

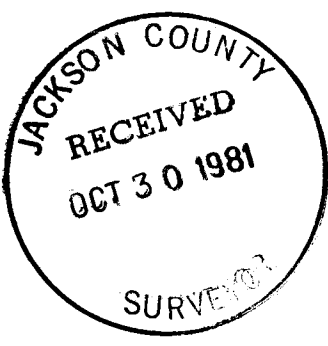


LEGEND

- Fd. Found
- I. Iron
- G.I. Galvanized Iron
- Br. Bronze
- w/ with
- Re: Reference
- R.S. Recorded Survey
- No. Number
- Doc. Document
- d.r. Deed Record
- T.I.D. Talent Irrigation District
- d.r. j.c.o. Deed Records of Jackson County, Oregon
- o.r. j.c.o. Official Records of Jackson County, Oregon
- P.O.B. Point of Beginning
- approx. approximate
- V. Volume
- P. Page
-  Bridge
-  Centerline

NORTH



- (1) N. 33° 25' 40" W. 35.44'
- (2) (d.r. N. 70° 04' W. 41.67')
- (3) (d.r. North 133.78')
- (4) (d.r. N. 25° 11' E. 40.40')
- (5) (d.r. N. 21° 47' W. 63.80')
- (6) (d.r. N. 62° W. 78.85')
- (7) (d.r. N. 30° 31' W. 51.40')
- (8) (d.r. North 60.0')
- (9) (d.r. N. 16° 20' W. 95.04')
- (10) (d.r. N. 60° W. 31.85')
- (11) (d.r. N. 15° 19' E. 105.92')

MAP OF SURVEY

LOCATED IN
SE 1/4 OF SEC. 31, TWP. 39S., R. 2 E.W.M.
JACKSON COUNTY OREGON

MR. & MRS. DAVID OAS
ASHLAND, OREGON

SWAIN SURVEYING, INC.

ASHLAND, OREGON

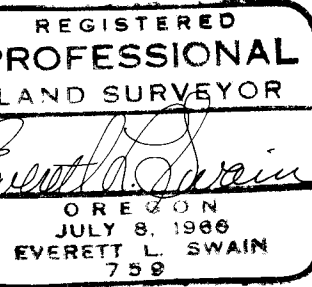
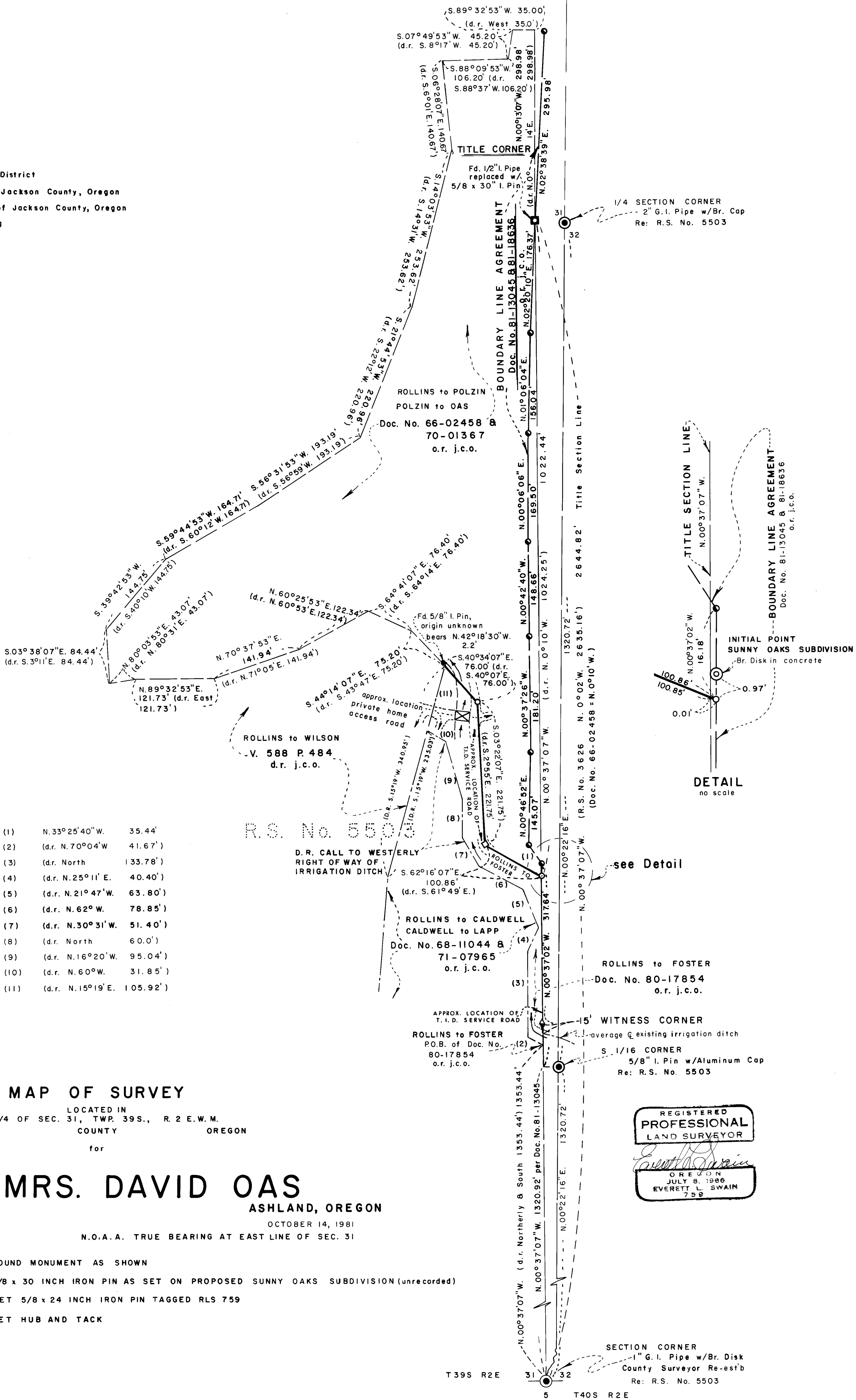
SCALE: 1" = 100'

OCTOBER 14, 1981

BASIS OF BEARING:

N.O.A.A. TRUE BEARING AT EAST LINE OF SEC. 31

- FOUND MONUMENT AS SHOWN
- 5/8 x 30 INCH IRON PIN AS SET ON PROPOSED SUNNY OAKS SUBDIVISION (unrecorded)
- SET 5/8 x 24 INCH IRON PIN TAGGED RLS 759
- SET HUB AND TACK



see Detail

DETAIL no scale

15' WITNESS CORNER
Average of existing irrigation ditch
S 1/16 CORNER
5/8" I. Pin w/Aluminum Cap
Re: R.S. No. 5503

SECTION CORNER
1" G.I. Pipe w/Br. Disk
County Surveyor Re-est'd
Re: R.S. No. 5503

Mr. and Mrs. David Oas
 Page 2

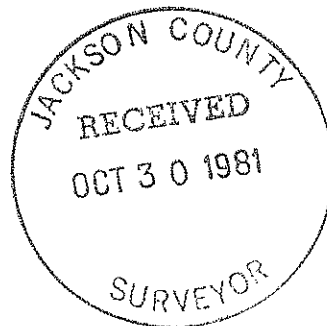
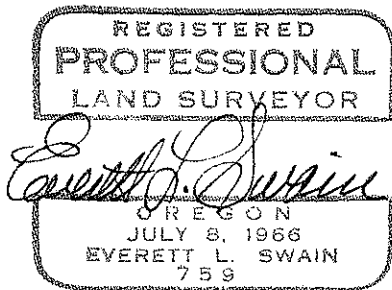
me that in the vicinity of the corner common to the Rollins to Wilson, Rollins to Polzin and Rollins to Foster conveyances there was found a 5/8 inch iron pin set by a person or persons unknown. However, with the many questions as to the proper section line and quarter corner locations, I believe that my decision to hold the line as shown on the accompanying map as a "TITLE" section line was correct. Someone had been in this very close proximity before and Surveyor No. 21, since his death, as been noted for his many unrecorded surveys. Further, the boundary line set forth on the ground follows the Easterly side of Talent Irrigation District ditch quite well. In the final analysis, the final resting place for the monument location in the vicinity of said section line is the "Boundary Line by Agreement" as set forth in Document Nos. 81-13045 and 81-18636 of the Official Records of Jackson County, Oregon.

In summary it is apparent that the Rollins to Foster conveyence per Document No. 80-17854 of the Official Records of Jackson County, Oregon encompasses what is now occupied by the Talent Irrigation District Canal and service road, more or less. The construction activity which Mr. and Mrs. Oas objected to was within their ownership as was determined by this survey. Some construction activity may have encroached Easterly of the boundary line as was previously agreed to by Oas, Foster, Rollins and Dauenhauer. Other information is as shown on the accompanying map.

Basis of Bearing was derived from the National Oceanic and Atmospheric Administration (formerly Coast & Geodetic Survey) survey net, as established in 1968 and on file in the office of the Jackson County Surveyor.

October 28, 1981

Swain Surveying, Inc.
 27 1/2 N. Main Street
 Ashland, Oregon 97520



SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES

SURVEY FOR: Mr. and Mrs. David Oas
6840 Highway No. 66
Ashland, Oregon 97520

LOCATION: Situated in the Southeast quarter of Section 31, Township 39 South, Range 2 East of the Willamette Base and Meridian, Jackson County, Oregon.

PURPOSE: To establish a portion of the Southwesterly boundary line of that land as set forth in Document Nos. 66-02458 and 70-01367 of the Official Records of Jackson County, Oregon.

PROCEDURE: The newly acquired land, as sold by Rollins to Foster and set forth in Document No. 80-17854 of the Official Records of Jackson County, Oregon was thought by Foster to be located in an area that Mr. and Mrs. Oas thought was in fact their land. Thus a dispute arose resulting in the need for a partial retracement of the Oas ownership as hereinabove mentioned. This brings us back to the problem with the section line location that was revealed and has been in evidence since around the year of 1973. The late surveyor, L. E. Ager, Registered Land Surveyor No. 21 conducted a survey for A. A. Rollins of 6750 Highway No. 66, Ashland, Oregon in the year 1961 and filed as Recorded Survey No. 1716 in the office of the Jackson County Surveyor. Mr. Ager shows a 1/2 inch iron pipe at the quarter corner common to Sections 31 and 32, Township 39 South, Range 2 East. This is the same 1/2 inch iron pipe found and eventually shown on Recorded Survey No. 5503 to not be the true quarter corner as determined by this surveyor. (See narrative of Recorded Survey No. 5503 for details) The map portion of Recorded Survey No. 1716 does not show a tie to the Southeast corner of Section 31; However, in reading the narrative portion of said survey, it states that he checked the found 1/2 inch iron pipe to the section corner on the township line. He would obviously had a mathematical relationship between the corners as indicated. He gives a distance of 2639.8 feet between the two (2) corner locations. In trying to make a complicated set of circumstances a little simpler, this surveyor feels that to retrace the land as was sold by Rollins to Polzin and that contract assumed by the Oas', the 1/2 inch iron pipe has to be treated as a "TITLE CORNER". Based upon a tie made between the Southeast corner of Section 31 and the referred to found 1/2 inch iron pipe, the deed record bearings were oriented to comply with the bearing returned by this survey between said section corner and the referred to found 1/2 inch iron pipe. The record ownership of Oas was then calculated utilizing this bearing comparison. It should be noted that the mathematical closure of the Oas description was 1.86 feet in Northing and 0.10 feet in departure. Because of the deed call for the section line in the next to last course and thence along the section line to the point of beginning, the error of closure was forced into the last two (2) courses by holding the record location of the next to last course and terminating said course at the "TITLE" section line; thence computing the closing distance along the "TITLE" section line to the found 1/2 inch iron pipe, as hereinabove mentioned. The result is the boundary line of the Oas ownership would be somewhat farther North than if the legal description was retraced in reverse. The location of the Oas ownership was then set forth on the ground. It was interesting to