

Survey For:

David H. Holmes
2909 North Phoenix Road
Medford, Oregon

Basis of Bearings

East Boundary of DLC# 83
Re: Filed Survey No. 5011
(with a *degression* in Azimuth
of $\theta = 1^{\circ}34'22''$)

Located

In the South-Half of Section 3,
North-Half of Section 10, SE 1/4,
of Section 4, NE 1/4 of Section 9,
all in T.38S., R.1W., W.M.,
Jackson County, Oregon

Legend

- Found Gov't Cor. Re-established by the County Surveyor (Brass cap in concrete)
 - Found 5/8" Iron Pin set on Filed Survey No. 1204
 - Found 5/8" Rebar with yellow cap stamped JACKSON CO. PUBLIC WORKS
 - Set 5/8" x 24" Rebar with red plastic cap stamped "BOYDEN RLS 281"
- F.S. = Filed Survey
NOTE: For North Phoenix Road R/W Relocations See Inst. No. 94-12470

Survey By:

Boyd Surveyors
108 Mistletoe Street
Medford, Oregon
97501

Date:

May 10, 1996

RECEIVED
Date 5/17/96 By SK
This survey consists of:
1 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY SURVEYOR

Scale: 1" = 200'
N
Scale: 1" = 200'

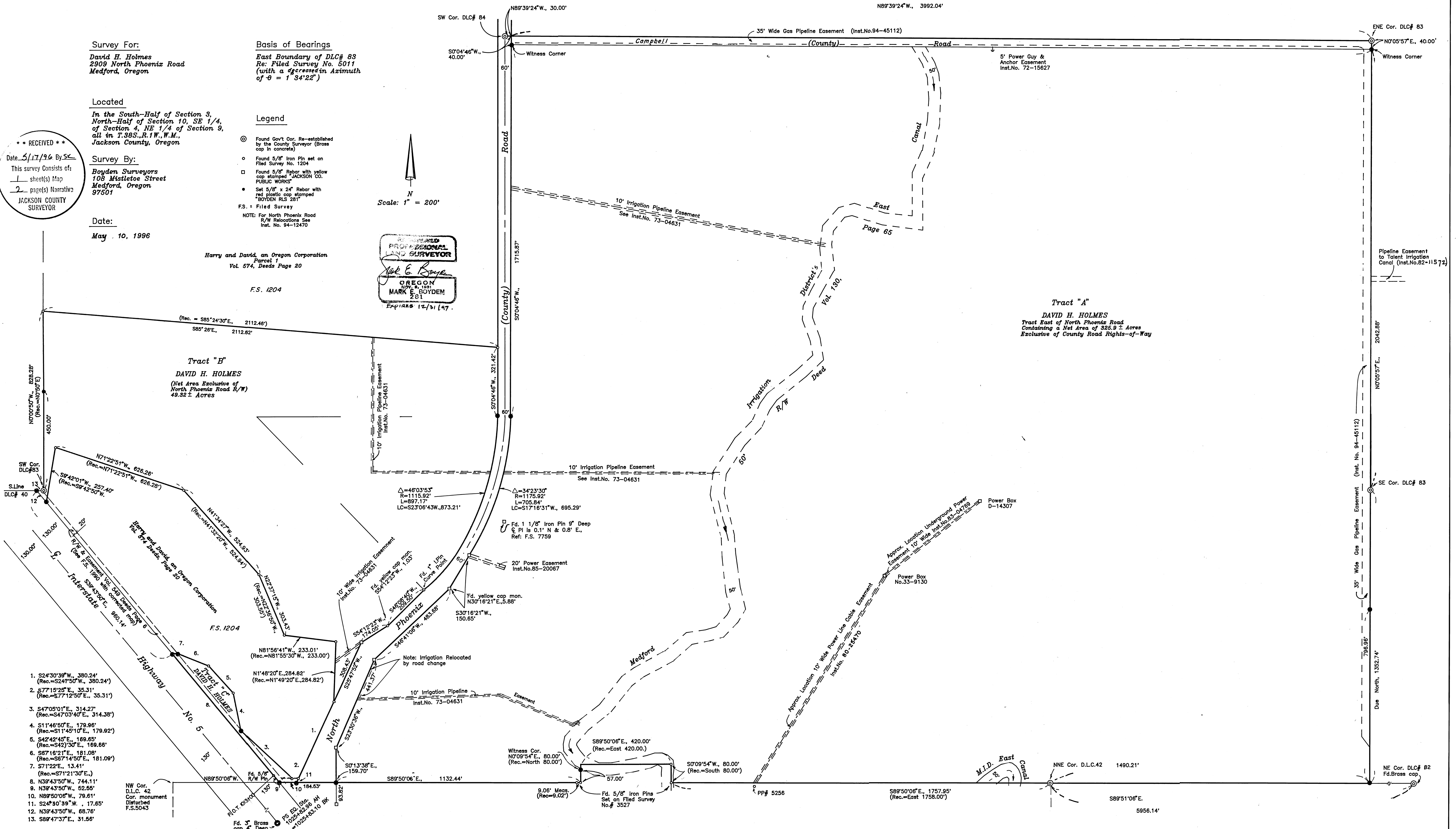
PROFESSIONAL LAND SURVEYOR
J. E. Boyd
OREGON NOV. 4, 1951
MARK E. BOYDEN 281
EXPIRES 12/31/97

Harry and David, an Oregon Corporation
Parcel 1
Vol. 574, Deeds Page 20

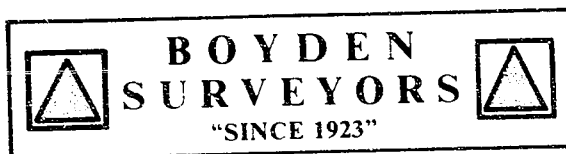
F.S. 1204

Tract "B"
DAVID H. HOLMES
(Net Area Exclusive of
North Phoenix Road R/W)
49.32 ± Acres

Tract "A"
DAVID H. HOLMES
Tract East of North Phoenix Road
Containing a Net Area of 325.9 ± Acres
Exclusive of County Road Rights-of-Way



- S24°30'39"W., 380.24'
(Rec.=S24°50'W., 380.24')
- S77°15'25"E., 35.31'
(Rec.=S77°12'50"E., 35.31')
- S47°05'01"E., 314.27'
(Rec.=S47°03'40"E., 314.38')
- S11°48'50"E., 179.96'
(Rec.=S11°45'10"E., 179.92')
- S42°42'45"E., 169.65'
(Rec.=S42°30"E., 169.65')
- S87°16'21"E., 181.08'
(Rec.=S87°14'50"E., 181.09')
- S71°22'E., 13.41'
(Rec.=S71°21'30"E.,)
- N39°43'50"W., 744.11'
N39°43'50"W., 62.65'
N89°50'06"W., 79.61'
N24°30'39"W., 17.65'
N39°43'50"W., 68.76'
S89°47'37"E., 31.56'



MARK E. BOYDEN
R.P.L.S. ORE. 281
108 MISTLETOE ST., MEDFORD, OREGON 97501
PHONE (503) 773-6000

SURVEY NO. 14975

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

SURVEY FOR: DAVID H. HOLMES
2909 NORTH PHOENIX ROAD
MEDFORD, OR 97504

SURVEY BY: BOYDEN SURVEYORS
108 MISTLETOE STREET
MEDFORD, OR 97501

LOCATION: SE ¼, SECTION 4,
SOUTH-HALF OF SECTION 3
NE ¼, SECTION 9
NORTH-HALF OF SECTION 10, ALL IN
TOWNSHIP 38 SOUTH, RANGE 1 WEST,
W.M., JACKSON COUNTY, OREGON

BASIS OF BEARINGS: EAST BOUNDARY OF D.L.C. NO. 83
WITH GRID BEARINGS FROM FILED SURVEY
NO. 5011 ROTATED COUNTER-CLOCKWISE,
WITH $\theta = 1^\circ 34' 22''$

DATE: MAY 10, 1996

PURPOSE: To monument the corners of the
Holmes property (Arrowhead Ranch)
lying Easterly from Interstate
Highway No. 5 described in Volume
396 Deeds, Page 265, less parcels
conveyed to Harry & David in Volume
574 Deeds, Page 20 and less parcels
deeded to Jackson County for
revisions in the alignment of North
Phoenix Road in Instrument No. 94-
12470, Official Records.

PROCEDURE: Utilizing E.D.M. equipment,
traversed the boundaries of the subject premises, tying to
monuments found or set on Filed Surveys 1204, 1990, 3527,
5011, 5043, 7759, 9966 & 13062.

From monuments found for the Southerly parcel of Filed
Survey No. 1204, set missing corners by coordinate
proportioning. Used monuments found for the Southeast and
Southwest corners of the Northerly parcel of filed Survey
No. 1204 after straightening the bent pin at the Southeast
corner.

For Interstate Highway No. 5 control, used the concrete
monument found for centerline P.S. 1025 + 82.96 (ah) =
1025+ 83.10 (bk) and the Easterly right-of-way pin found
at Station 1013+00.

For control of the Northeasterly right-of-way line of
that right-of-way and easement described in Volume 549
Deeds, Page 6, utilized monuments set on Filed Survey No.
1990 (Note: Corrections made by HL on 12/19/1967 on the
survey map filed with the County Surveyor fit very well
with the monuments found. This places the Easterly
portion of the easement Southerly from the position shown
on the map and allows a width of only 19.7 feet, instead
of 20.00 feet at the Westerly right-of-way line of North
Phoenix Road).

SURVEY NO. 14975

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

For Location of North Phoenix Road, used the control shown on filed Survey NO. 7759. It should be noted that the construction centerline of North Phoenix Road established by O.D.O.T. is not coincident with the County centerline (See Ins. No. 94-12470). Jackson County Public Works was consulted regarding this difference and we were instructed to utilize the previous County location and only use the new O.D.O.T. location as controlled by their right-of-way pins for the new purchase.

Monuments found set on Filed Survey NO. 3527 were utilized for control as being set within "reasonable limits" of the original conveyance. The Southerly East boundary of the Holmes property was established "due South" from the southeast corner of D.L.C. #83 as called for in the deed. "Due South" was established from the East boundary of D.L.C. #83 on Filed Survey No. 5011 with grid bearings corrected 1° 34' 22" counter-clockwise to determine the true Meridian.

The South boundary of the Holmes property Westerly from the N.N.E. corner of D.L.C. #42 was established by the same procedure as was utilized for originally setting the NW corner of D.L.C. #42 on Filed Survey No. 5043. The monument found at the Northwest corner of D.L.C. #42 was bent and dislodged from its original position, and is not now in a reliable position.

Final monuments, being 5/8" x 24" rebar with red cap stamped: Boyden RLS 281, were set for the additional corner and witness corners set on this survey.

