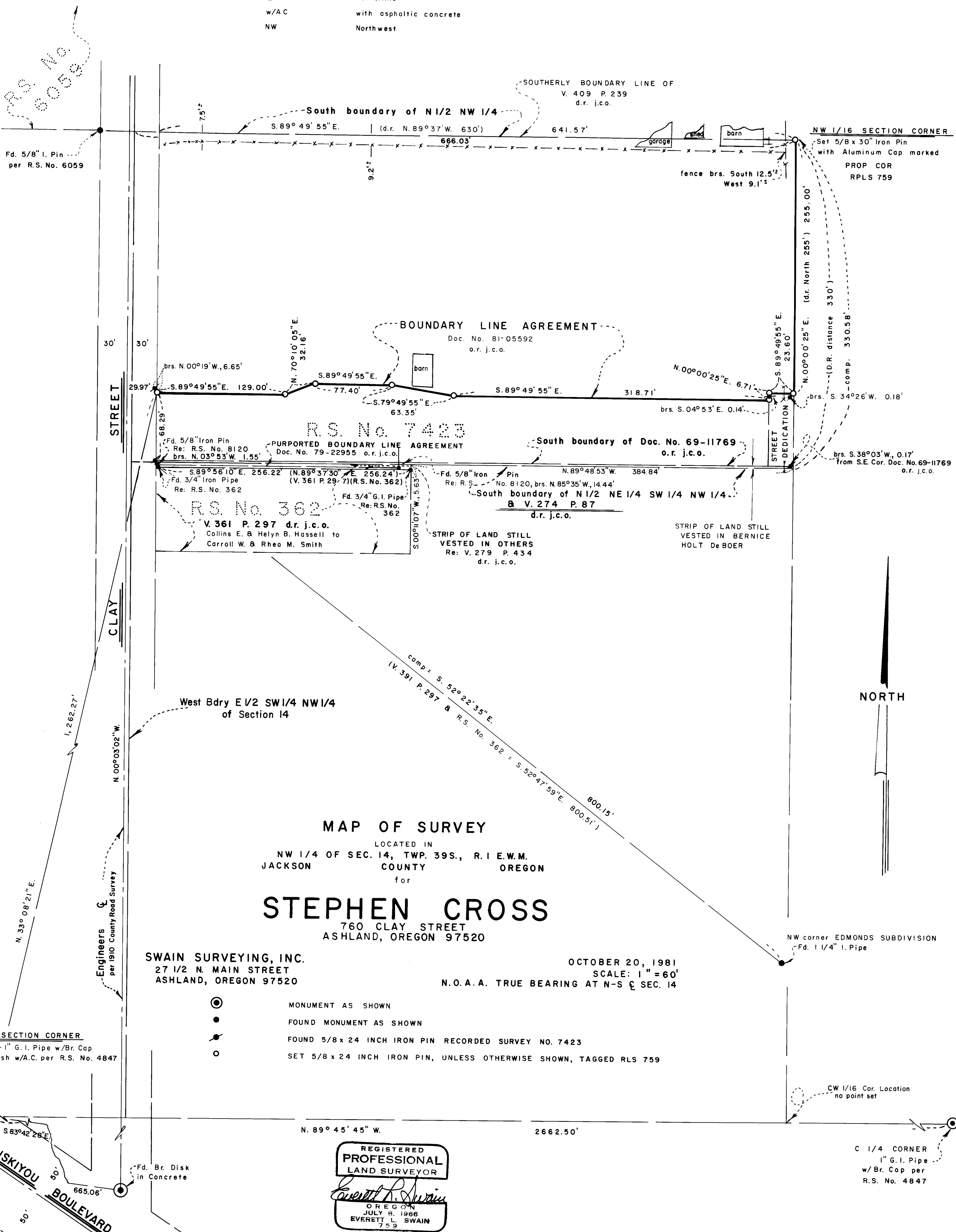


LEGEND

| | | | |
|------|-----------------|-------------|---|
| Fd. | Found | d.r. j.c.o. | Deed Record of Jackson County, Oregon |
| I. | Iron | o.r. j.c.o. | Official Record of Jackson County, Oregon |
| R.S. | Recorded Survey | d.r. | Deed Record |
| No. | Number | brs. | bears |
| V. | Volume | Re: | Reference |
| P. | page | G.I. | galvanized iron |
| Doc. | Document | C. | Centerline |
| | | w/A.C. | with asphaltic concrete |
| | | NW | Northwest |



