

FD 2 1/2" BRASS CAP AND BT AS PER JACKSON COUNTY 1970

FD. 3" BRASS CAP AS PER RS 4497

SURVEYOR'S CERTIFICATE

I, PHILIP B. WICKHAM, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, HEREBY DO CERTIFY THAT THIS IS A CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY DIRECTION AND THAT IT HAS BEEN CORRECTLY EXECUTED WITHIN THE REQUIREMENTS OF REGULATIONS OF THE STATE OF OREGON.

Philip B. Wickham May 16, 1983
PHILIP B. WICKHAM RLS 664 DATE
FOREST SURVEYS
P.B. WICKHAM RLS 664
P.O. Box 564
GRANTS PASS, ORE. 97526

THIS PROPERTY HAS BEEN FOUND TO CONTAIN HIGHLY ERODIVE SOILS AND STEEP SLOPES THAT WILL REQUIRE SPECIAL DESIGN STANDARDS TO OVERCOME

THIS PROPERTY AT THE TIME OF FINAL MAP RECORDING, WAS NOT SHOWN TO BE SUITABLE FOR DEVELOPMENT AND WILL REQUIRE AT A MINIMUM, PROVISION OF SEWAGE DISPOSAL FACILITIES AND A POTABLE WATER SUPPLY PRIOR TO ISSUANCE OF A BUILDING OR MOBILE HOME SET-UP PERMIT BY THE JACKSON COUNTY DEPT OF PLANNING AND DEVELOPMENT.

This is an exact duplicate of the original!
P. Wickham

FLAT OF MINOR PARTITION

LOCATED IN THE N 1/2 OF THE SW 1/4 AND THE NW 1/4 OF THE SE 1/4 OF SECTION 6, T 39 S, R 1 E OF THE WILLAMETTE MERIDIAN AND LOCATED ALONG THE ASHLAND MINE ROAD IN JACKSON COUNTY, OREGON.

FOR:
HAROLD W. CRONIN
816 WEST 10TH ST.
MEDFORD, ORE.

BASIS OF BEARINGS:
POLARIS OBSERVATION

LEGEND:

- : FOUND MONUMENT AS SHOWN.
- ⊙ : SET 1" X 36" GALVANIZED IRON PIPE WITH BRASS CAP AS SHOWN.
- : SET 5/8" X 30" REBAR WITH PLASTIC CAP MARKED WICKHAM RS 664.

APPROVAL:

Ray Stewart by *Gene Yeager* 7-5-83
JACKSON COUNTY ASSESSOR DATE

APPROVAL:

Dee M. ... 7-2-83
JACKSON CO. DEPARTMENT OF PLANNING AND DEVELOPMENT DATE

RECORDING:

FILED FOR RECORD THIS 7th DAY OF July 1983 AT 9:34 A.M. AND RECORDED IN VOL 5 PAGE 123 OF MINOR LAND PARTITIONS IN JACKSON COUNTY, ORE.

Kathleen S. Beckett
COUNTY CLERK

BY: *Quay A. Poling*
Deputy

**** RECEIVED ****
Date 7/7/83 By *...*
This survey consists of:
1 subMst Map
5 pages Narrative
JACKSON COUNTY SURVEYOR

PHILIP B. WICKHAM
664

MAY 16, 1983
SCALE 1" = 300'

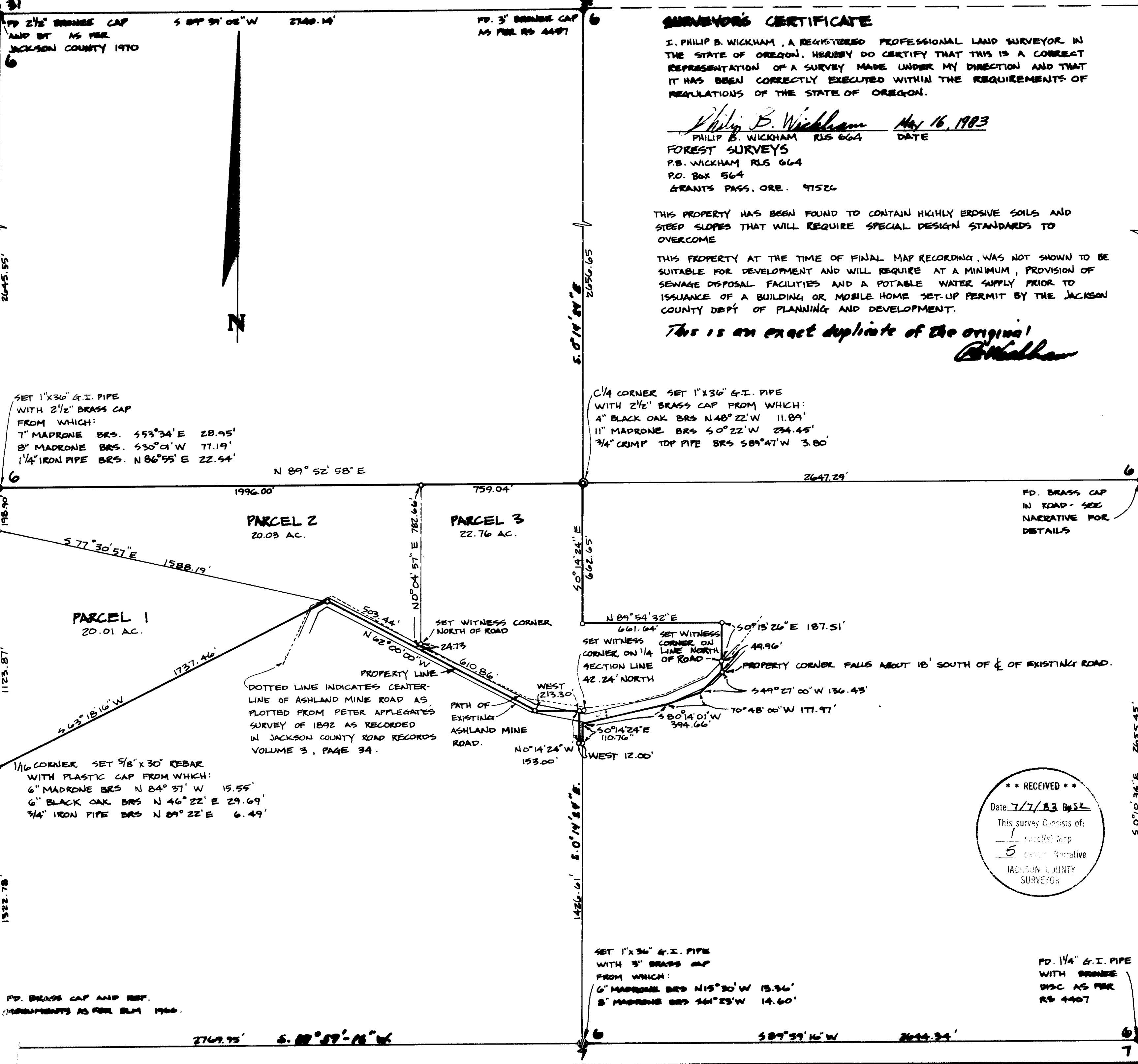
SET 1" X 36" G.I. PIPE WITH 2 1/2" BRASS CAP FROM WHICH:
7" MADRONE BRS. S 53° 34' E 28.95'
8" MADRONE BRS. S 30° 01' W 77.19'
1 1/4" IRON PIPE BRS. N 86° 55' E 22.54'

C 1/4 CORNER SET 1" X 36" G.I. PIPE WITH 2 1/2" BRASS CAP FROM WHICH:
4" BLACK OAK BRS N 48° 22' W 11.89'
11" MADRONE BRS S 0° 22' W 234.45'
3/4" CRIMP TOP PIPE BRS S 89° 47' W 3.80'

1/16 CORNER SET 5/8" X 30" REBAR WITH PLASTIC CAP FROM WHICH:
6" MADRONE BRS N 84° 37' W 15.55'
6" BLACK OAK BRS N 46° 22' E 29.69'
3/4" IRON PIPE BRS N 89° 22' E 6.49'

SET 1" X 36" G.I. PIPE WITH 3" BRASS CAP FROM WHICH:
6" MADRONE BRS N 15° 30' W 13.36'
8" MADRONE BRS S 61° 23' W 14.60'

FD. 1/4" G.I. PIPE WITH BRASS DISC AS PER RS 4407



PARCEL 2
20.03 AC.

PARCEL 3
22.76 AC.

PARCEL 1
20.01 AC.

DOTTED LINE INDICATES CENTER-LINE OF ASHLAND MINE ROAD AS PLOTTED FROM PETER APPELGATES SURVEY OF 1892 AS RECORDED IN JACKSON COUNTY ROAD RECORDS VOLUME 3, PAGE 34.

PATH OF EXISTING ASHLAND MINE ROAD.

PROPERTY CORNER FALLS ABOUT 18' SOUTH OF E OF EXISTING ROAD.

FD. BRASS CAP AND REB. MONUMENTS AS PER BLM 1966.



