

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

DATE OF SURVEY: February 26, 2004

SURVEYED BY: Polaris Land Surveying LLC
P.O. Box 459
Ashland, Oregon 97520

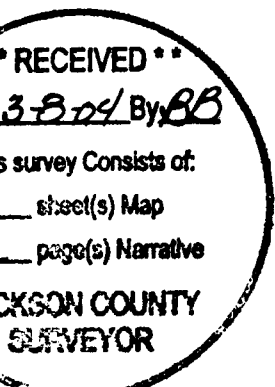
SURVEY FOR: Tace Ferguson
13673 Highway 234
Gold Hill, Oregon 97525

LOCATION: Lying situate within the Southeast Quarter of Section 10,
Township 36 South, Range 3 West of the Willamette Meridian in
Jackson County, Oregon

PURPOSE: To survey and monument that tract of land described within
Instrument No. 68-10139 of the Official Records of Jackson
County, Oregon

BASIS OF BEARING: The basis of Bearing for this survey is the North-South centerline
of Section 10, Township 36 South, Range 3 West of the
Willamette Meridian, having a record bearing of North 00°22'16"
East, as referenced by Survey No. 11869, on file in the office of
the Jackson County Surveyor.

PROCEDURE: Monuments were field surveyed utilizing a Leica TCRA 1103
electronic robotic total station with ranging prisms. This survey
involved some unique and conflicting elements to resolve and
complicated analysis in order to determine the boundaries for this
parcel and the adjoiners. The subject parcel is located between
Oregon State Highway 234, previously known as Sams Valley
Market Road, and the Rogue River near Gold Hill, Oregon. A
survey of the 60-foot wide market road right-of-way was
performed by Paul B. Rynning from the County in January, 1926.
In August of 1950, the Oregon State Highway Department
performed another survey called the Gold Hill-Snider Creek
Section of Sams Valley Highway, which substantially widened and
realigned the previous right-of-way. Interestingly though, the
section fronting the subject property and immediate adjoiners gets
cloudy, as the 1950 survey does not define the easterly right-of-
way location between Stations 89+15.07 P.T. and 103+47 P.O.S.
(+/-) from the highway centerline out to the Rogue River. In this
locale, the existing roadbed follows closely within the old existing
60-foot wide right-of-way, which therefore was necessary to

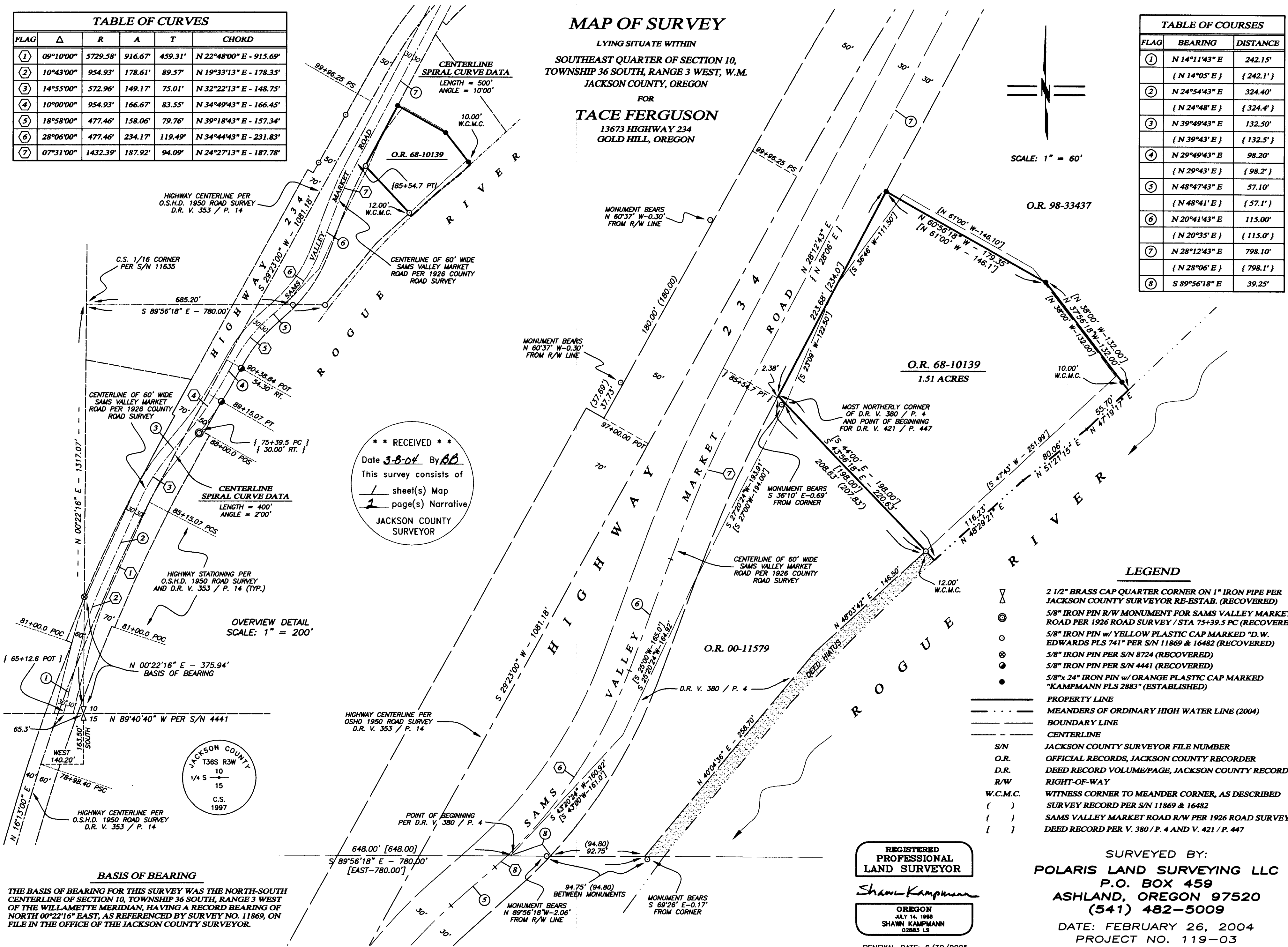
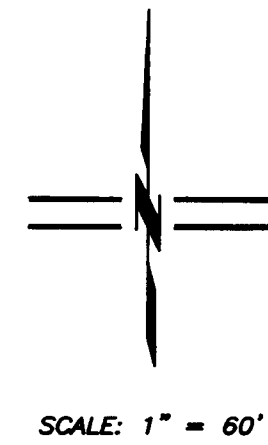