MAP OF SURVEY
 LOCATED IN
 NW 1/4 OF SEC. 14, TWP. 39S., R. 1 E. W. M.
 JACKSON COUNTY OREGON
 for
STEPHEN CROSS
 760 CLAY STREET
 ASHLAND, OREGON 97520

SWAIN SURVEYING, INC.
 27 1/2 N. MAIN STREET
 ASHLAND, OREGON 97520

OCTOBER 20, 1981
 SCALE: 1" = 60'
 N.O.A.A. TRUE BEARING AT N-S C SEC. 14

- MONUMENT AS SHOWN
- FOUND MONUMENT AS SHOWN
- FOUND 5/8 x 24 INCH IRON PIN RECORDED SURVEY NO. 7423
- SET 5/8 x 24 INCH IRON PIN, UNLESS OTHERWISE SHOWN, TAGGED RLS 759

REGISTERED
PROFESSIONAL
 LAND SURVEYOR
Everett L. Swain
 OREGON
 JULY 8, 1966
 EVERETT L. SWAIN
 759

NORTH

1/4 SECTION CORNER
 1" G.I. Pipe w/Br. Cap
 flush w/A.C. per R.S. No. 4847

C 1/4 CORNER
 1" G.I. Pipe
 w/Br. Cap per
 R.S. No. 4847

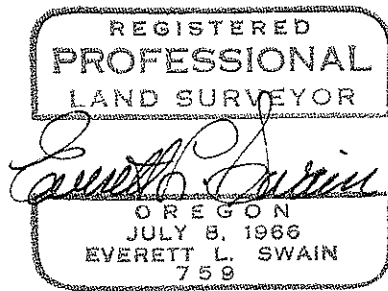
2906

SURVEY NO. 9057

Mr. and Mrs. Stephen Cross
Page 3

survey net, as established in 1968 and on file in the office
of the Jackson County Surveyor.

October 30, 1981



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

Mr. and Mrs. Stephen Cross
Page 2

Genevieve English, the purchaser of Parcel No. 1 as shown on Recorded Survey No. 7423 has entered into a "Boundary Line Agreement" as set forth in Document No. 79-22955 of the Official Records of Jackson County, Oregon with Blaine M. and Lois M. Coldwell which resides Southerly of Ms. English. The deed record shows that DeBoers owned down to the South boundary line of the North half of the Northeast quarter of the Southwest quarter of the Northwest quarter of Section 14. However, per Document No. 69-11769 of the Official Records, Bernice Holt DeBoer only sold 330 feet of her total ownership of 330.58 feet. Therefore, a gap exist between the Southerly boundary line of that tract of land as set forth in Document Nos. 69-11769 and 79-06621 of the Official Records and the Southerly boundary line of the DeBoer ownership per Volume 274, page 87 of the Deed Records of Jackson County, Oregon.

The Coldwell ownership is a part of that tract of land as sold by Amy M. True to Collins E. and Helyn B. Hassell and described as the South half of the Northeast quarter of the Southwest quarter of the Northwest quarter of Section 14 and dated the 3rd day of April 1947. The Hassells sold to Carroll W. and Rhea M. Smith a portion of their ownership as set forth in Volume 361, page 297 of the Deed Records of Jackson County, Oregon and dated the 27th day of December 1951. This description does not call for any survey monumentation but it is interesting to note that J. H. Clabby filed a survey for C. W. Smith in May of 1951 which is prior to the conveyence from Hassells to Smiths per said volume and page. The purpose of said survey was to survey a 1/2 Acre parcel of land from a 5 Acre tract of land, the 5 Acre tract obviously being the Hassell ownership per Volume 279, page 434 of the Deed Records of Jackson County, Oregon. The survey narrative further states that the parcel was staked and described. Therefore, it is my opinion that Clabby's survey preceded the description as set forth in Volume 361, page 297 of said deed records and said survey will hold the position of said Smith tract. Clabby's survey monuments were found and correlated back to the Northwest corner of Edmonds Subdivision which is marked with a found 1 1/4 inch iron pipe. The retracement distances compare very well to Clabby's shown distances. When Hassells conveyed to Smiths there was a strip of land remaining between the North line of the Hassell ownership and the parcel conveyed by Hassells to Smiths. Now there are two (2) seperate ownerships (Hassell and DeBoer) which seperate the record ownership of the Genevieve English tract and the Blaine M. and Lois M. Coldwell tract. This brings us down to the big question. Is the "Boundary Line Agreement" as set forth in Document No. 79-22955 of the Official Records of the Jackson County, Oregon valid when there are two (2) record title holders seperating the parties to the agreement?

