

MAP OF SURVEY (PROPERTY LINE ADJUSTMENT)

For
WILLIS H. PYLE & FRANCIS D. PYLE
3850 Fern Valley Road
Phoenix, Oregon

Located in:
The N.W. 1/4 and the S.W. 1/4 of Section 10,
in D.L.C. No. 42, T.38S., R.1W., W.M.
City of Phoenix, Jackson County, Oregon

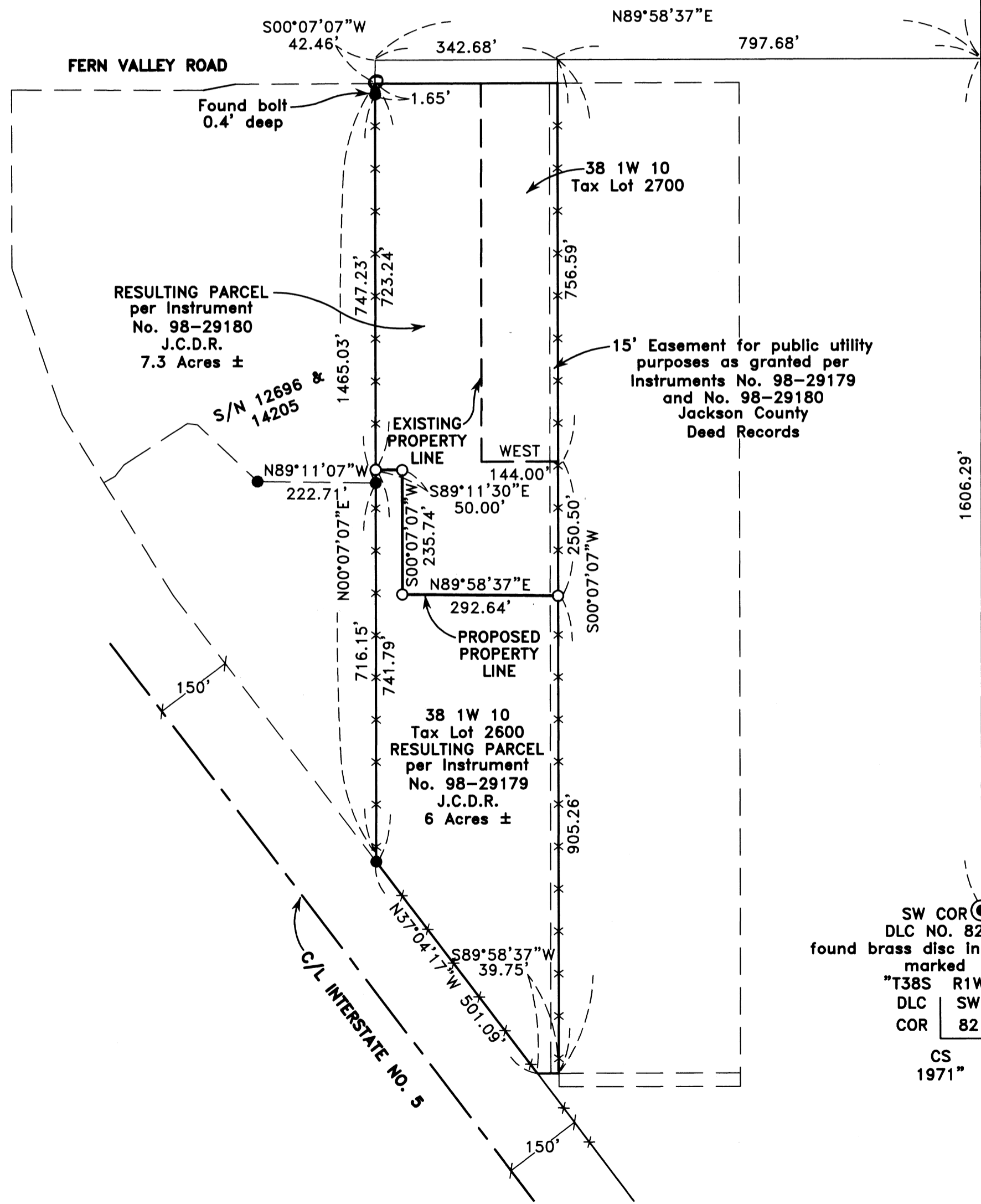
NOTE:
Specific covenants and conditions required by the City of Phoenix, per recorded Instruments No. 98-29179 and No. 98-29180, Jackson County Deed Records as follows:

"The property owner shall dedicate a 50 foot wide portion of an 80 foot wide right of way along the East property line to the future intersection of the Freshwater Street extension that will exist when development of the adjacent residential project takes place. From that intersection, the property owner shall dedicate a 30 foot wide portion of a 60 foot wide right of way that shall extend South to intersect with Pear Tree Lane. The property owner is responsible for the "fair share" cost of that creation of this new "South Phoenix Road" (the right of way would be split with the adjacent property to the East). It is realized that this new roadway will benefit other properties and businesses in the area. Therefore, the definition of "fair share" shall be determined at the time a funding mechanism is established for construction of this roadway. The most likely funding mechanism will be through the formation of an L.I.D. The property owner shall enter into a Deferred Improvement Agreement with the City to cover any deferred improvements that are not constructed at the time of development. The timing of development of this roadway shall be at the sole discretion of the City and will be tied to the traffic needs generated by new development in the interchange area. The property owner may be required to fund the full amount of some portion of this roadway on an interim basis subject to a partial reimbursement under a Reimbursement Agreement.

The property owner shall also dedicate a 60 foot right of way for a future East/West street that will connect the Petro Shopping Center's truck stop to the future South Phoenix Road (an extension of Freshwater Street). The exact location of this street shall be determined by the City of Phoenix. The property owner shall enter into a Deferred Improvement Agreement that will allow for the deferral of construction of this street until either development takes place or when the City is able to form an L.I.D. or other funding mechanism to cover the cost of the street. The street section shall conform with the attached Exhibit "D" unless modified by the City."

APPROVAL:
CITY OF PHOENIX
(File No. MLP 98-4)

JANUARY 19, 2000
Date *Dennis L. Murray*
Planner



NNE COR DLC NO. 42 & NW COR DLC NO. 82
found 1" iron pipe
w/brass cap marked
"T38S R1W
DLC NE COR
42
CS
1967"

N00°07'07"E

1606.29'

SW COR
DLC NO. 82
found brass disc in concrete
marked
"T38S R1W
DLC SW
COR 82
CS
1971"

**** RECEIVED ****
Date Feb 3, 2000 By CJD
This survey consists of:
1 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR

HOFFBUHR & ASSOCIATES, INC.
1062 E. JACKSON STREET MEDFORD, OREGON
(541)779-4641

BY: DOUGLAS C. McMAHAN PLS No. 1913
SCALE: 1 inch = 200 feet DATE: JANUARY 20, 2000
BASIS OF BEARING: WESTERLY LINE D.L.C. per S/N 10449

- = Set 5/8"x24" iron pin with plastic cap stamped "D. McMAHAN LS 1913".
- = Found 5/8" iron pin with plastic cap stamped "KAISER RLS 803" (unless noted otherwise).
- ⊙ = Found brass cap monument
- J.C.D.R. = Jackson County Deed Records
- S/N = Filed Survey Number

SEE AFFIDAVIT OF CORRECTION Doc # 04-006399
CS 16461

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Douglas C. McMahan

REG. G.O.N.
JULY 18, 1980
DOUGLAS C. McMAHAN
No. 1913

Expires 12/31/00

SURVEY NO. _____

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

SURVEY FOR: Willis H. Pyle and Francis D. Pyle
3850 Fern Valley Road
Phoenix, Oregon 97535

LOCATION: The Northwest One-Quarter (1/4) and the Southwest One-Quarter (1/4) of
Section 10, in Donation Land Claim No. 42, Township 38 South, Range 1
West, Willamette Meridian, City of Phoenix, Jackson County, Oregon.

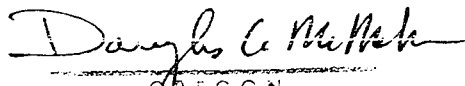
PURPOSE: To survey, monument and file Map of Survey for a property line
adjustment per the client's request.

PROCEDURE: Utilizing found monumentation per filed Surveys No. 12696 and 14205
and other found monumentation as shown on the accompanying map for
control, I establish monuments also as shown on the accompanying map.
An electronic total station was used to make all measurements. This
project was started in 1998 and has just been approved by City of Phoenix
Planning Department.

**BASIS OF
BEARING:** Westerly Line of Donation Land Claim No. 42 per Filed Survey No.
10449.

DATE: January 20, 2000

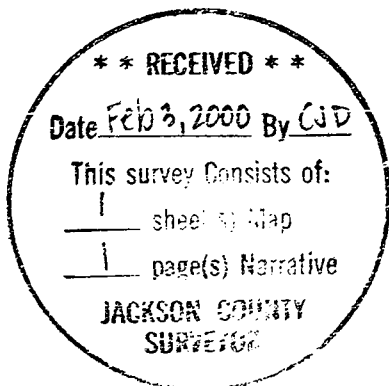
REGISTERED
PROFESSIONAL
LAND SURVEYOR



OREGON
JULY 18, 1980
DOUGLAS C. McMAHAN
No. 1913

Douglas C. McMahan
L.S. 1913 - Oregon
Expires 12/31/00
Hoffbuhr & Associates, Inc.
1062 East Jackson Street
Medford, Oregon 97504

(98-026)
(pylefrf.dcm)





I, Kathleen S. Beckett, County Clerk for Jackson County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.
Kathleen S. Beckett - County Clerk

HOFFBUHR & ASSOCIATES, INC.
3155 Alameda Street #201
Medford, Oregon 97504

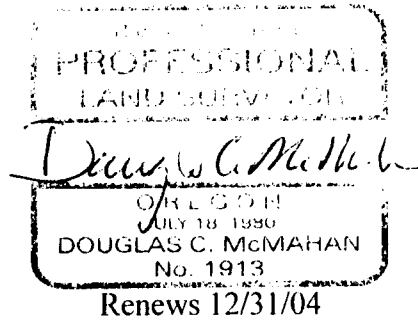
16461

(503) 779-4641

AFFIDAVIT OF CORRECTION
Pursuant to O.R.S. 209.225

I, Douglas C. McMahan, Registered Professional Land Surveyor of the State of Oregon, No. 1913, do hereby state that I have discovered drafting errors on my Map of Survey for Willis H. Pyle and Francis D. Pyle, recorded in the Office of the Jackson County Surveyor as: County Surveyor File No. 16461.

Douglas C. McMahan, L.S. 1913



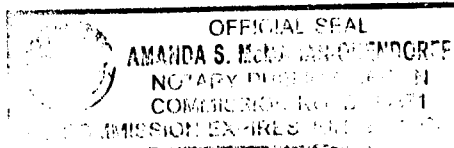
STATE OF OREGON)
County of Jackson) ss.

February 4 A.D. 2004

Personally appeared the above named Douglas C. McMahan, a Registered Professional Land Surveyor, and acknowledged the forgoing instrument to be his voluntary act and deed.

Before me:

Amanda S. McMahan-Orenduff



- The correction is: A set 5/8" x 24" iron pin with plastic cap stamped "D.McMahan LS 1913" was not shown on map.
- As filed: "No monument shown set at 1.65 feet North 00°07'07" East of found bolt near Northwest corner of property."
- Change to: "Show set monument at 1.65 feet North 00°07'07" East of found bolt."

The Jackson County Surveyor hereby certifies that this Affidavit of Correction has been examined and approved for recording.

February 6, 2004
Date

Greg Roberts

Jackson County Surveyor

(pyleaffcor.dcm)
(98-026)

