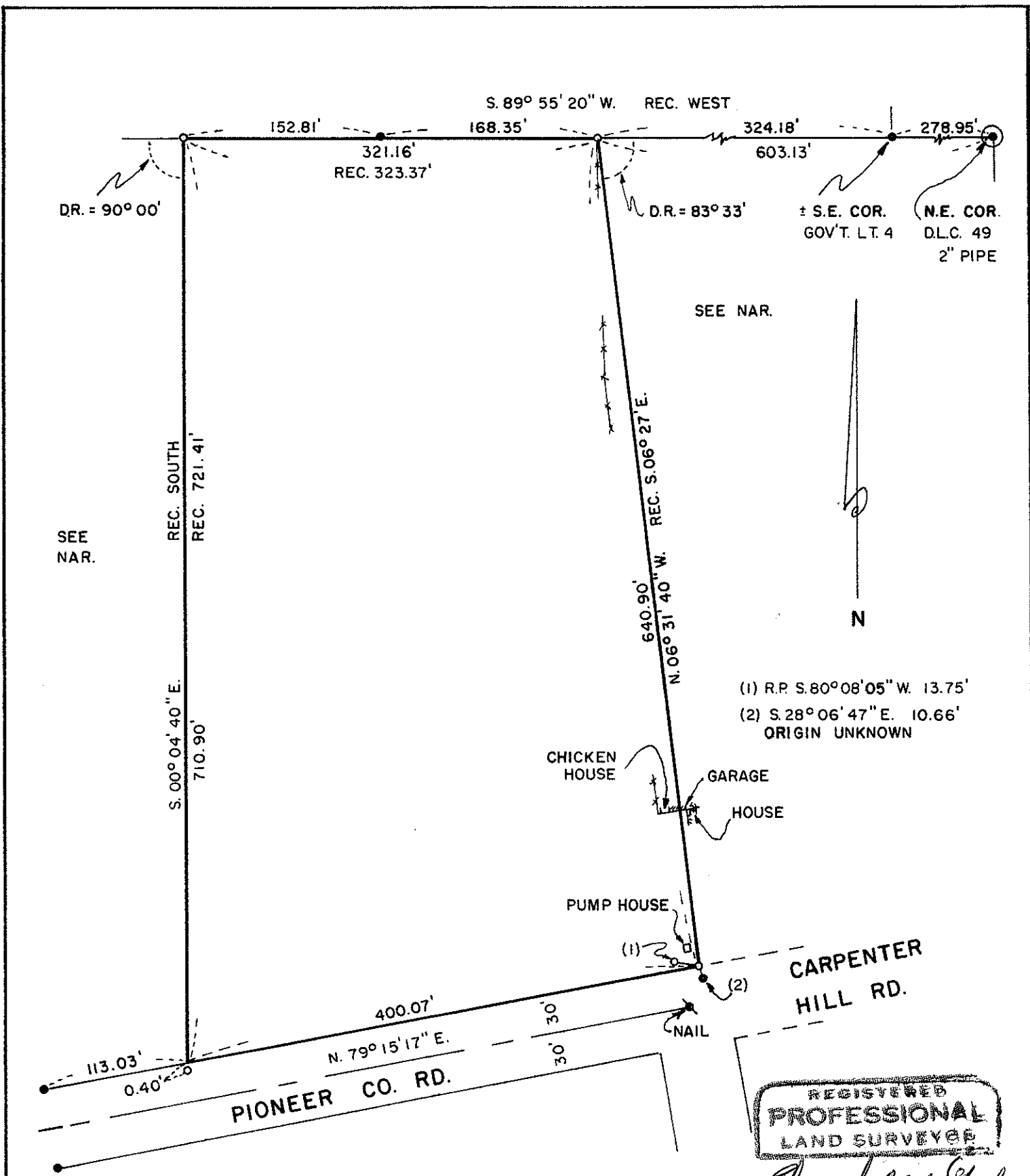


2586



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Edward A. McGinty

OREGON
JULY 10, 1957
EDWARD A. MCGINTY
30*

SURVEY IN S.W. 1/4 SEC. 12, T. 38 S., R. 2 W., W.M.

FOR
MASON ADAIR

82-6

BY EDWARD A. MCGINTY
MEDFORD, OREGON
JULY 1982

SCALE: 1" = 100'
○ SET 5/8" I.P.N.
● FD. 5/8" I.P.N.

** RECEIVED **
Date 7/22/82 By SK
This survey consists of:
— sheet(s) Map
— page(s) Narrative
JACKSON COUNTY
SURVEYOR

2586

(TL 1600) 38 2W 12

9352

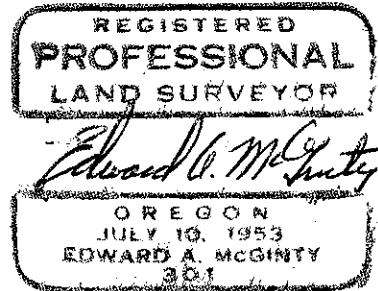
SURVEY NO. _____

SURVEY NARRATIVE

Survey for: Mr. Mason Adair
5712 Pioneer Rd.
Medford, Or 97501

82-06

Survey by: Edward A. McGinty RS
205 W. Ninth St.
Medford, Or 97501
July, 1982



Basis of Bearing: Survey No. 4762

Location: SW. 1/4 of Sec. 12, T38S, R2W.

Precedence of Survey:

The Client was informed that to survey his property an extensive survey was necessary, such as retracement of the northerly line of DLC 49 and a retracement of the north-south center line of Sec. 12 to determine the SE corner of Gov't Lot 4, in order to accurately determine the boundarys called for in his Title.

He was also informed that by using previous survey data a close approximation of his northerly line could be established and his west line within approx. 2.5 ft. accuracy, this would be 1/4 the cost. The client preferred the approx. boundary.

This survey commences at the NE corner of DLC 49; thence running West along, or near, the northerly line of DLC 49, recovering the existing monuments, as shown.

The NE. mon. was set at a record distance from the NE cor. of DLC 49, according to the deeded property adjoining on the East.

The NW mon. was set at a record distance from the mon. found, shown as the approx. SE corner of Gov't Lot 4. This would indicate an approx. shortage of 2.3 ft.

The West line, as shown, was run southerly at a deed record angle intersecting the northerly line of the county road.

The Easterly surveyed line was run southerly from a deed record angle to intersect the northerly line of the county road.

A reasonable search was made for a 1 in. iron pipe called for at the SE. corner of clients property, without recovering it. (county rd. notes indicate a fd. 3/4 pipe with cap as being in the gutter, however, making no indication of a physical tie) There has been considerable activity over the past years in this immediate vicinity, such as re-construction of the gutter and county road and a more recent telephone underground cable line and a buried irrigation line.

The survey of the East line would indicate an encroachment of approx. 2 ft. to 20 ft.

There was no attempt made to determine the validity of adverse possession of the adjoining property, however, the client was so informed that a potential legal claim may exist. The alignment of Pioneer Rd. was determined by recovery of the county road monuments.

All monuments fd, as shown, are approx. flush with the surface.

All monuments set being 5/8 x 24 in. iron pins with plastic caps, marked McGinty 301.