Survey Consists of:
____ sheet(s) Map
____ page(s) Narrative

TABLE OF CURVES					
FLAG	Δ	R	A	T	CHORD
①	09°10'00"	5729.58'	916.67'	459.31'	N 22°48'00" E - 915.69'
②	10°43'00"	954.93'	178.61'	89.57'	N 19°33'13" E - 178.35'
③	14°55'00"	572.96'	149.17'	75.01'	N 32°22'13" E - 148.75'
④	10°00'00"	954.93'	166.67'	83.55'	N 34°49'43" E - 166.45'
⑤	18°58'00"	477.46'	158.06'	79.76'	N 39°18'43" E - 157.34'
⑥	28°06'00"	477.46'	234.17'	119.49'	N 34°44'43" E - 231.83'
⑦	07°31'00"	1432.39'	187.92'	94.09'	N 24°27'13" E - 187.78'

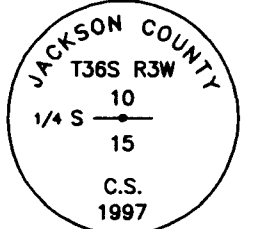
MAP OF SURVEY
 LYING SITUATE WITHIN
 SOUTHEAST QUARTER OF SECTION 10,
 TOWNSHIP 36 SOUTH, RANGE 3 WEST, W.M.
 JACKSON COUNTY, OREGON
 FOR
TACE FERGUSON
 13673 HIGHWAY 234
 GOLD HILL, OREGON

TABLE OF COURSES		
FLAG	BEARING	DISTANCE
①	N 14°11'43" E	242.15'
	{ N 14°05' E }	{ 242.1' }
②	N 24°54'43" E	324.40'
	{ N 24°48' E }	{ 324.4' }
③	N 39°49'43" E	132.50'
	{ N 39°43' E }	{ 132.5' }
④	N 29°49'43" E	98.20'
	{ N 29°43' E }	{ 98.2' }
⑤	N 48°47'43" E	57.10'
	{ N 48°41' E }	{ 57.1' }
⑥	N 20°41'43" E	115.00'
	{ N 20°35' E }	{ 115.0' }
⑦	N 28°12'43" E	798.10'
	{ N 28°06' E }	{ 798.1' }
⑧	S 89°56'18" E	39.25'



** RECEIVED **
 Date 3-8-04 By BB
 This survey consists of
1 sheet(s) Map
2 page(s) Narrative
 JACKSON COUNTY
 SURVEYOR

OVERVIEW DETAIL
 SCALE: 1" = 200'



BASIS OF BEARING
 THE BASIS OF BEARING FOR THIS SURVEY WAS THE NORTH-SOUTH CENTERLINE OF SECTION 10, TOWNSHIP 36 SOUTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN, HAVING A RECORD BEARING OF NORTH 00°22'16" EAST, AS REFERENCED BY SURVEY NO. 11869, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

