

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES

Survey For:

Larry B. and Linda L. Smith
315 Laurelwood Drive
Jacksonville, Oregon 97530

Location:

Northeast one-quarter of Section 32, Township 37 South, Range 2 West, Willamette Meridian,
Jackson County, Oregon

Purpose:

To survey and monument the parcels of land described within deed documents No. 71-08733 and 94-28954.

Procedure:

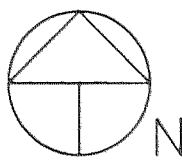
I began this survey with a review of the deed and filed survey records controlling the subject parcels. The parent parcel had been acquired by A. E. Reinking and Lois L. Reinking, document Volume 394, page 383, dated May 20, 1954. Records indicate Reinking sold portions of the parent parcel using metes and bounds descriptions beginning in 1959. Parcels were sold in different areas of the parent creating a junior-senior ownership for the different parcels. Parcels were described and sold with non-conformity between adjoining property boundaries.

The road (Laurelwood Drive) providing access to the different parcels was initially identified by Record Survey No. 1339. Reinking's subsequently sold several parcels, apparently without considering the alignment of the access road. In November of 1971, Reinking's recorded a "Dedication" (Document 71-15371) in an apparent attempt to establish a public street. The description of the Dedication encompassed portions of the parcels previously sold by Reinking which he had no right to include in the Dedication.

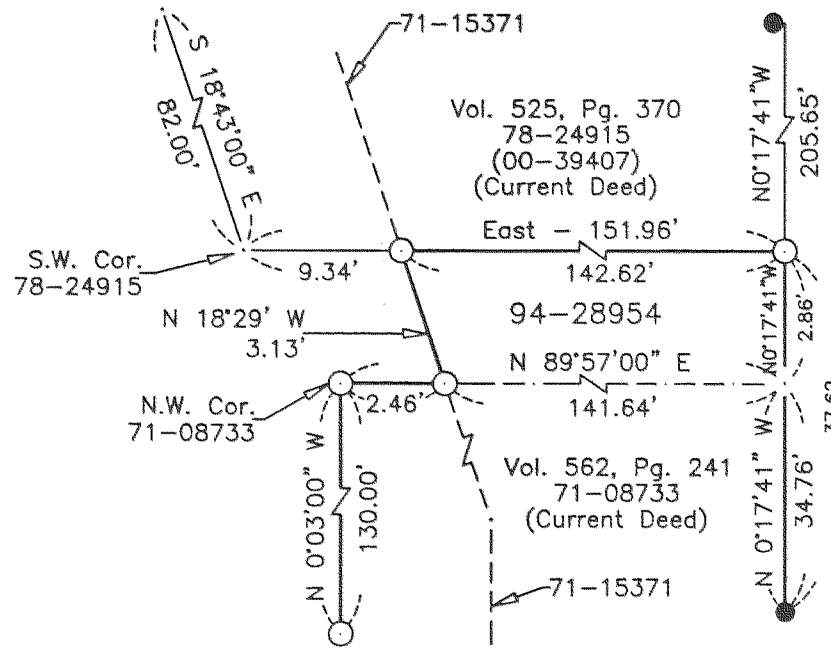
In 1994, the Jackson County Assessor (Drafting Department) identified a gap between the north boundary of my client's property and the property to the north, apparently a result of the non-conforming boundary lines. Jackson County developed a metes and bounds description for the gap, assigned a tax lot number and eventually sold the parcel to my client. Jackson County then merged the two tax lots eliminating the gap. The gap was identified as a remainder not developed by Reinking's. The west portion of the gap would have been conveyed to the public by the 1971 Reinking Dedication.

I performed survey ties to monuments previously established by Record Surveys No. 1339, 4405, 5176, 11966, 12020 and 13207. Utilizing this data I computed the position and established monuments as shown on the attached map of survey.

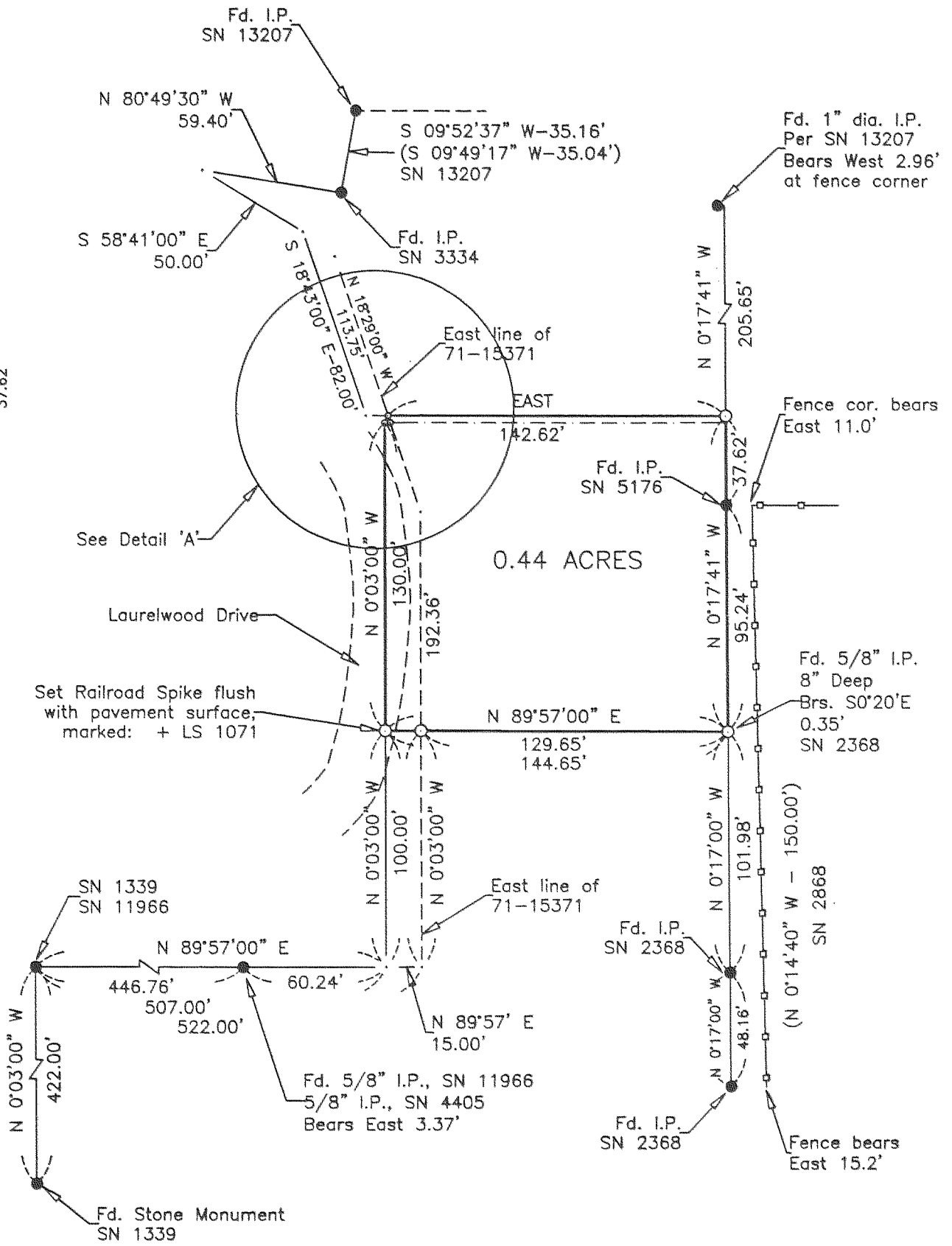
MAP OF SURVEY
 FOR
 LARRY B. and LINDA L. SMITH
 315 Laurelwood Drive
 Jacksonville, OR 97530
 Located in
 NE One-Quarter of Section 32
 Township 37 South, Range 2 West
 Willamette Meridian
 Jackson County, Oregon
 January 27, 2003



0 30 60 90 120
 Scale 1" = 60'
 BASIS OF BEARING - SN 11966



DETAIL 'A'
 (Not to Scale)



LEGEND

- Set 5/8 inch diameter by 24 inch long iron pin with plastic cap marked: "CENTER + LS 1071", unless otherwise noted.
- Found monument, iron pin, pipe or stone as noted.
- Denotes computed deed point
- SN Filed survey reference number
- () Deed or survey record data

NARRATIVE ATTACHED

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Harold L. Center

OREGON
 JULY 30, 1978
 HAROLD L. CENTER
 1071

Renewal 12/31/03

RECEIVED

Date 2-10-03 By SB

This Survey Consists of:
1 sheet(s) Map
2 page(s) Narrative

JACKSON COUNTY
 SURVEYOR

SURVEYOR

HAROLD L. CENTER
 2604 David Lane
 Medford, OR 97504
 Phone 541-535-6108
 Oregon Certificate No. 1071
 Certificate Renewal Date: 12/31/03

37 2W 32AC T/L 1700

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The south boundary of the subject property was located using the record bearings and distances within the senior deed Volume 525, page 370 (original deed).

The north boundary of the subject property was located using the record bearings and distances within the senior deed Volume 562, page 241 (original deed) and 94-28954.

The west boundary of the subject property was located using the senior deed Volume 562, page 241 (Nov. 5, 1962). The southwest corner is situated in the travel surface of Laurelwood Drive. The Northwest corner is situated on the east road shoulder. Surveys No. 1339 (August 16, 1959) and 4405 (November 4, 1970) were performed for Mr. Reinking apparently to locate the alignment of the access road (Laurelwood Drive). Reinking's sold several parcels including the subject parcel using a description that did not conform to the surveyed alignment. Apparently Reinking's discovered the situation and on November 11, 1971, records a 'Dedication', Document 71-15371 establishing a strip of land for use by the public for "public street and road purposes and Utility easements". The dedication was prepared from Survey Number 4405 and overlaps ownership that Reinking's had previously conveyed.

The physical alignment of Laurelwood Drive extends onto my clients ownership and that of adjoining property and probably creates a prescriptive easement situation. At the direction of my client I established monuments to mark his west line as described within his original deed. Since the southwest corner point is situated in the access road, I was requested to establish a line monument on the south line on the east edge of the road shoulder. I established this monument at the intersection of the south line and the east line of the 1971 dedication. I monument the west boundary of the strip of land identified by Jackson County in document 94-28954 along the dedicated line defined by document 71-15371.

The east boundary of the subject property was controlled by monuments established during S.N. 2868, 5176 and 13207.

Basis of Bearing:
Survey Number 11966.

Equipment utilized in this survey:
Nikon DTM 420 Electronic Total Station and related equipment.

Date of Survey: January 27, 2003

Surveyor:
HAROLD L. CENTER, P.L.S.
Oregon Certificate No. 1071
Certificate Renewal Date: 12/31/03
2604 David Lane
Medford, OR. 97504
541-535-6108

