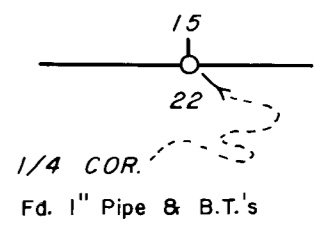
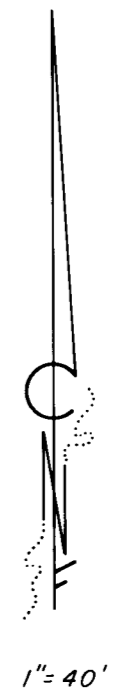


MAP OF SURVEY
 LOCATED IN
 SHADY COVE SUBDIVISION (UNRECORDED)
 SW 1/4 of SEC. 15, T.34S., R.1W., W.M.
 CITY of SHADY COVE, JACKSON COUNTY, OREGON
 FOR
HELEN ABELL
 (81-034)

HOFFBUHR / BATH & ASSOCIATES, INC.
 MEDFORD, OREGON
 BY: ROGER R. ROBERTS R.P.L.S. NO. 1656
 SCALE 1" = 40' JUNE 19, 1981
 BASIS OF BEARING SURVEY 7974
 ● = Set 5/8" x 24" Iron Pin with Cap



It is my opinion that Powell designed the subdivision so that the road would be parallel with the existing building. In staking the parcel boundaries, it was also noticed that the changes in road alignment corresponded to the location of many large trees, as though the road was designed in places to save the trees.

In computing the location of the parcels, they were treated as sequential metes and bounds conveyances rather than simultaneous lot and block conveyances. Several of the parcel descriptions do not close accurately, and adjoining deeds and the subdivision map were referred to in determining the intent of the deed.

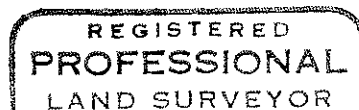
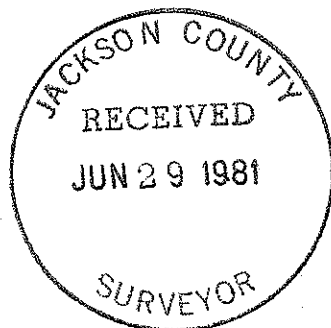
The mobile home on Lot 11 of Block 2 was moved in less than five years ago by D. C. Page who is now living there, and who has stated that he had no knowledge of the property line location but situated the mobile home so that the front door matched the location of an old sidewalk.

The shed behind the mobile home overlaps the monumented line by approximately 0.7 feet. This building is probably about 15 years old.

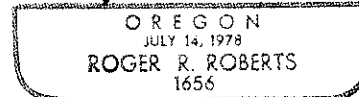
The board fence running southerly from Block 2 was recently constructed by the property owner on the West side, George Murray. He pointed out 2 old yew posts in the new fence which are the remains of an old fence which stood at the same location. One post, which had marks from an older fence on the North and East sides, stands Southerly 17.5 feet from the South line of Block 2, and the other post, with marks from an older fence on the East and South sides, bears South 60.0 feet from the first post.

The overlap created by the difference between the North line of the unrecorded subdivision and the East-West centerline of the section in the area of Lots 2 and 3 of Block 1 has been pointed out to the owners of the properties on the North and South sides of the overlap. A boundary line agreement and/or seeking legal advice was suggested to the client.

June 19, 1981



Roger R. Roberts



Roger R. Roberts
Hoffbuhr/Bath & Associates, Inc.
219 North Oakdale
Medford, Oregon 97501

SURVEY NO. 8890

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES

SURVEY FOR: Helen Abell
22933 Maple Avenue
Torrence, California 90500

LOCATION: Southwest one-quarter (1/4) of Section 15, Town-
ship 34 South, Range 1 West, Willamette Meridian,
City of Shady Cove, Jackson County, Oregon

PURPOSE: To locate those parcels described in Jackson
County Instrument No. 66-03450, 624158 and 481338
and monument as shown on the attached map.

PROCEDURE: All parcels described in the above mentioned docu-
ments are tied to the Northeast corner of Government Lot 2, which
would also be the Center one-quarter (1/4) corner of Section 15.
However, the 1-1/2 inch iron pin shown on the attached map and de-
scribed in Survey 7974 as being set by Powell in May of 1926, is
most probably the point from which the metes and bounds descriptions
commence. Powell evidently designed the Plat of Shady Cove (Unrecord-
ed), set the 1-1/2 inch iron pin for the Northeast corner of Govern-
ment Lot 2, and possibly surveyed all or a portion of the subdivi-
sion. When the newly created lots were originally conveyed, it
was by metes and bounds description with a reference at the end to
their being certain lots of the unrecorded subdivision. Since
Powell wrote the original descriptions, the 1-1/2 inch iron pin
was held as the point of commencement of the deed descriptions.

An examination of the subdivision plat and the individual de-
scriptions indicates that the North and East boundaries of the sub-
division meet at a right angle. However, the North boundary is not
referred to as being the North line of Government Lot 2 although
it was probably the intent. Using the East boundary of the subdivi-
sion as established by Survey 7974 as a basis of bearing and turn-
ing a right angle at the 1-1/2 inch iron pin produces the record
bearing of South 89° 00' West. The bearing from the 1-1/2 inch
iron pin to the West one-quarter (1/4) corner of Section 15 is
South 88° 58' 50" West. This alignment compares with the general
location of the board fence, shed, and wire fence along the North
line of Lots 2, 3 and 4 of Block 1. The shed is a minimum of 27
years old, and possibly much more. The wire fence running West
from the Southwest corner of the shed was built in the 1950's by
the owner to the North without benefit of a survey. Several monu-
ments were found around Lots 3 and 4 but, due to their inconsistency
in measurements compared to the record measurements, the variety of
monuments found, and the fact that none of the owners of Lot 3 from
the present on back to 1941 ever had a survey done or was aware of
these monuments, they were disregarded.

In computing the location of the parcels it was noticed that
the North boundary of Lot 3, Block 2, is parallel with the wood
frame house. This was thought to be more than a coincidence and
that the builder of the house must have known the location of that
property line. After many inquiries, it was learned that the middle
portion of the building served as a storage building for the river
ferry which operated nearby in the late 1800's, and that each end
has been added to since then. Also, an elderly woman visited there
recently and stated that she was born in the building 90 years ago.