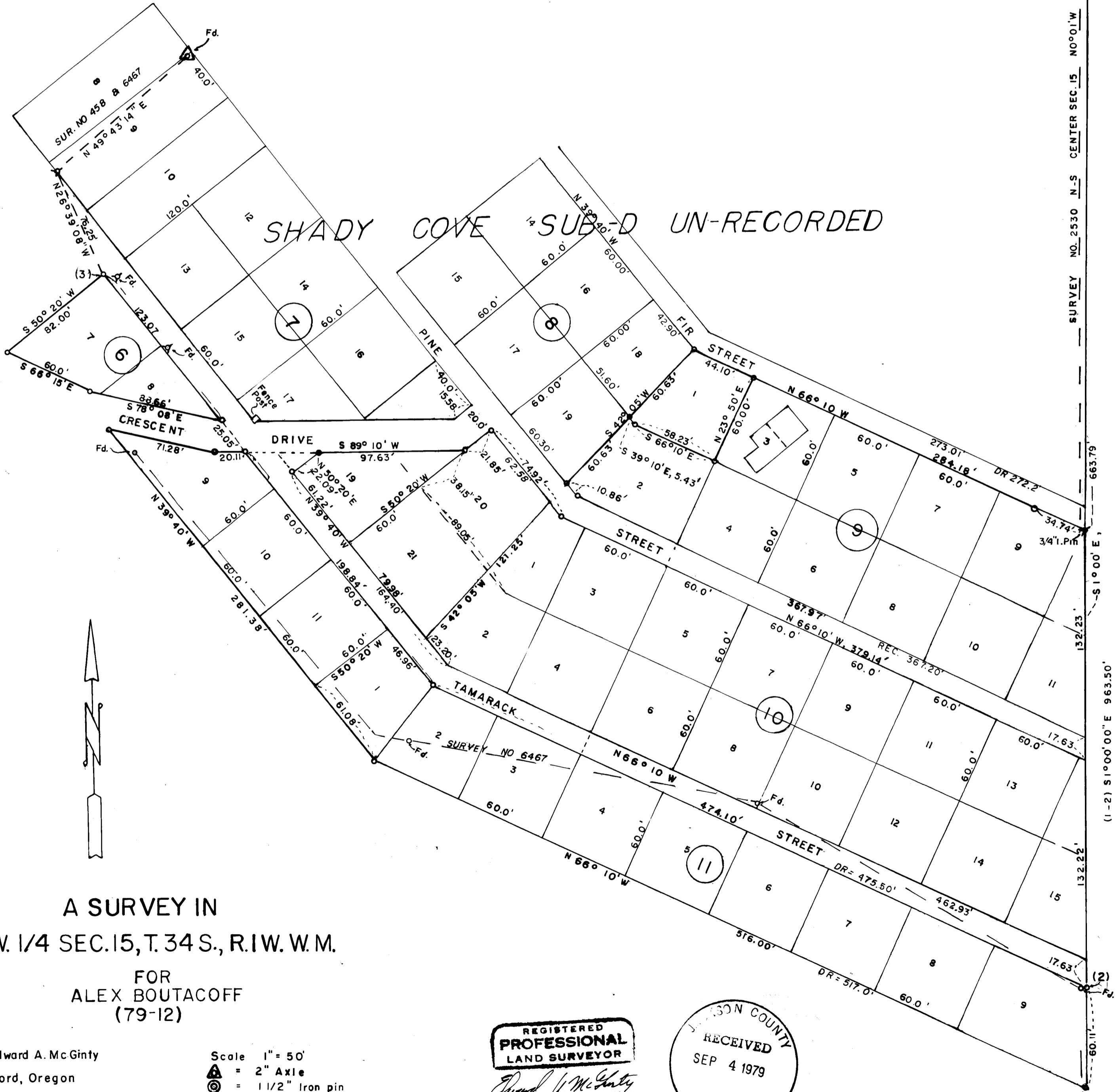


SUB-D PLAT= 90°00'
N.E. Cor.
Shady Cove Sub.d.
Fd.



A SURVEY IN
S.W. 1/4 SEC. 15, T. 34 S., R. 1 W. W. M.

FOR
ALEX BOUTACOFF
(79-12)

By Edward A. McGinty
Medford, Oregon
July, 1979

- Scale 1" = 50'
- ⊕ = 2" Axle
 - ⊙ = 1 1/2" Iron pin
 - ⊗ = 3/4" x 10" Iron pin
 - = 5/8" x 24" Iron pin
 - Fd. = Found

REGISTERED
PROFESSIONAL
LAND SURVEYOR

EDWARD A. MCGINTY
OREGON
JULY 10, 1953
EDWARD A. MCGINTY
301

SON COUNTY
RECEIVED
SEP 4 1979
SURVEYOR

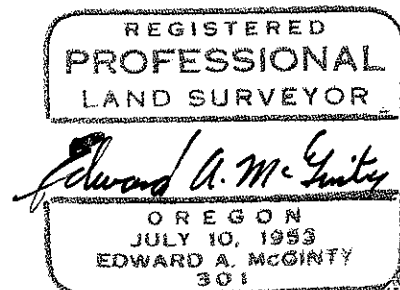
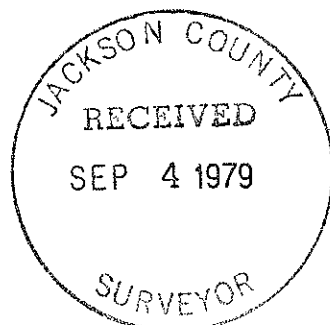
Survey No. 6467 recovered the NE corner of said Sub-div. but was unable to confirm it's origin, thence proceeded with the survey for a proposed division line. Also found a difference in offset to the North-South center of Section of 4.14 ft. shown on survey No. 6467 and 3.63 ft. shown on Survey No. 7858 at an iron pin at the NE cor of sub-div.