Wickham
9681

Further search of the records in the Office of the County Clerk, Jackson County, Oregon, revealed that title to this tract came through a tax sale deed from Jackson County to D.A. Snyder recorded in Deed Book 238 Page 566, and dated September 12, 1945; and also through a quit claim deed from W.A. and Cora Wiedenbeck recorded in Deed Book 335 Page 371, and dated June 21, 1950. Both of these instruments granted title to the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 6. Furthermore, the adjoiners to the North and East all refer to the 1/64 Section lines as the boundary. Given the evidence of this history of title, given the fact that the point of beginning is tied by bearing and distance to a point that is nearly 2000 feet away over rough terrain and that very probably was not monumented at the time the description was written, and given that the former location of the fence corner could not be conclusively determined, it was decided that the 1/64 corner is the best evidence for the location of said fence corner. The corners monumented are the 1/64 corners that establish the North line of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 6, and the line monumented as the East boundary of said tract is the East line of said $\frac{1}{4}$ Section.

The South $\frac{1}{4}$ corner, The West $\frac{1}{4}$ corner, and the Center $\frac{1}{4}$ corner are monumented with 1 inch X 36 inch galvanized iron pipes with brass caps as described above. All other corners are monumented with 5/8 inch X 30 inch iron rebars with yellow plastic caps marked "Wickham RS 664". Where corners fell in the road, witness monuments were set as shown on the accompanying plat.

DATE OF SURVEY: May 16, 1983

** RECEIVED **
 Date 7/7/8 By BP
 This survey Consists of:
1 sheet(s) Map
5 page(s) Narrative
 JACKSON COUNTY
 SURVEYOR

REGISTERED
 OREGON
 LAND SURVEYOR
Philip B. Wickham
 JULY 10, 1984
 PHILIP B. WICKHAM
 664

~~9681~~

-4-

9681

At the location for the Center $\frac{1}{4}$ corner of Section 6
I set a 1 inch X 36 inch galvanized iron pipe buried 31 inches
marked:

T 39 S R 1 E

$C\frac{1}{4}$

Sec 6

RS 664
1983

from which:

a 4 inch Black Oak bears North $48^{\circ}-22'$ West at 11.89 feet
an 11 inch Madrone bears South $00^{\circ}-22'$ West at 234.45 feet
a $\frac{3}{4}$ inch crimp top pipe bears South $89^{\circ}-47'$ West at
3.80 feet

I then proceeded to set the remaining exterior corners
and interior partition corners of the tract described in Doc-
ument No. 70-06820, described above, as shown on the accompany-
ing plat.

The Easterly portion of the tract the boundaries of which
are established by this survey is described in that instrument
recorded as Document No. 80-08621, Official Records of Jackson
County, Oregon. The description commences at the South $\frac{1}{4}$ corner
of the Section, which may or may not have been visibly monu-
mented as of January 4, 1951, the date on which this descrip-
tion first appears in the records, and gives a bearing of
North $00^{\circ}-20'$ West and a distance of 1981.54 feet to a fence
corner called for as the True Point of Beginning. The theor-
etical location of this fence corner would be 6.23 feet South
and 3.20 feet West of the $\frac{1}{64}$ corner that is the Northwest corner
of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of
said Section 6. This area was burned in 1959. Evidence remains
of the North - South fence line, but little evidence could be
found of the East - West fence line. A magnetic locator picked
up no wire East or West of the North - South fence line. What
appeared to be the remnant of one fence post was found about
100 feet to the East, but a line projected through this post
would have fallen considerably to the South of the record
corner location. A newer, lone fence post exists about 25 feet
to the East of said North - South fence line, but a line through
this post passes considerably to the North of the record corner
location.

99681

T 39 S R 1 E
SEC 6

SEC 7
RS 664
1983

from which a 6 inch Madrone bears North 15° -30' West at 13.36 feet
and an 8 inch Madrone bears South 61° -23' West at 14.60 feet

At the West $\frac{1}{4}$ corner evidence exists as shown in the Jackson County Surveyor's Report Book on page 81. There is the remains of a fence corner with a very old $\frac{3}{4}$ inch pipe lying on the ground beside it. There is a $1\frac{1}{4}$ inch pipe, firmly set, exposed 12 inches, to the East. There is a 15 inch madrone snag in the center of a clump of madrones that has been chopped into, apparently in search of scribing. No visible scribing exists. The unrecorded $1\frac{1}{4}$ inch pipe appears to have been set on the basis of the madrone snag. The snag is probably too young to be the original bearing tree, and as no scribe is visible, and no stump hole or other evidence of original bearing trees exists at the location of either of these two pipes, the corner was set by proportion. At the corner location I set a 1 inch X 36 inch galvanized iron pipe, buried 32 inches with a $2\frac{1}{2}$ inch brass cap marked:

T 39 S

R 1 W R 1 E
SEC 1 SEC 6

RS 664
1983

from which a 7 inch Madrone bears South 53° -34' East at 28.95 feet
an 8 inch Madrone bears South 30° -01' West at 77.19 feet
the abovementioned $1\frac{1}{4}$ inch pipe bears North 86° -55' East at 22.54 feet

