

SURVEY NO. 17471

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

SURVEY FOR: M & M Services, L.L.C.
P.O. Box 3292
Central Point, Oregon 97502

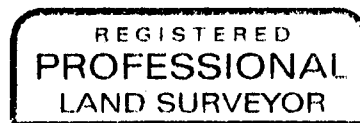
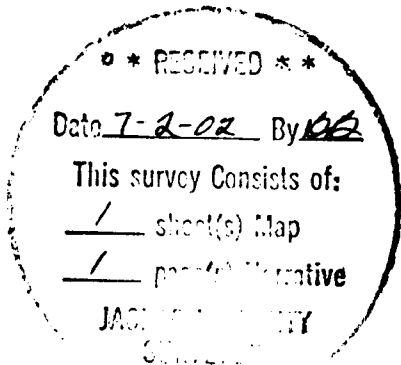
LOCATION: The Northeast one-quarter (1/4) of Section 17, Township 39 South, Range 1 East, Willamette Meridian, City of Ashland, Jackson County, Oregon.

PURPOSE: To survey, monument and prepare Map of Survey of client's property.

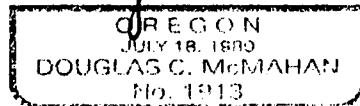
PROCEDURE: Utilizing found monumentation per Filed Surveys No. 8756, 9012, 9618, 10100, 12708 and 16279, for control, I establish proper monuments as shown hereon. Instrument No. 01-44020 was used in determining the boundaries of the subject property. Timothy J. Rutter, the owner of Tax Lot 1400 adjacent to the Northwest corner of subject tract, provided me with a copy of Circuit Court Judgement, Document no. 83-1243-J-3, which includes a description of a line being the Westerly portion of the Northerly boundary of my client's boundary. This description was used to determine the Northwest corner and a portion of the Westerly and Northerly boundaries. In Instrument No. 01-44020 the description of Tract "A" is the description of my client's property, and makes a hard call to a point 667.0 feet South of and West of the corner common to Sections 8, 9, 16 and 17 for the Northerly boundary. The Southeast corner of Lot 20 of LITHIA CREEK ESTATES a Planned Community is monumented at 662.95 feet South and West of the Section corner. This causes a deed gap of about four feet between my client's Northerly boundary and the LITHIA CREEK ESTATES boundary. An electronic total station was used to make all measurements.

BASIS OF BEARING: Filed Survey No. 10100 (Centerline of Granite Street)

DATE: August 5, 2002



Douglas C. McMahan



Douglas C. McMahan
L.S. 1913 - Oregon
Expires 12/31/02
Hoffbuhr & Associates, Inc.
3155 Alameda Street, Suite 201
Medford, Oregon 97504

(mmsrvcs.dcm)
DCM:am

MAP OF SURVEY

LOCATED IN:
The NE 1/4 of Section 17, T.39S., R.1E., W.M.,
City of Ashland, Jackson County, Oregon

For
M & M SERVICES, L.L.C.
P.O. BOX 3292
CENTRAL POINT, OR 97502

(LITHIA CREEK ESTATES)
(S/N 16279)

(LOT 21)

(LOT 20)

S29°02'59"W 18.03' (RECORD S29°04'13"W 18.00')

N60°56'56"W 29.17' (RECORD N60°55'47"W 29.17')

N60°54'20"W 39.44' (RECORD N60°55'47"W 39.41')

S89°44'38"W 126.85' (RECORD S89°46'16"W 126.94')

S01°56'57"W 51.35' (RECORD S01°55'03"W 51.37')

N78°07'05"W 19.99'

FOUND PK NAIL IN FACE OF 4' DIAMETER BOULDER PER S/N 8756

SEE DETAIL L

EAST 140.06'

S22°08'41"E 37.29' (RECORD S22°08'E 41.63')

FOUND SECTION CORNER 3" BRASS DISC FLUSH PER S/N 12708 STAMPED "CITY OF ASHLAND T39S R1E NO. 58 159 S17 S16 1991 LS 759 SURVEY MARKER"

(TRACT "B" PER INSTRUMENT NO. 01-44020 J.C.D.R.)

(TRACT "A" PER INSTRUMENT NO. 01-44020 J.C.D.R.) (0.48 ACRES±)

(INSTRUMENT NO. 93-04516)

(RECORD N51°35'E N51°34'19"E 65.00')

(RECORD N40°30'41"W 206.53' N40°30'41"W 207.0')

(RECORD N29°00'41"W 133.40' N29°00'41"W 133.40')

(S/N 6758)
(S/N 7874)
(S/N 9012)

THIS POINT IS NORTH 74.15' (RECORD 76' NORTH) AND EAST 3.83' (RECORD EAST 4') FROM THE 1/2" IRON PIN AT PI OF CENTER LINE GRANITE STREET

N24°53'30"W 5.00' (RECORD N24°52'49"W)

GRANITE STREET

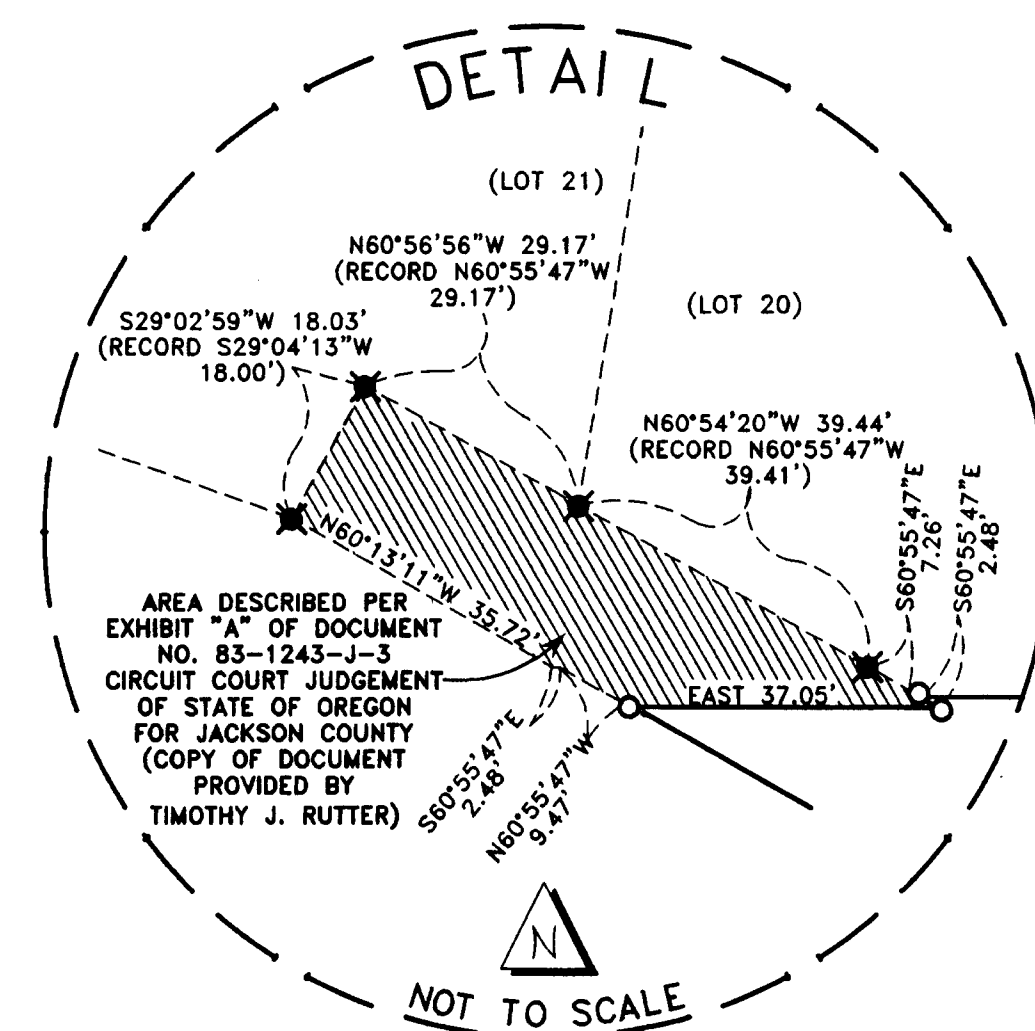
S65°06'58"W 352.82' (RECORD S65°07'11"W 353' PER S/N 6758) (S65°06'58"W 352.82' PER S/N 10100)

FOUND 5/8" IRON PIN WITH ILLEGIBLE CAP 4" DEEP IN A/C PER S/N 8756

FOUND 5/8" IRON PIN WITH ILLEGIBLE CAP PER S/N 9012 18" DEEP

FOUND 1/2" IRON PIPE 12" DEEP IN MONUMENT CASE PER S/N 6758

FOUND 3/4" IRON PIPE 12" DEEP IN MONUMENT CASE



RECEIVED
Date 7-2-02 By [Signature]
This survey consists of:
- sheet(s) Map
- parcel Narrative
JACKSON COUNTY SURVEY

HOFFBUHR & ASSOCIATES, INC.
3155 ALAMEDA STREET, SUITE 201
MEDFORD, OREGON 97504
(541) 779-4641

BY: DOUGLAS C. McMAHAN PLS No. 1913
SCALE: 1" = 40' DATE: August 5, 2002
BASIS OF BEARING: Filed Survey No. 10100

- = SET 5/8"x24" REBAR WITH CAP STAMPED "D.McMAHAN LS 1913".
- J.C.D.R. = JACKSON COUNTY DEED RECORDS
- ✕ = FOUND 5/8" IRON PIN PER S/N 8756, UNLESS OTHERWISE NOTED.
- S/N = FILED SURVEY NUMBER
- A/C = ASPHALT PAVING
- = FOUND 5/8" IRON PIN WITH CAP STAMPED "HARDEY ENG." PER S/N 16279.

- NOTES:
- 1.) THIS PORTION OF THE NORTHERLY BOUNDARY OF SUBJECT PROPERTY IS 667.0 FEET SOUTH OF SECTION CORNER COMMON TO SECTIONS 8, 9, 16 AND 17.
 - 2.) FENCE LINES AND DRIVEWAYS ARE SHOWN IN APPROXIMATE LOCATIONS ONLY, BY SCALE.

REGISTERED PROFESSIONAL LAND SURVEYOR
Douglas C. McMahan
OREGON JULY 18, 1980
DOUGLAS C. McMAHAN No. 1913
RENEWS 12/31/02