According to Survey No.'s 2530, 6467 and 7858 this sub-div., as originally layed out, encroaches into the Southeast 1/4.

In May 1926 H. Powell set a 1 1/2 in. iron pin for the NE. cor. of Govt. Lot 2, also being the same as the NE corner of Shady Cove Sub-div., by utilization of previous survey, by this firm, and the recovery of this mon. ran southerly and on line with the South 1/4 cor. 963.5 ft. to the South line of Tamarack St. and computed lot line intersections of this line, thence by using adjoining tracts, including distance along said line, computed bearing N.66°10'W., which is in conformance with adjoining tracts. The angle point of the south line was a combination of described tracts and approx. mean distance; thence ran N.39°40' W., as shown, computing various deed tracts as shown, being the most probable and best location as to the original intent. Some of the problems were discussed with client prior to the survey and some after, even though the survey represents the probable solution and location, a boundary line agreements would be advisable.

1. Found a 1 1/2 in. iron pin (NE. corner of Shady Cove Sub-div.) from which
Found a 5/8 in. iron pin which bears S.12°16'50"W., 17.31 ft. Sur. #2530
Found a 5/8 in. iron pin which bears S.8°17'20"W., 21.85 ft. Sur. #7558
2. Set a 5/8 x 24 in. iron pin, 6 ins. high, from which
Found an iron pin, 5/8 in. diam., bears S.48°02'W., 3.35 ft. (set in 1964 as an RP)
Found an iron pin, 3/4 in. diam., bears S.62°40'W., 3.47 ft.
3. Set a 5/8 in. x 24 in. iron pin, from which
A found pipe, 3/4 in. diam. bears S.41°25'10"E., 64.31 ft. dist.
A found pipe, 3/4 in. diam., bears S.77°13'40"E., 8.58 ft. dist.
A found pipe, 3/4 in. diam., bears N.26°39'08"W., 76.25 ft. dist from which an axle being 2 ins. dia., bears N.49°43'14"E.
Deed record call for N.50°20'E., 120 ft. dist.

Standard monuments set being 5/8 in. x 24 in. iron pins and set approx. flush with the surface.



SURVEY NO. 7974

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

Survey for: Alex Boutacoff
16005 Hwy. 62
Eagle Point, Or

Survey by: Edward A. McGinty, RS
Medford, Or
August, 1979

Basis of Bearing: Deed Record on the East line of Shady Cove Sub-d.
as being S 1°00' E., being same as S0°04'45"W, per
survey No. 2530.

Location of Survey: SW 1/4 of Sec. 15, T34S, R1W
Shady Cove Unrecorded Sub-d.

Precedence of Survey:

UNRECORDED SHADY COVE SUB-DIVISION:

STREETS:

The status of the streets are, at the least, vague or somewhat questionable, since there was never any dedication or apparent official acceptance. Some of these streets have been open and used for many years, which the public may have acquired a right, even though the most of them are posted as private roads. The unopen roads may be a different problem, but it would be reasonable to assume the owners, within the sub-division, may have a vested right or interest. It is not my purpose to resolve the legal status of streets in this sub-d., but only to inform the public of some of the potential problems which do, or may, exist. According to client a tax foreclosure in the fortys would indicate a probability that Jackson County still retains an interest.

LOT OWNERSHIP.

This sub-division was originally drafted by B.H. Powell, a surveyor in approx. the year of 1926, and from the evidence in the field, as well as other facts (deeds owners, etc.) it appears it was prepared as an office type of sub-div. from a preliminary survey without the full benefit of a complete survey. Then the tracts were computed for location by mets and bounds descriptions. It is evident that many of the currently described and deeded tracts contain a number of ambiguities, care should be taken in considering adjoining described tracts, as well as the original plat, as to what the described tract intended to convey. Over many year, and mostly on the westerly portion of this sub-div., considerable amount of building developement has taken place without the full acknowledge of their boundaries or benefits of a boundary survey. This has undoubtedly created problems.

SURVEYS OF RECORD:

Survey No. 458 by J. Clabby was reviewed and considered. Clabby was engaged to survey tracts described in Deed Record, Vol. 161, page 325; Vol. 206, page 414 and Vol. 190, page 28.

- A. None of the described tracts call for monuments
- B. All tracts were from the NE. corner of Gov't Lot 2. After he failed to find the NE. cor. of the sub-div., commonly known as the NE cor. of Govt Lot 2 (according to H. Powell, a past surveyor) Clabby commenced his survey at the South 1/4 cor. and tied to the nearest pipe and re-described the location of the ~~x~~ tracts to match his survey. (note - a conflict with survey No. 6467 as to monuments found).