

SURVEY FOR:  
**MELROSE ORCHARDS, INC. & TIPPETT LAND & MORTGAGE Co.**  
 LOCATED IN D.L.C. No. 47,  
 NORTH-HALF OF SECTION 7,  
 T. 38 S., R. 1 W., W.M.  
 JACKSON COUNTY, OREGON  
 DECEMBER 29 1983

**BASIS OF BEARINGS**  
 FILED SURVEY No. 1384

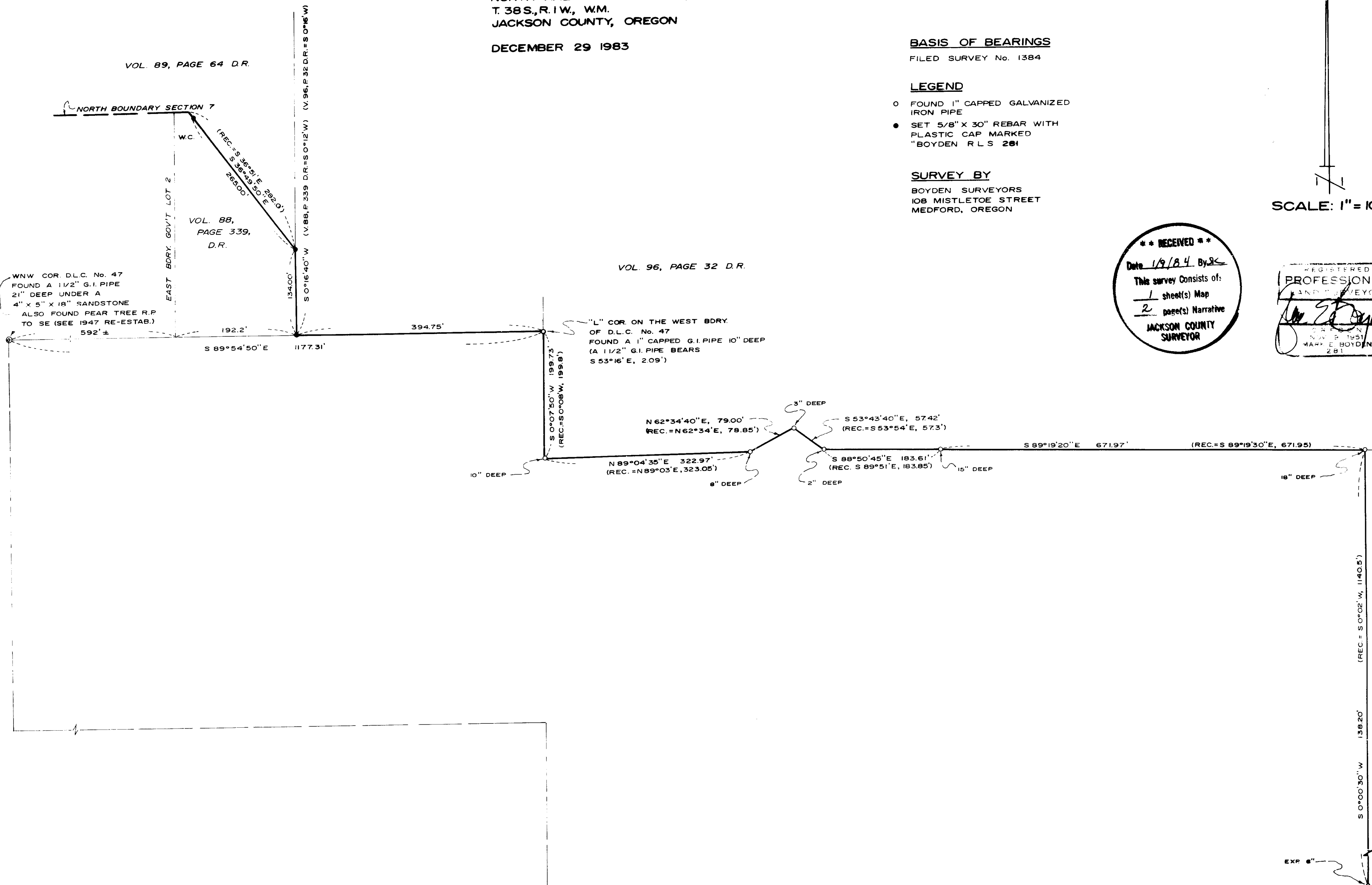
- LEGEND**
- FOUND 1" CAPPED GALVANIZED IRON PIPE
  - SET 5/8" X 30" REBAR WITH PLASTIC CAP MARKED "BOYDEN R L S 281"

**SURVEY BY**  
 BOYDEN SURVEYORS  
 108 MISTLETOE STREET  
 MEDFORD, OREGON

SCALE: 1" = 100'

**\*\* RECEIVED \*\***  
 Date 1/9/84 By JK  
 This survey consists of:  
1 sheet(s) Map  
2 page(s) Narrative  
**JACKSON COUNTY SURVEYOR**

REGISTERED  
**PROFESSIONAL**  
 LAND SURVEYOR  
 MARK E. BOYDEN  
 281



INST. No. 67-12180 O.R.  
 (SEE FILED SURVEY No 3515)

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

FOR: Melrose Orchards, Inc.                      Tippett Land & Mortgage Co.  
619 South Grape Street                      &                      P. O. Box 3027  
Medford, Oregon 97501                      Pasco, Washington 99303

BY: Boyden Surveyors  
108 Mistletoe Street  
Medford, Oregon 97501

PURPOSE: 1. To monument a portion of the overall property being purchased by Melrose Orchards, Inc. from Tippett Land & Mortgage Co., being located in D.L.C. No. 47, and the North-half of Section 7, T38SR1W, W.M.

2. To re-describe the overall property in one parcel, utilizing the survey for the portion surveyed and adjacent property calls for the remaining boundaries.

PROCEDURE: Utilizing E.D.M. equipment, traversed the Northerly boundary of the property, tying to monuments found as shown.

From said monuments found set by the surveying firm of Osgood and Cummings in 1910, their relative positions were found surprisingly close to the original survey record.

The 1" capped pipe found N 53°16' W, 2.09 feet from the 1 1/2" galvanized iron pipe set by myself for the "L" corner of Donation Land Claim No. 47 when Deputy County Surveyor in 1958 (see County Surveyor's re-establishment record) is definitely a present property corner and the monument is called for in Volume 96 Deeds, Page 32 (1912).

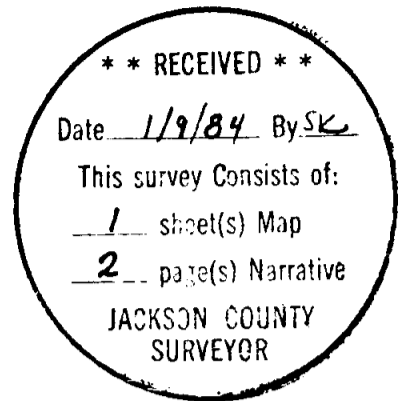
It is also the opinion of the writer herein that the 1" capped pipe is a more reasonable position for the "L" corner of D.L.C. No. 47.

In searching the survey records of the County Surveyor since 1958 - no survey could be found that directly utilized the said County Re-establishment corner position.

In reviewing Filed Survey Nos. 1384 and 3481, the position of the Southeast corner of D.L.C. No. 37, T38SR1W was established by single

9826

Survey Narrative  
Melrose Orchards, Inc. & Tippet Land & Mortgage Co.  
Page Two  
December 29, 1983



proportionate measurement, which position could change a small amount if the 1" capped pipe is utilized for the "L" corner of D.L.C. No. 47 and proportionment is the method utilized to re-establish the position for said SE corner of D.L.C. No. 37. The strip of land lying adjacent to the South boundaries of Tracts 'C' and 'E' of Filed Survey No. 1384 has been conveyed to the owner of the parcel to the South (see Ins. No. 68-10408, O.R.). However, Tract 'B' of Filed Survey No. 1384 has now included the remaining portion of said strip (see Ins. No. 82-04396). Positioning of the South boundary of said Tract 'B' and adjacent land to the South should not be located without a re-evaluation of the location of the Southeast corner of said D.L.C. No. 37.

This matter has been discussed with the County Surveyor and he has agreed to make the necessary notation in the County Surveyor's Re-establishment record that the 1" capped pipe is a more reasonable location for the "L" corner of D.L.C. No. 47, rather than the previous 1 1/2" galvanized iron pipe location.

The original monuments of the parcel described in Volume 88 Deeds, Page 339 could not be found, and were partially monumented at positions shown on the annexed map.

Basis of bearings is Filed Survey No. 1384.

References for the 1" capped galvanized iron pipe found 10" deep for the "L" corner of Donation Land Claim No. 47 are as follows:

Said 1 1/2" galvanized iron pipe, 3" deep, bears S 53°16' E, 2.09 feet;

The center of the 6" pear tree (now 10" diameter at the base) bears N 46 1/4° W, 16.3 feet;

The center of the 15" pear tree (now 16" diameter at the base) bears S 41 3/4° W, 18.6 feet;

The 1/2" iron pipe reference point was not found, as said reference was reported on the July 1958 County Re-establishment.

December 29, 1983