Now, back to the client's Southerly boundary line. A boundary line agreement with Patrick E. and Bette M. Henretty was secured and is recorded as Document No. 81-05592 of the Official Records of Jackson County, Oregon. The client's Easterly boundary line was established as set forth in the official records. The North boundary line of the client's property was not monumented at this time, as there are problems with encroachments that will be addressed at a later time. The remainder of the survey is as shown on the accompanying map.

Basis of Bearing was derived from the National Oceanic and Atmospheric Administration (formerly Coast and Geodetic Survey)

SURVEY NO. 9057

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES

SURVEY FOR: Mr. and Mrs. Stephen Cross
760 Clay Street
Ashland, Oregon 97520

LOCATION: Situated in the Northwest quarter of Section 14, Township 39 South,
Range 1 East of the Willamette Base and Meridian, Jackson County,
Oregon.

PURPOSE: To establish the outer boundaries of those tracts of land purchased
by the client and set forth in Document Nos. 79-19399 and 79-19400
of the Official Records of Jackson County, Oregon.

PROCEDURE: In retracing the outer boundaries of the clients ownership, it became
apparent that the deed record boundaries and the lines of occupation
were somewhat removed from one another. A survey along the Southerly
boundary line of my clients property was found to have been recorded
as survey No. 7423. This survey monumented the record lines Northerly
of my clients Southerly boundary line by occupation. Thus much time
has been required to negotiate an acceptable boundary line between
my client and the owners and interest holders Southerly of said
boundary line. There are a few points that should be made in regards
to Recorded Survey No. 7423 in order to put other surveyors on notice
of those discrepancies between said survey and its reference to
Recorded Survey No. 6059. Recorded Survey No. 7423 shows finding
a brass disk at the section corner common to Sections 10, 11, 14
and 15, said Township and Range. Said survey also indicates that
a P.K. nail was found for the quarter corner common to Sections 11
and 14, said Township and Range. The basis of bearing of said
Recorded Survey No. 7423 is shown to be that bearing shown along
the North line of Recorded Survey No. 6059. Here's where the
problem occurs. Recorded Survey No. 6059 was executed in May, 1975
said survey states that the position of the section corner and
quarter section corner, as hereinabove referred to, was determined
from previous ties made obviously prior to 1975. The Jackson County
Surveyor's second (2nd) re-establishment did not occur until December,
1977. No record to date has shown where the P.K. nail came from
and it's relationship to the quarter corner as established on
Recorded Survey No. 4032. The Northwest corner of Section 14 and
the North quarter corner of Section 14, as shown on Recorded Survey
No. 7423, do not occupy the same position as the monuments that
preceded them. Therefore, the bearing as shown on the North line of
Section 14 per Recorded Survey No. 7423 cannot represent the same
line and bearing as shown on the North line of Section 14 per
Recorded Survey No. 6059. Caution is urged in utilizing some of the
present recorded surveys which purport to have the proper location
of the Northwest section corner and North quarter corner of Section 14.

In studying the chain of title of the present ownership of Tax Lot
Nos. 2400, 2402 and 2401 (these tax lots were prior to Recorded Survey
No. 7423 which partitioned tax lot 2401) it was found that Ralph W.
Beach, et ux sold to Walter DeBoer and Bernice Holt DeBoer the North
half of the Northeast quarter of the Southwest quarter of the North-
west quarter of Section 14 on the 30th day of July 1946. Although
this related problem does not directly affect my clients property
lines, it is a problem that should be brought to light so that it can
be evaluated by those that may have a concern. The problem is this: