

BASIS OF BEARING DERIVED FROM CALCULATED BEARING PER CHERRY HEIGHTS SUBDIVISION N89°56'08"W

# MAP OF SURVEY

LOCATED IN DONATION LAND CLAIM NO. 47, TOWNSHIP 38 SOUTH, RANGE 2 WEST  
WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON  
DECEMBER 20, 2002

NE DLC 47  
JCS BRASS CAP  
IN CONCRETE 12" DEEP

## LEGEND

- ✕ FOUND 5/8" IRON PIN PER FS 2526 AND 16982
- ▲ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "VOORHEIS PLS 2635", PER FS 16982
- ✕ FOUND 5/8" REBAR AND YELLOW PLASTIC CAP STAMPED "FRIAR AND ASSOC." PER FS 15319 OR AS NOTED
- ◆ FOUND BRASS CAP MONUMENT AS NOTED
- SET 5/8" X 24" REBAR WITH YELLOW PLASTIC CAP STAMPED "BRADSHAW LS 2271"

JCS = JACKSON COUNTY SURVEYOR  
 (.....) = RECORD DATA PER FS 16982  
 FS = FILED SURVEY WITH THE JACKSON COUNTY SURVEYOR  
 DLC = DONATION LAND CLAIM  
 DR = DEED RECORD

BASIS OF BEARING CALCULATED FROM FOUND MONUMENTS AND RECORD DATA FROM CHERRY HEIGHTS SUBDIVISION (SEE MAP FOR DETAILS)

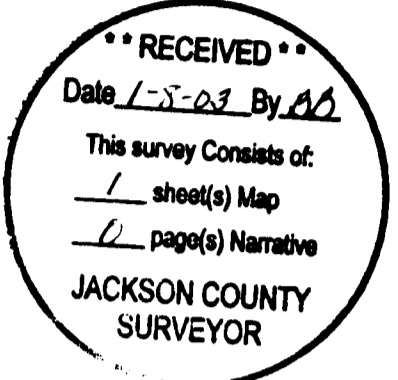
## SURVEY FOR:

TODD HUNT  
300 WEST MAIN STREET  
MEDFORD, OREGON 97501

## SURVEY BY:



KERRY K. BRADSHAW L.S. 2271  
P.O. BOX 3064  
CENTRAL POINT OREGON 97502  
(541)864-7510 CELL 944-6892



SCALE 1" = 100'

## NARRATIVE

A CONTROL SURVEY WAS ESTABLISHED IN THE SUBJECT AREA, TIEING FOUND MONUMENTS FROM FILED SURVEYS 2526, 15319, 16982, AND CHERRY HEIGHTS SUBDIVISION. AS WELL, THE NE, NNW AND OUTSIDE ELL CORNERS OF DONATION LAND CLAIM NO. 47 WERE CONTROLLED. A BASIS OF BEARING WAS CALCULATED FROM RECORD DATA PER CHERRY HEIGHTS SUBDIVISION BECAUSE THAT PLAT HAD DEVELOPED POSITIONS FOR THE "COMMENCING CALLS" OF THE SUBJECT DEED AND AN ALIGNMENT FOR THE WEST LINE OF THE PARENT TRACT. THE EAST LINE OF THIS SURVEY HAD ALSO BEEN DEVELOPED BY THE CHERRY HEIGHTS PLAT AND HAD BEEN RE-ESTABLISHED BY SURVEY NO. 15319. THE RE-ESTABLISHED LOCATION FIT WELL WITH THE RECORD CALLS FOR THIS SURVEY AND WAS HELD AS CONTROLLING. THE SOUTH LINE PROVED TO BE MORE CHALLENGING. RESEARCH BY A LOCAL TITLE COMPANY DETERMINED THAT THE SUBJECT PARCEL HAD SENIOR RIGHTS IN REGARD TO THE SOUTH LINE, HOWEVER FILED SURVEY NO. 16982 NOTED SOME DISCREPNCIES ALONG THE SOUTH LINE. IT APPEARS THAT THE SUBJECT PARCEL IS DESCRIBED FROM THE NE CORNER OF DLC 47 AND THE RELATED EXCEPTIONS ORIGINATED FROM THE ELL CORNER OF DLC 47. THE EXCEPTED PARCELS ALSO CALL TO A LINE IN VOLUME 289, PAGE 407. THIS LINE WAS PROBABLY INTENDED TO BE ONE IN THE SAME WITH THE LINES ORIGINATING FROM THE NORTH. HOWEVER MEASUREMENTS INDICATED OVER A 3 FOOT DISCREPANCY, WHICH IS SHOWN IN THE DETAIL ON THE SURVEY MAP. A VINEYARD ENCROACHMENT ALONG THE WEST LINE WAS ALSO REVEALED AND SHOWN ON THE MAP. ALSO NOTED WAS A POSSIBLE DEED GAP OF APPROXIMATELY 7 FEET BETWEEN THE SUBJECT PARCEL AND THE PARCEL TO THE WEST.

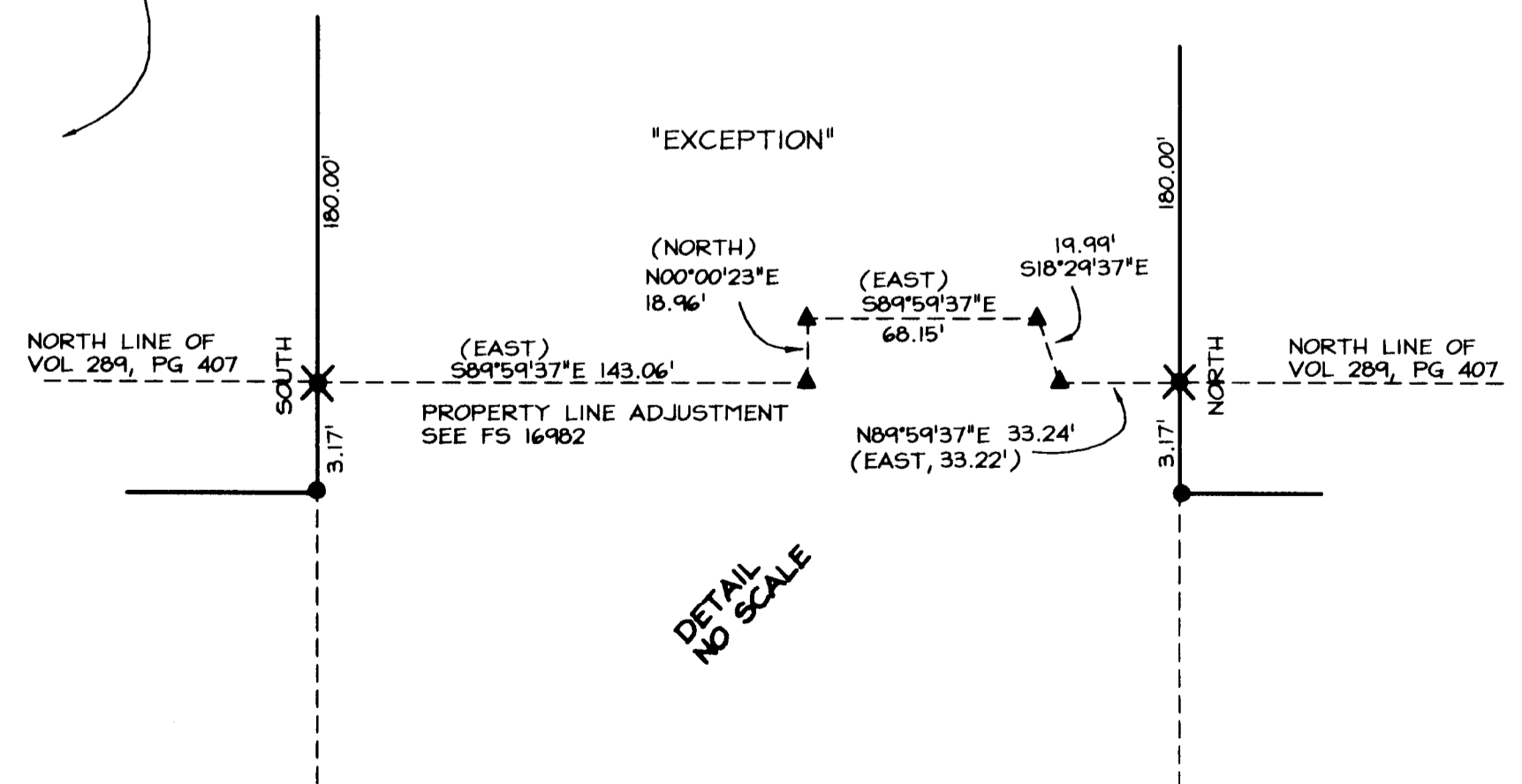
IT SHOULD ALSO BE NOTED THAT THE TALENT IRRIGATION CANAL SHOWN ON THE MAP, DEPICTS THE AVERAGE LOCATION OF THE CANAL'S EXISTING PHYSICAL LOCATION. THE WESTERLY LINE IS THE EDGE OF THE ACCESS ROAD AND DOES NOT INCLUDE FILL SLOPES OR IRRIGATION STRUCTURES.

FIELD WORK FOR THIS SURVEY WAS DONE USING A WILD T-1000 TOTAL STATION.

REGISTERED PROFESSIONAL LAND SURVEYOR

*Kerry K. Bradshaw*  
OREGON  
JULY 18, 1987  
KERRY K. BRADSHAW  
2271

EXP. 12-31-03



DETAIL NO SCALE

NOTE: PRELIMINARY RESEARCH INDICATES THERE MAY BE A DEED GAP OF APPROXIMATELY 7.3 FEET ALONG THE WEST BOUNDARY OF THE SUBJECT PARCEL AND THE PARCEL TO THE WEST

ESE DLC 46 AND OUTSIDE ELL DLC 47, JCS BRASS CAP IN CONCRETE, FLUSH