- LEGEND**
- ⊗ 2 1/2" BRASS CAP QUARTER CORNER ON 1" IRON PIPE PER JACKSON COUNTY SURVEYOR RE-ESTAB. (RECOVERED)
 - ⊙ 5/8" IRON PIN R/W MONUMENT FOR SAMS VALLEY MARKET ROAD PER 1926 ROAD SURVEY / STA 75+39.5 PC (RECOVERED)
 - ⊙ 5/8" IRON PIN w/ YELLOW PLASTIC CAP MARKED "D.W. EDWARDS PLS 741" PER S/N 11869 & 16482 (RECOVERED)
 - ⊙ 5/8" IRON PIN PER S/N 8724 (RECOVERED)
 - ⊙ 5/8" IRON PIN PER S/N 4441 (RECOVERED)
 - ⊙ 5/8"x 24" IRON PIN w/ ORANGE PLASTIC CAP MARKED "KAMPMANN PLS 2883" (ESTABLISHED)
 - PROPERTY LINE
 - - - MEANDERS OF ORDINARY HIGH WATER LINE (2004)
 - 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
 - R/W RIGHT-OF-WAY
 - W.C.M.C. WITNESS CORNER TO MEANDER CORNER, AS DESCRIBED
 - () SURVEY RECORD PER S/N 11869 & 16482
 - { } SAMS VALLEY MARKET ROAD R/W PER 1926 ROAD SURVEY
 - [] DEED RECORD PER V. 380 / P. 4 AND V. 421 / P. 447

REGISTERED PROFESSIONAL LAND SURVEYOR

Shawn Kampmann
 OREGON
 JULY 14, 1988
 SHAWN KAMPMANN
 02883 LS

SURVEYED BY:
POLARIS LAND SURVEYING LLC
 P.O. BOX 459
 ASHLAND, OREGON 97520
 (541) 482-5009
 DATE: FEBRUARY 26, 2004
 PROJECT NO. 119-03

RENEWAL DATE: 6/30/2005

PROCEDURE (continued):

retrace. The deeds make calls to the highway, although the original senior tract affecting the subject property and the immediate adjoiners described within Volume 380, Page 4 of the Deed Records said County, does not. To further complicate matters, the metes and bounds calls adjacent to the highway within Volume 380, Page 4, as well as the subsequent deeds for the subject property originally described within Volume 421, Page 447, do not at all follow the right-of-way, nor the existing roadbed. Much research was then undertaken in the attempt to locate the boundary of the market road since that was one of the primary concerns of the client, and an intensive search was done to find any evidence or monumentation. The 1926 road survey field notes were used to aid this effort, and only one pin was recovered at Station 73+39.5 P.C. which was held. This lined up very well with the existing roadbed, especially the long tangent between 85+54.7 P.T. and 93+52.8 P.C. and other calls in the notes which resolved the right-of-way issue to my satisfaction. Moving on to the next issue, I found a discrepancy with an apparent overlap of over 10 feet between my client's deed and the southerly adjacent property. Both descriptions commence at the South Quarter corner between Sections 10 & 15 and run up the North-South centerline of Section 10 for different distance calls before both turn East to their respective points of beginning. In closing both tracts, the apparent overlap is discovered and therefore I begin research to determine Senior-Junior rights. C.A.C. Tolman and Vola Tolman owned the original parent tract for all the affected parcels which was described within Deed Record Volume 328, Page 236, and encompassed most of Section 10 with riparian rights of ownership along the Rogue River. The most senior of the subject parcels created is described within Deed Record Volume 380, Page 4 and identically described today in Instrument No. 00-11579 of the Official Records for Jackson County. It should be noted that this metes and bounds description makes no calls to the road, as mentioned previously, nor makes any calls to the Rogue River, which is why I show a hiatus between the river and the easterly boundary of that tract. My client's property, being junior, was created next and described in Volume 421, Page 447, again identical with the most current deed description in Instrument No. 68-10139, with the point of beginning being "a 3/4" iron pipe marking the most Northerly corner of a tract described in Volume 380, Page 4....". No record could be found of the origin of that pipe and an exhaustive search, though unsuccessful, was conducted within a 20 foot radius of the record position. Indications were found that it might have been destroyed during construction of a large culvert crossing the highway in the vicinity. In March of 2000, a boundary survey was conducted by Darrell Edwards in the performance of Survey No. 16482, which monuments the senior tract, utilizing the centerline of the existing road pavement for his determination of the right-of-way. Some of the monuments from that survey were found to be slightly out of position and are shown as such. My determination of the subject property per Volume 421, Page 447, begins at the deed record position of the most northerly corner of Volume 380, Page 4, thence along the northeasterly line of said V. 380, P. 4 to the ordinary high water line of the Rogue River, thence along my surveyed meander line of the river, the deed record distance of 251.99 feet, thence following record angle and distance calls to the easterly line of the highway, thence along the highway to a point intersecting the extension of the northeasterly line of V. 380, P. 4 from the point of beginning. As an additional note, no definitive lines of possession were found to exist near the boundary lines as run.

Shawn Kampmann
Professional Land Surveyor

Polaris Land Surveying LLC
P.O. Box 459
Ashland, Oregon 97520

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Shawn Kampmann

OREGON
JULY 14, 1998
SHAWN KAMPMANN
02883LS

RENEWAL DATE: 6/30/2005

•• RECEIVED ••
Date 3-8-01 By KB
This survey consists of:
1 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY
SURVEYOR