

MAP of SURVEY

located in
Southeast Quarter & the Northeast Quarter of Section 31,
Township 38 South, Range 1 East of the
Willamette Base and Meridian,
JACKSON COUNTY OREGON
for

JACKSON HOT SPRINGS

c/o K.W. JOHNSON
2253 Highway 99 N
Ashland, Oregon 97520

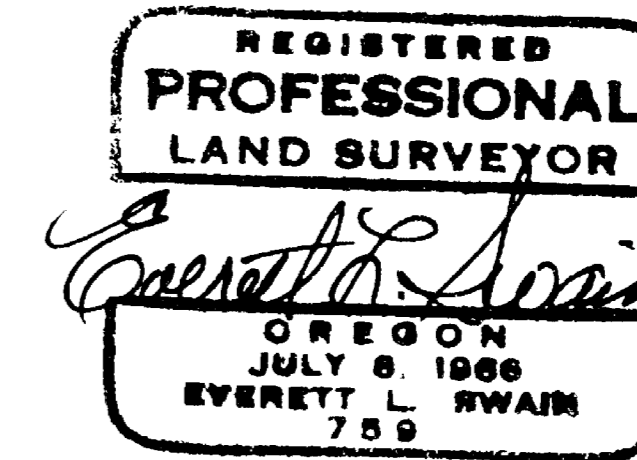
SURVEYOR

SWAIN SURVEYING, INC.
27 1/2 North Main Street
Ashland, Oregon 97520
SCALE: 1" = 100'
BASIS OF BEARING:

MAY 21, 1990

TRUE MERIDIAN at the
N-S Centerline of Sec. 31
(derived from N.O.A.A. net)

- Found monument as shown
- Set 5/8 x 30 inch Iron Rod with Alumn. Cap marked:
SWAIN LS 759 1990, Set flush with Asphaltic Concrete Pavement.

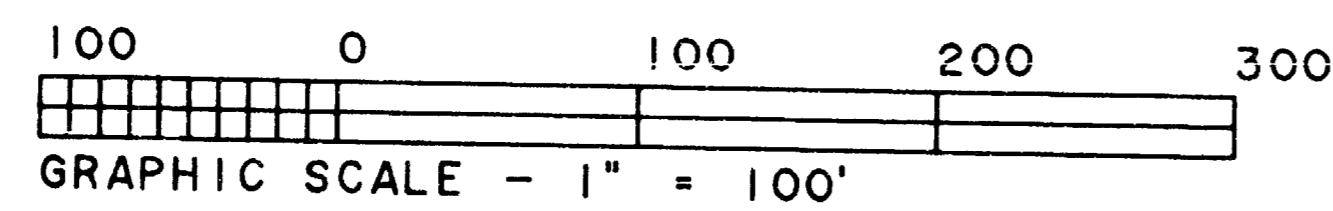


LEGEND

- Ⓐ Found 1/2 inch iron pipe encased in concrete 10 inches deep. Origin unknown. Bears N. 36°01'25"E., 20.06'
- Ⓑ Found 3/4 inch iron pipe, 6-8 inches below asphaltic surface, parking or driveway area. Bears S. 74°06'E., 2.78'. Origin Unknown.

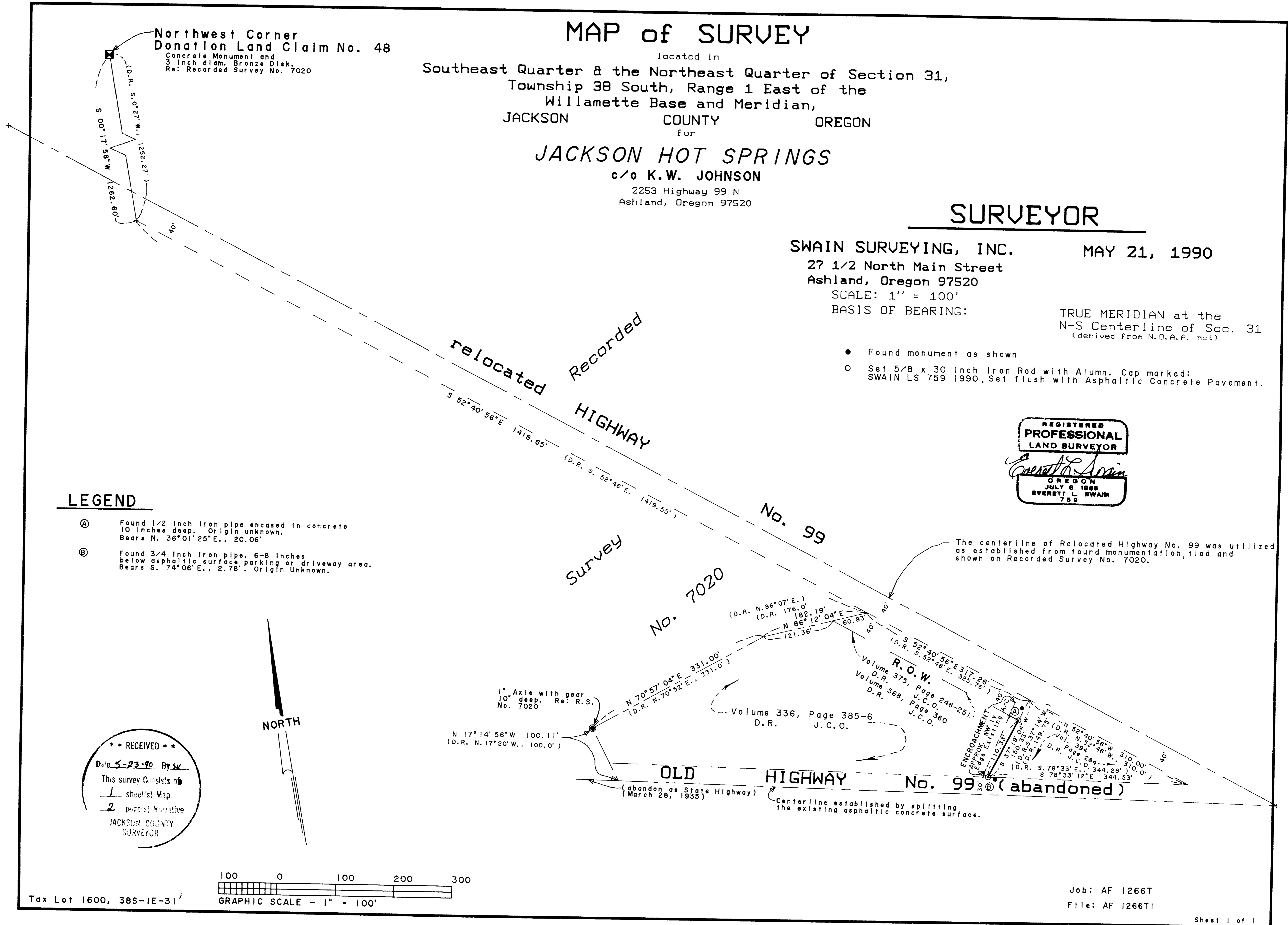


** RECEIVED **
Date 5-23-90 By SK
This survey consists of
1 sheet(s) Map
2 (page(s)) Narrative
JACKSON COUNTY SURVEYOR



Tax Lot 1600, 38S-1E-31

Job: AF 1266T
File: AF 1266T1



12047

**SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES**

Jackson Hot Springs
Page 2

BASIS OF BEARING:

True Meridian at the N-S Centerline of Section 31, as derived from the National Oceanic and Atmospheric Administration (formerly Coast and Geodetic Survey) survey net established in 1968 and filed in the office of the Jackson County Surveyor.

May 21, 1990

ref: AF1266T.NAR

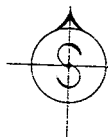
Swain Surveying, Inc.
27 1/2 North Main Street
Ashland, Oregon 97520

Tax Lot 1600, 38-1E-31

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Everett L. Swain
OREGON
JULY 8, 1988
EVERETT L. SWAIN
789

** RECEIVED **
Date 5-23-90 By JK
This survey Consists of:
1 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY
SURVEYOR



SWAIN SURVEYING, INC.

27 1/2 North Main Street
Ashland, Oregon 97520

Survey No. 12047

**SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES**

- SURVEY FOR:** **JACKSON HOT SPRINGS**
2253 Highway 99 N
Ashland, Oregon 97520
- LOCATION:** Situated in Southeast Quarter and the Northeast Quarter of Section 31, Township 38 South, Range 1 East of the Willamette Base and Meridian, Jackson County, Oregon.
- PURPOSE:** To survey and monument the boundary line between Tax Lot 1400 and 1600, Assessor's Map 38-1E-31. Also, description of clients ownership was furnished by the clients representative.
- PROCEDURE:** Commenced this survey from control previously established in the course of executing Recorded Survey No. 7020 for Herbert Lewis. A great deal of investigation was made while surveying the property of Herbert Lewis. The monument shown at circle 'A', on the accompany map, was found while conducting a search for additional monumentation per this survey. Its origin is also unknown. The Deeds of Record in this general vicinity are very difficult to retrace. It also appears that some of these deeds may have been prepared by someone other than a Surveyor. After much consideration of the facts, as revealed by the various deeds, it was suggested to the client that they consider giving Tax Lot 1400 all their deed record front footage along the relocated Highway 99 N right of way and thereby eliminate a possible controversy about the deficiencies that show up in the retraced distances, along said right of way line of Highway 99, compared to those distances called for in the Deeds of Record. My client has the Senior Title and should receive what their record calls for; However, some of the found monumentation would suggest a different location than where record would place these lines. Therefore, utilizing the Deed Record call of the intersection of the right of way lines of the OLD HIGHWAY 99 AND THE relocated HIGHWAY 99, the deed record distance of 310.0 feet, for Tax Lot 1400, was utilized to establish the boundary line between said Tax Lots. The retracement distance between Tax Lot 1400 and 1600 is slightly greater than that of deed record and the retracement distance along the OLD HIGHWAY 99 right of way line is slightly greater than that of deed record. My client has therefore protected the deed record values of Tax Lot 1400 rather than protecting the distance values of their own property, as the information on the accompanying map will show. There is presently an Asphaltic Surface parking area encroaching on Tax Lot 1600 and was apparently placed there by parties of Tax Lot 1400. This is yet to be resolved by the parties of both Tax Lots. The remainder of the survey is as shown on the accompanying map.