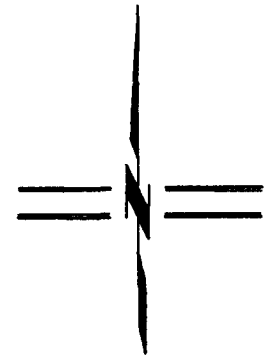


**SURVEY NARRATIVE
TO COMPLY WITH O.R.S. 209.250**

PURPOSE: TO SURVEY AND MONUMENT THE WEST AND SOUTHERLY LINES OF THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 03-31224 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LOCATED IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 35 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN IN SAID COUNTY, AND ALSO TO RECOVER, BUT NOT TO RE-SURVEY, THE REMAINING CORNERS OF PARCELS 1 & 3 OF THAT MINOR LAND PARTITION RECORDED IN VOLUME 5, PAGE 74, OF THE PARTITION PLAT RECORDS OF SAID COUNTY, DENOTED ON SURVEY NO. 9448, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

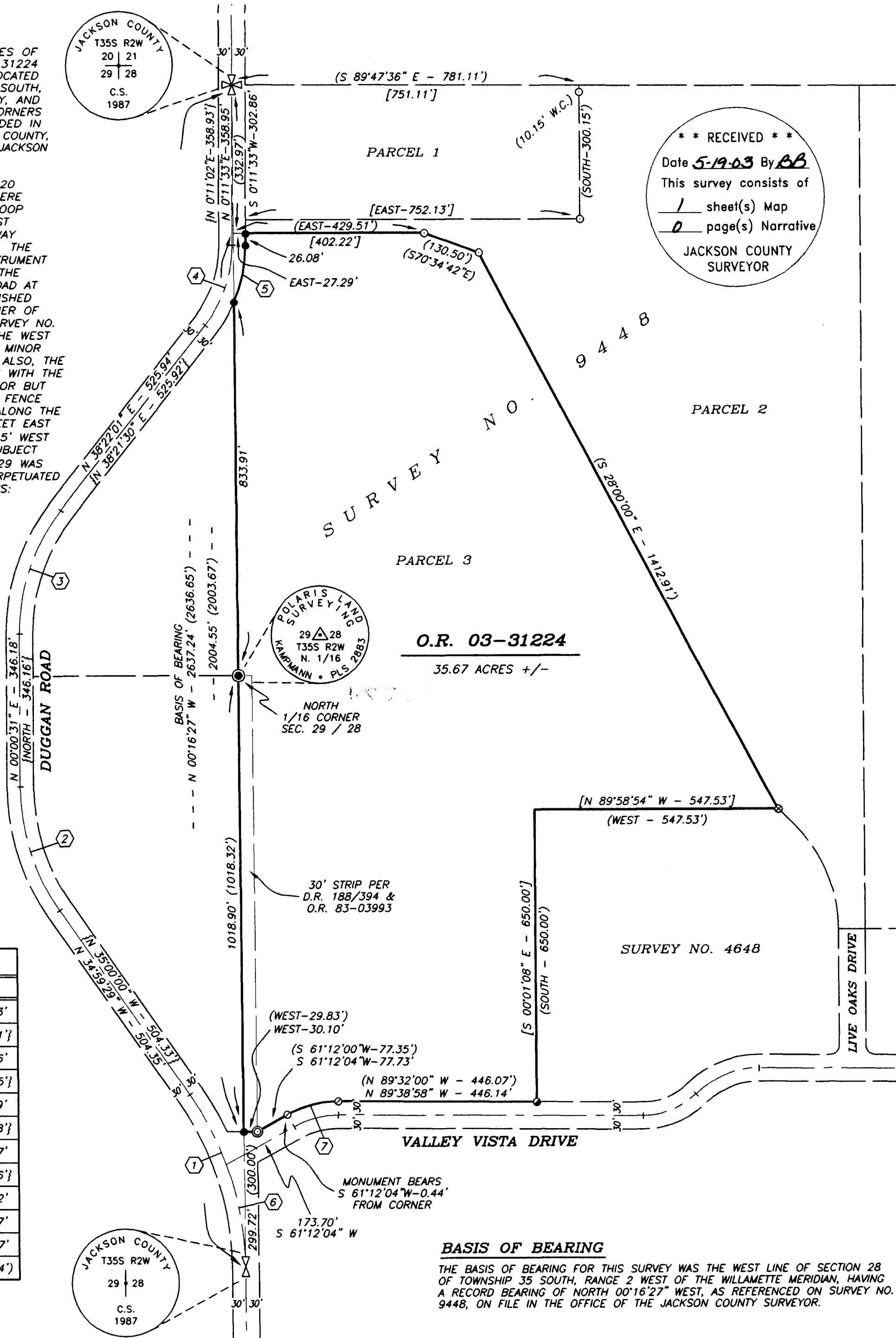
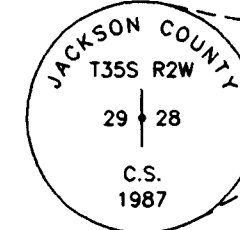
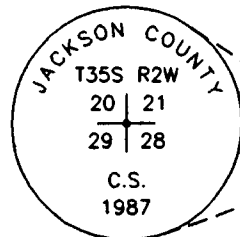
PROCEDURE: MONUMENTS WERE FIELD SURVEYED UTILIZING A NIKON DTM-520 ELECTRONIC TOTAL STATION AND RANGING PRISMS, EXCEPT WHERE DESCRIBED AS RECOVERED BUT NOT SURVEYED. A CLOSED LOOP TRAVERSE WAS RUN ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 28 WITH TIES EASTERLY TO RIGHT OF WAY MONUMENTS ALONG THE NORTH LINE OF VALLEY VISTA DRIVE. THE RIGHT OF WAY FOR DUGGAN ROAD WAS DETERMINED PER INSTRUMENT NO. 83-03995 OF THE OFFICIAL RECORDS OF SAID COUNTY. THE MONUMENT SHOWN ALONG THE EASTERLY LINE OF DUGGAN ROAD AT THE NORTHWEST CORNER OF SUBJECT PROPERTY WAS ESTABLISHED UTILIZING THE RECORD DISTANCE FROM THE NORTHWEST CORNER OF SECTION 28 TO THE NORTH LINE OF SAID PARCEL 3, PER SURVEY NO. 9448. THE TWO WITNESS CORNER MONUMENTS SHOWN ON THE WEST SIDE OF THE FLAG DRIVE FOR PARCEL 2 OF SAID DESCRIBED MINOR PARTITION, HAVE BEEN DESTROYED BY ROAD CONSTRUCTION. ALSO, THE INTERIOR ANGLE CORNER MONUMENT FOR PARCEL 3, COMMON WITH THE NORTHWEST CORNER OF SURVEY NO. 4648, WAS SEARCHED FOR BUT APPEARS TO HAVE BEEN DESTROYED BY CONSTRUCTION OF A FENCE CORNER POST. AN OLD UN-MAINTAINED WIRE FENCE RUNS ALONG THE WEST LINE OF SAID DESCRIBED SECTION VARYING FROM 30 FEET EAST OF THE LINE AT THE SOUTH END OF SUBJECT PROPERTY TO 5' WEST OF LINE THROUGH THE MIDDLE & NORTHERLY PORTION OF SUBJECT PROPERTY. THE NORTH 1/16th CORNER OF SECTIONS 28 & 29 WAS ESTABLISHED IN THE PERFORMANCE OF THIS SURVEY AND PERPETUATED WITH TWO BEARING TREE ACCESSORIES DESCRIBED AS FOLLOWS:

- 1.) THE CENTER OF AN 8" DIAMETER WHITE OAK SCRIBED "N 1/16 S 28 BT" ON THE FACE AT THE BASE AND PAINTED ORANGE BEARS S 89°06'E-38.9' FROM CORNER.
- 2.) THE CENTER OF A 6" DIAMETER WHITE OAK SCRIBED "N 1/16 S 28 BT" ON THE FACE AT THE BASE AND PAINTED ORANGE BEARS S 36°42'E-31.1' FROM CORNER.



SCALE: 1" = 200'

FLAG	Δ	R	A	T	CHORD
①	34°37'38"	674.10'	407.40'	210.14'	N 17°40'40"W - 401.23'
	{34°37'38"}	{674.07'}	{407.38'}	{210.13'}	{N 17°41'10"W - 401.21'}
②	34°59'58"	477.49'	291.68'	150.55'	N 17°29'30"W - 287.16'
	{35°00'00"}	{477.47'}	{291.67'}	{150.55'}	{N 17°30'00"W - 287.15'}
③	38°21'27"	440.76'	295.07'	153.31'	N 19°11'16"E - 289.59'
	{38°21'27"}	{440.74'}	{295.06'}	{153.30'}	{N 19°10'45"E - 289.58'}
④	38°10'27"	286.49'	190.88'	99.13'	N 19°16'47"E - 187.37'
	{38°10'26"}	{286.48'}	{190.87'}	{99.13'}	{N 19°16'16"E - 187.36'}
⑤	23°24'36"	316.49'	129.31'	65.57'	N 11°53'51"E - 128.42'
⑥	19°43'12"	674.10'	232.01'	117.16'	S 10°13'26"E - 230.87'
⑦	29°08'57"	235.00'	119.56'	61.10'	S 75°46'33"W - 118.27'
	{29°16'00"}	{235.00'}	{120.04'}	{61.36'}	{S 75°50'00"W - 118.74'}



O.R. 03-31224
35.67 ACRES +/-

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY WAS THE WEST LINE OF SECTION 28 OF TOWNSHIP 35 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, HAVING A RECORD BEARING OF NORTH 00°16'27" WEST, AS REFERENCED ON SURVEY NO. 9448, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

MAP OF SURVEY

LOCATED WITHIN
NORTHWEST QUARTER OF SECTION 28,
TOWNSHIP 35 SOUTH, RANGE 2 WEST, W.M.
JACKSON COUNTY, OREGON

FOR
LAWRENCE & GAIL SHAFFER
13200 DUGGAN ROAD
CENTRAL POINT, OREGON

LEGEND

- ✕ 2 1/2" BRASS CAP SECTION CORNER IN CONCRETE AS DESCRIBED PER JACKSON COUNTY SURVEYOR RE-ESTAB. NOTES (RECOVERED)
- ▽ 2 1/2" BRASS CAP QUARTER CORNER IN CONCRETE AS DESCRIBED PER JACKSON COUNTY SURVEYOR RE-ESTAB. NOTES (RECOVERED)
- ⊙ 2" IRON PIPE w/ WOOD HUB & TACK, 0.6' DEEP - INITIAL POINT FOR VALLEY VISTA ESTATES, UNIT 1 (RECOVERED)
- 5/8" IRON PIN w/ YELLOW PLASTIC CAP MARKED "BATH LS 1069" PER S/N 9448 (RECOVERED, NOT SURVEYED)
- ⊙ 5/8" IRON PIN PER S/N 4648 (RECOVERED, NOT SURVEYED)
- ⊙ 5/8" IRON PIN PER VALLEY VISTA ESTATES (RECOVERED)
- ⊙ 5/8"x 24" IRON PIN PER S/N 4648 SEVERELY BENT AND RE-PLACED WITH 5/8" IRON PIN w/ ORANGE PLASTIC CAP MARKED "KAMPMANN PLS 2883" IN ORIGINAL SPIN HOLE (ESTABLISHED)
- 5/8"x 24" IRON PIN w/ ORANGE PLASTIC CAP MARKED "KAMPMANN PLS 2883" (ESTABLISHED)
- 1"x 30" IRON PIPE w/ 2" BRASS CAP STAMPED AS SHOWN EXPOSED 0.2' w/ 2 BEARING TREE ACCESSORIES (ESTABLISHED)
- PROPERTY LINE
- BOUNDARY LINE
- - - CENTERLINE
- S/N JACKSON COUNTY SURVEYOR FILE NUMBER
- O.R. OFFICIAL RECORDS, JACKSON COUNTY RECORDER
- D.R. DEED RECORD VOLUME/PAGE, JACKSON COUNTY RECORDER
- W.C. WITNESS CORNER, AS DESCRIBED
- () SURVEY RECORD S/N 9448
- { } COUNTY ROAD DEED RECORD PER O.R. 83-03995
- [] CALCULATED BASED ON S/N 9448 SURVEY RECORD

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Shawn Kampmann

OREGON
JULY 14, 1998
SHAWN KAMPMANN
02883 LS

RENEWAL DATE: 6/30/2003

SURVEYED BY:
POLARIS LAND SURVEYING LLC
P.O. BOX 459
ASHLAND, OREGON 97520
(541) 482-5009

DATE: APRIL 12, 2003
PROJECT NO. 085-03