N.E. 1/4 SEC. 25, T. 36S., R. 3W. W.M.
 HAPPY HOLLOW SUBDIVISION
 FOR
 VELMA RAMSEY
 77-31

By Edward A. McGinty
 Medford, Oregon
 March, 1979

= Fence line
 ● = Set 5/8"x24" I. Pin
 Scale as indicated

REGISTERED PROFESSIONAL LAND SURVEYOR

EDWARD A. MCGINTY OREGON JULY 10, 1953

JACKSON COUNTY RECEIVED SEP 4 1979 SURVEYOR

Continued - page 2
Survey Narrative for Ramsey

Utilization of a previous survey, by me, and beginning at the NE corner of the Happy Hollow Sub-div., being a 2 in. iron pipe identical to the NE cor. of Sec. 25, traversed with EDM equip., southerly thence along the shoulder of the Old Pacific Hwy. making ties to monument at the Happy Hollow Sub-div. 1/4 cor., survey No. 7089. I-5 right of way and a 3/4 in. cap pipe at a very old fence corner, this position of pipe was further verified by distance to the southeast corner of Happy Hollow Sub-div. Also, comparable shortage did exist along the northerly line of Happy Hollow Sub-div. From said pipe computed location of the SE and SW corners of Lot 17 according to rules and standard procedure.

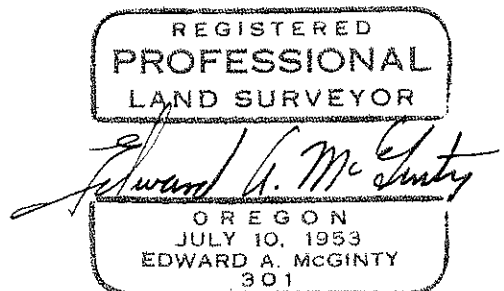
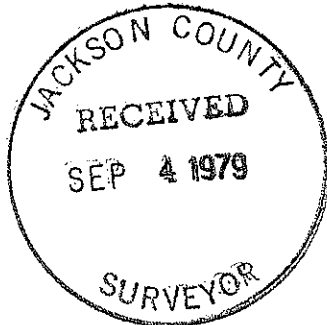
To locate the NW cor. of Lot 17, ran northerly and intersected the southerly line of old Pacific Hwy., approx. 1.9 ft. west of an existing fence corner. Since the fence corner is frequently the best evidence available as to the orig. location, this was carefully analyzed by the tie to the east as well as north, this location was near, as well as being the best evidence in harmony on proration established the Northwest cor. of Lot 17; thence measured easterly on the southerly line of the highway and at proration distance to establish the NE cor. of Lot 17.

The east and west half line was then established. Set a 5/8 in. iron pins as shown on the northerly right of way of the relocated highway (I-5)

Monuments set being 5/8 x 26 in. iron pins, as shown, and survey No. 7089, computed as follows:

Beginning at an iron pipe

N. 0° 07' 02" E., 353.10	=	N. 0° 07' W., 353.33 ft. to a 5/8 in. iron pin
S. 81° 10' 08" E., 141.38 ft.	=	S. 81° 10' E., 141.48 ft. to a 5/8 in. iron pin
S. 0° 05' 52" W., 377.16 ft.	=	S. 0° 07' E., 378.15 ft. to a 1/2 in. iron pipe.



SURVEY NO. 7972

SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209-250

Survey for: Mrs. Ramsey
c/o Mr. Wm. Purdy, Attorney
39 So. Central Ave.
Medford, Or 97501

Survey by: Edward A. McGinty, R.S.
Medford, Oregon
April, 1979

Basis of Bearing: Solar Observation, Survey No. 4876

Precedence of Survey:

In late 1977 I was contacted by Mrs. Ramsey to do a survey over a line which was in dispute. I told her that in order to determine the line it would be quite involved as the original plat of Happy Hollow does not accurately portray the physical location of the line and that I felt somewhat knowledgeable with the sub-div., from previous surveys that I had made where I had recovered some of the original corners.

In Jan. of 1979, I was again contacted by Mrs. Ramsey to proceed with the survey. I was furnished with a description and a copy of Survey No. 7089, completed by Mr. George Plumb, and that she felt the boundary line, as surveyed by him was not representative of where the previous parties thought the boundaries should be.

Survey No. 7089 is somewhat unclear as to what was surveyed. It does ~~not~~ mention a tie to Foley Lane and refers to a description (D.R. 77-01658) of a tract of land being conveyed to the Oregon State Highway Comm., which has no direct references to any existing boundaries of the Happy Hollow Sub-div.

The narrative also mentions that a diligent search was made and no original corners of Happy Hollow could be found. The fact being that some of the original corners of Happy Hollow Sub-div. are well established and are of common knowledge and are further documented in the official records of the county surveyors office and have frequently been used by local surveyors and have been easily found.

I referenced D.R. Doc. No. 77-26025. The E.1/2 of Lot 17 of Happy Hollow Sub.d. excepting that portion deeded to OSHC and D.R. Doc. No. 75-06325, the W.1/2 of Lot 17 of Happy Hollow Sub.D., excepting that portion deeded to OSHC.

This would require determining all of the original lot corners and making a division line by area according to adopted and common procedures. Then locate boundary line of that tract conveyed to OSHC. The location of the southerly Lot was determined by proportional method which is similar to statues for relocation of a lost section corner, a slight shortage, but nearly similar to shortage which is evident for the NE corner of Sec. 23 of the Happy Hollow 1/4 corner. Considerable North and shortage was along the east line of the sub-div. with somewhat lessor north and south shortage, near Lot 17.

To locate the exact center line of the Old Pacific Hwy. would be more difficult to determine. The procedure used to determine, as close as possible, was a split of the old 16 ft. pavement which existed at the time of the sub.div. was made and not use the painted yellow line which changes periodically with improvements. This procedure agrees closely with the older right of way fences, but does ~~not~~ conflict with the location as shown on survey No. 7089.

An encroachment appears to be on Lot 18. The division line between the half falls near the previously constructed fence which has been removed. The location of this fence was attested by Mrs. Ramsey and adjoiner Mr. Price.

The monument found previously in 1965, being the iron pipes at the SE and SW corners of Happy Hollow Sub=div. (these are further identified in the county surveyors records as being close to the 1/16 cor. in the year of 1947..