At the location of the South $\frac{1}{16}$ corner on the West line of the section, I set a $\frac{5}{8}$ inch X 30 inch rebar from which
a 6 inch Madrone bears North 84° -37' West at 15.55 feet
a 6 inch Black Oak bears North 46° -22' East at 26.69 feet
a $\frac{3}{4}$ inch iron pipe (probably set by L.E. Ager in 1961) bears North 89° -22' East at 6.49 feet

9681

At the North $\frac{1}{4}$ corner a 3 inch diameter bronze cap was found as per Swain Surveying 1971, registered survey no. 4457

At the Northwest corner of the section, a $2\frac{1}{2}$ inch bronze cap set in cement was found as per Jackson County Surveyor, 1970

At the Southwest corner of the section a brass cap and reference monuments were found as per B.L.M. 1966.

At the Southeast corner of the section a bronze disc was found as per Swain Surveying 1970, registered survey no. 4407

At the East $\frac{1}{4}$ corner of the section, in the center of Ashland Mine Road, and in line with East - West fences on both sides of the road, a $2\frac{1}{2}$ inch brass cap, flush with the road surface was found marked "Survey Monument - Swain Surveying". This monument was set by Mr. Swain in registered survey no. 8936. This monument is not referred to by Mr. Swain as the $\frac{1}{4}$ corner. It is shown as a monument in the center of Ashland Mine Road at the terminus of a boundary line agreement.

In the course of registered survey no. 9130, surveyor Kurt C. Weaver traversed the East line of Section 6 and tied in this monument. After establishing its location in relation to the Northeast and Southeast corners of the section, and after evaluating evidence of the original survey of the Ashland Mine Road by Peter Applegate in 1892 (which called for the East $\frac{1}{4}$ corner as a centerline monument), Mr. Weaver determined that the monument is "within a few tenths of a foot" of the theoretical correct location for the $\frac{1}{4}$ corner. Mr. Weaver, on the basis of this evidence, accepted this monument as the quarter corner.

On the basis of Mr. Weaver's evidence, and on the evidence of old established fence lines on both sides of the road, this monument was accepted as being at the best possible location for the true East $\frac{1}{4}$ corner of Section 6.

After tying these found corner monuments by traverse, theoretical locations were determined for the South and West $\frac{1}{4}$ corners.

At the South $\frac{1}{4}$ corner, L.E. Ager's survey (registered survey no. 1767) shows a $1\frac{1}{2}$ inch carriage axle said to be set by McCall in 1889. No evidence of this monument was found. Old fence wire was found in the vicinity. An oak snag, 5 inches in diameter, with one blaze and no scribing was found in a position that would have placed the corner about 20 feet to the west of its computed location. Given the date of the original survey and the testimony that the area had burned since that time, it was determined that this probably was not the original bearing tree. After a search of the area for other evidence of the original corner location revealed nothing significant, a 1 inch X 36 inch galvanized iron pipe, buried 35 inches was set at the proportioned corner location with a 3 inch brass cap marked:

SURVEY NO. 9681

FOREST SURVEYS
P.B. WICKHAM R.L.S. #664
P.O. BOX #564
GRANTS PASS, OR 97526

SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

LOCATION: In the Southwest $\frac{1}{4}$ of Section 6 and in the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 6, Township 39 South, Range 1 East of the Willamette Meridian in Jackson County, Oregon; and being those tracts described in instruments recorded as Document Nos. 70-06820 and 80-08621, Official Records of Jackson County, Oregon.

SURVEY FOR: HAROLD W. CRONIN
816 West 10th St.
Medford, OR 97501

BASIS OF BEARING: Polaris observation made during the course of this survey.

PURPOSE: To establish the exterior boundaries of those tracts described in the abovementioned documents and to partition these combined tracts into three parcels as shown on the accompanying plat.

PROCEDURE: It was necessary to establish the location of the West $\frac{1}{4}$ corner, the South $\frac{1}{4}$ corner, and the Center $\frac{1}{4}$ corner of said Section 6 in order to perform this survey. A search of the records revealed that M.L. McCall had crossed the section in 1885 and indicated that he had used the original $\frac{1}{4}$ corners at that time. No mention was made of the type of monuments, if any, Mr. McCall set during this survey. In 1961, L.E. Ager, Surveyor #21, performed a survey of the same tract described in Document No. 70-06820, described above, and recorded said survey as survey no. 1767 in the Office of the County Surveyor, Jackson County, Oregon. Mr. Ager refers to a survey by M.L. McCall in 1889, and refers to several monuments set by Mr. McCall at that time. As no evidence of this 1889 survey could be found in M.L. McCall's field notes, now in the possession of the Engineer's Office in the City of Ashland, I called Mr. George Burrell, current owner of the field notes of L.E. Ager. Record of this 1889 survey could not be found here either. A search of the Jackson County Survey records and a subsequent field survey found the following monuments: