



EASTERLY PROJECTION OF THE
NORTHERLY BOUNDARY OF MRS.
CARDWELL'S ADD'N (RECORDED)

S 0°57'40"E
4.63'

S 86°37'20"W
49.36'

NORTHERLY BOUNDARY
INST. NO. 86-22586 O.R.

S 86°18' W 657.30'

N 3°22'40"W
63.69'

SOUTH
90.00'

S 73°16'03"W
87.79'

FILED SURVEY NO. 10106

N 77°29'26"W 889.95'

N 12°30'34"E
256.46'

FILED SURVEY NO. 10708
NORTHERLY BOUNDARY INST. NO. 86-22586 O.R.

SCALE: 1" = 200'

BASIS OF BEARINGS :

FILED SURVEY NO. 10106

(A) - S 0° 57' 40" E, 26.87'

(B) - S 39° 39' E, 17.47'

(C) - S 30° 19' E, 117.34'

(D) - S 73° 33' E, 130.37'

SURVEY FOR :

ASSOCIATED FRUIT CO.,
ALBERT E. HUENERS, ET UX
AND EARNEST A. HUENERS ET UX

LOCATION :

D.L.C.s 90 & 92,
S.W 1/4 SEC. 28,
NO. 1/2 SEC. 33,
T. 37 S., R. 2 W., W.M.

LEGEND

- o - FD. 5/8" REBAR/PLASTIC CAP.
RE: F.S. 10106
- - FD. 5/8" REBAR/PLASTIC CAP.
RE: F.S. 10708
- - SET 5/8" REBAR/PLASTIC CAP
MARKED "BOYDEN RLS 281"

SURVEY BY :

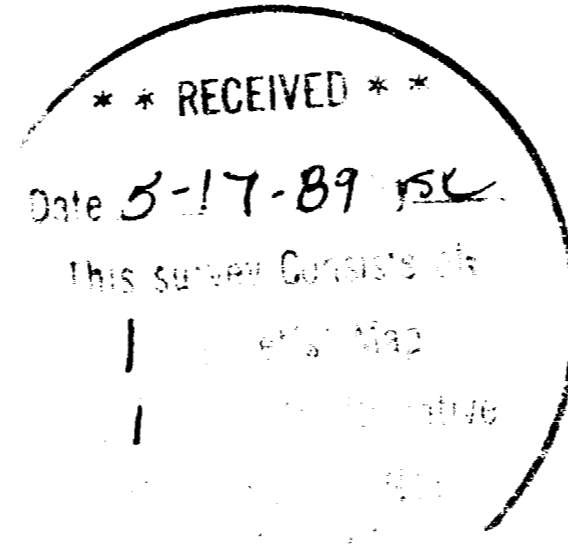
BOYDEN SURVEYORS
108 MISTLETOE ST.
MEDFORD, OREGON

DATE :

MAY 2, 1989

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
NOV. 9, 1981
MARK E. BOYDEN
281



NOTE: CANAL BEARINGS AND DISTANCES ARE
SHOWN ON THE LAND DESCRIPTION FILED
WITH SURVEY NARRATIVE.

32.71 AC. ±

N 55° 23' 12" W 1479.43'

N 0° 13' 05" E
EAST BOUNDARY VOL. 243 DEEDS, PG. 7
RE: FILED SURVEY NO. 10106

1187.43'

P.O.B.

S.E. CORNER D.L.C. NO 92
FD. C.S. BR. CAP 1970

REVISED DESCRIPTION OF A TRACT
OF LAND PROPOSED TO BE CONVEYED BY
ALBERT E., LOUISE, EARNEST A. AND MARIE HUENERS
TO ASSOCIATED FRUIT COMPANY

including the terms and provisions thereof, recorded as Document No. 85-21201, Official Records of Jackson County, Oregon.

3.) A 10.0-foot wide easement for an existing water service connection, being 5.0 feet on each side of the following described centerline:

Beginning at Point "A" as described in that easement described in aforesaid Document No. 85-21201, said Official Records, thence Southerly along the centerline of the existing water service pipeline to the Northerly right-of-way line of the Medford Irrigation District's Phoenix West Canal.

4.) Additional applicable policy exceptions as set forth by Crater Title Insurance Company.

April 12, 1989

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Mark E. Boyden
OREGON
NOV. 9, 1951
MARK E. BOYDEN
281

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thence South 10° 15' East, 14.0 feet;
thence South 47° 03' East, 126.3 feet;
thence South 48° 10' East, 114.2 feet;
thence South 55° 38' East, 125.7 feet;
thence South 39° 26' East, 38.3 feet;
thence South 24° 51' East, 54.7 feet;
thence South 17° 25' East, 83.5 feet;
thence South 20° 51' East, 11.3 feet

to the true point of beginning, being the intersection of the Northeasterly right-of-way line of the Medford Irrigation District's Phoenix West Canal with the East boundary of tract described in Volume 243 Deeds, Page 7 of said Jackson County Deed Records. The hereinbefore tract of land contains 32.71 acres, more or less.

ALSO that 60-foot wide ingress-egress easement as previously conveyed to the Grantee herein and described in Instrument No. 84-16174 of the Official Records of said County.

SUBJECT TO:

1.) An ingress and egress easement 20 feet wide along the entire Southwesterly boundary of the hereinbefore described 32.71-acre tract (from the Easterly projection of the Northerly boundary of said MRS. CARDWELL'S ADDITION to the Northerly right-of-way line of the Medford Irrigation District's Phoenix West Canal) to be reserved by the grantors herein, their heirs and assigns.

2.) That right-of-way and easement for a water pipe line granted to the City of Jacksonville, Oregon by instrument,

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thence South 54° 10' East, 67.8 feet;
thence South 48° 04' East, 92.9 feet;
thence South 56° 54' East, 107.0 feet;
thence South 63° 37' East, 94.5 feet;
thence South 51° 30' East, 46.2 feet;
thence South 30° 15' East, 27.3 feet;
thence South 42° 08' East, 55.4 feet;
thence South 65° 28' East, 78.5 feet;
thence South 54° 55' East, 101.3 feet;
thence South 70° 40' East, 59.7 feet;
thence South 63° 00' East, 50.4 feet;
thence South 52° 49' East, 46.1 feet;
thence South 44° 36' East, 39.0 feet;
thence South 36° 25' East, 57.3 feet;
thence South 38° 25' East, 66.9 feet;
thence South 43° 18' East, 113.8 feet;
thence South 33° 01' East, 110.7 feet;
thence South 36° 25' East, 213.6 feet;
thence South 49° 35' East, 36.0 feet;
thence South 73° 53' East, 43.5 feet;
thence South 64° 58' East, 51.4 feet;
thence South 53° 11' East, 65.2 feet;
thence South 43° 26' East, 63.2 feet;
thence South 42° 06' East, 49.7 feet;
thence South 11° 36' East, 88.3 feet;
thence South 14° 34' West, 45.5 feet;
thence South 25° 29' West, 75.7 feet;
thence South 20° 15' West, 41.9 feet;

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to a 5/8" rebar with plastic cap set; thence South 73° 33' East, 4.0 feet to the Northerly right-of-way line of the Medford Irrigation District's Phoenix West Canal; thence along said canal line, (being 15.0 feet Northerly at right angles from the existing centerline of said canal) the following courses and distances that generally define said canal right-of-way line as follows:

North 60° 04' East, 28.2 feet;
thence North 54° 09' East, 24.5 feet;
thence North 73° 30' East, 130.9 feet;
thence North 78° 49' East, 128.6 feet;
thence South 88° 33' East, 46.1 feet;
thence South 80° 52' East, 101.3 feet;
thence North 87° 31' East, 95.3 feet;
thence South 76° 55' East, 41.8 feet;
thence South 68° 07' East, 41.6 feet;
thence South 52° 11' East, 31.1 feet;
thence South 38° 14' East, 45.7 feet;
thence South 48° 10' East, 29.2 feet;
thence South 75° 21' East, 72.2 feet;
thence South 62° 38' East, 52.7 feet;
thence South 46° 35' East, 31.3 feet;
thence South 31° 50' East, 113.8 feet;
thence South 32° 28' East, 94.0 feet;
thence South 17° 39' East, 53.7 feet;
thence South 7° 00' East, 52.5 feet;
thence South 18° 15' East, 43.2 feet;
thence South 33° 56' East, 42.4 feet;



MARK E. BOYDEN
RPLS ORE 281

108 MISTLETOE ST., MEDFORD, OREGON 97501
PHONE (503) 773-6000

GARY D. KAISER
RPLS ORE 803

Page 1 of 5

REVISED DESCRIPTION OF A TRACT
OF LAND PROPOSED TO BE CONVEYED BY
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TO ASSOCIATED FRUIT COMPANY

Commencing at the Southeast corner of Donation Land Claim No. 92, Township 37 South, Range 2 West of the Willamette Meridian in Jackson County, Oregon; thence along the East boundary of tract described in Volume 243 Deeds, Page 7 of the Jackson County Deed Records, North $0^{\circ} 13' 05''$ East, (record = North), 1094.3 feet to the true point of beginning; thence continue along said East boundary, North $0^{\circ} 13' 05''$ East, 1187.43 feet to the most-Easterly Northeast corner of that Lot-Line-Adjustment parcel as described in Instrument No. 86-22586 of the Official Records of said County; thence along the Northerly boundary of said parcel as follows:

North $55^{\circ} 23' 12''$ West, 1479.43 feet;
thence North $12^{\circ} 30' 34''$ East, 256.46 feet;
thence North $77^{\circ} 29' 26''$ West, 889.95 feet;
thence South, 90.00 feet;
thence South $73^{\circ} 16' 03''$ West, 87.79 feet;
thence South $86^{\circ} 18'$ West, 657.30 feet;
thence North $3^{\circ} 22' 40''$ West, 63.69 feet to the Easterly projection of the Northerly boundary of MRS. CARDWELL'S ADDITION to Jacksonville, now of record in said County; thence along said projection, South $86^{\circ} 37' 20''$ West, 49.36 feet;
thence South $0^{\circ} 57' 40''$ East, 4.63 feet to a 5/8" rebar with plastic cap set; thence continuing South $0^{\circ} 57' 40''$ East, 26.87 feet to a 5/8" rebar with plastic cap set; thence South $39^{\circ} 39'$ East, 17.47 feet to a 5/8" rebar with plastic cap set; thence South $30^{\circ} 19'$ East, 117.34 feet to a 5/8" rebar with plastic cap set; thence South $73^{\circ} 33'$ East, 130.37 feet



MARK E. BOYDEN
R.P.L.S. ORE 281

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SURVEY NO. 11596

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

SURVEY FOR: ASSOCIATED FRUIT CO. ALBERT & EARNEST HEUNERS
3721 Colver Road & 4610 Bellinger Lane
Phoenix, Or., 97535 Medford, Or., 97501

SURVEY BY: BOYDEN SURVEYORS
108 Mistletoe Street
Medford, Oregon, 97501

LOCATION: Donation Land Claims 90 & 92, S.W. ¼,
Section 28, North ¼ Section 33, T.37S.,
R.2W., W.M.

BASIS OF BEARINGS: Filed Survey No. 10106

DATE: May 2, 1989

PURPOSE: To locate and describe a tract proposed
to be conveyed by the Hueners to
Associated Fruit Co. The Lot Line
Adjustment procedure is presently being
processed through the Jackson County
Planning Department.

PROCEDURE:

Found monuments as shown.

Monumented a new agreed-upon division line along the
Westerly portion of the subject premises.

The canal line was not monumented but is controlled by a
line 15 feet Northerly from the existing canal centerline. A
description of the parcel to be conveyed is included with
this survey narrative (see Exhibit "A") and the map notes
that the bearings and distances along said canal line are
included with the survey narrative.

