SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

DATE OF SURVEY:

January 23, 2004

SURVEYED BY:

Terrasurvey, Inc. 274 Fourth Street Ashland, Oregon 97520

SURVEY FOR:

Delgado Investments, LLC 148 Hersey Street Ashland, Oregon 97520

LOCATION:

Located in Lot 1, Clear Creek Village, Phase 1, in the Southwest Quarter of Section 4, Township 39 South, Range 1 East, Willamette Meridian, City of Ashland, Jackson County, Oregon.

PURPOSE:

To meet the requirements of an American Land Title Association survey, lot corners removed or damaged during construction of a new medical building were replaced.

BASIS OF BEARINGS:

True meridian at the north-south centerline of Section 9 as derived from the N.O.A.A. survey net on file in the Office of the Jackson County Surveyor. The reference line for bearing control for this survey was taken from monuments found along the south line of DLC No. 41 as shown on Filed Surveys No. 13679 and 16528.

PROCEDURE:

Using control from the survey of Clear Creek Village, Phase 1 and checking the positions of the remaining undisturbed pins on the boundary of Lot 1, the corners were re-set at record bearings and distances.

PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 25, 1990
STUART M. OSMUS
No. 2464
Expires 12/31/04

March 26, 2004

Stuart M. Osmus, PLS 2464 Terrasurvey, Inc. 274 Fourth Street Ashland, Oregon 97520

RECEIVED

1-50-04 BWBB

14 survey Consists of:

L starct(s) Map

L page(s) Normative

NOMBOR DOUBTY

EUROPE ACRES

Page 1 of 1

N 89'57'42" W 2720.85 (R1=176.19)(BASIS OF BEARING) 2025.84 (R1=2720.77)(R2=2720.75)MAP OF SURVEY (R1=518.74)SW COR DLC NO. 41 FD 3" BRASS DISK IN NE COR DLC NO. 42 MONUMENT CASE FOR FD 2 1/2" BRASS DISK FD 3" BRASS DISK MARKED: CITY OF ASHLAND IN MONUMENT CASE IN CONCRETE-EXPOSED 4* DELGADO INVESTMENTS, LLC SURVEY MARKER MARKED: T39S R1E MARKED: T39S R1E ESE | SW COR 40 | 41 148 HERSEY STREET DLC 41 FD LEAD PLUG W/TACK AND TAG MARKED: DLC COR ASHLAND, OREGON 97520 DLC 42 | DLC 43 HERSEY STREET CS 1969 LS 2464 (FROM FS 17143) 1993 S 89°57'42" E LS 759 129.33 INITIAL POINT CLEAR CREEK VILLAGE, PHASE 1 LOCATED IN: FD 5/8" IRON PIN W/CAP MARKED 'OSMUS PLS 2464' LOT 1, CLEAR CREEK VILLAGE, PHASE 1 CURVE DATA:-10" DEEP. (FROM FS 17143) IN THE SW 1/4 OF SECTION 4 R=1175.92' 5' WIDE EASEMENT FOR SLOPES, Δ =06'56'02" L=142.31' 5' WIDE EASEMENT FOR SLOPES AND DRAINAGE TOWNSHIP 39 SOUTH, RANGE 1 EAST, TELEPHONE, ELECTRIC 10' WIDE WATER LINE EASEMENT POWERLINES, AND DRAINAGE CH=142.22' WILLAMETTE BASE AND MERIDIAN (OR 81-18114) (OR 81-18114) CH BRG=N 86'29'41" W CITY OF ASHLAND, JACKSON COUNTY, OREGON Date 3 - 30-04 By 2 CLEAR CREEK VILLAGE PHASE 1 This survey Consists of: ____sheet(s) Map _____ page(s) Narrative COMMON AREA CLEAR CREEK VILLAGE PHASE 2 JACKSON COUNTY SURVEYOR LOT 1 20' WIDE EMERGENCY ACCESS AND PRIVATE UTILITY EASEMENT PARCEL NO. 1 P-32-2000 FS 16528 10' WIDE ELECTRICAL EASEMENT (OR 79-19684) (C.C.V.1) **LEGEND** 10' WIDE WATER LINE EASEMENT (C.C.V.1) PROPERTY LINE STREET CENTERLINE EXISTING EASEMENTS 20' PUE (P-32-2000) REGISTERED PARTITION PLAT P-32-2000 (FS 16528) PRIVATE UTILITY **PROFESSIONAL** EASEMENT SET 5/8" X 30" IRON PIN W/CAP MARKED LAND SURVEYOR (C.C.V.1) OSMUS PLS 2464 e m.C FOUND 5/8" IRON PIN W/CAP MARKED OREGON N 89'57'42" W JULY 26, 1990 STUART M. OSMUS OSMUS PLS 2464 (FROM FS 17143) 80.00 UNLESS OTHERWISE NOTED pires 12/31/04 LOT 2 RECORD DATA FROM FILED SURVEY NO. 16528 (R2) RECORD DATA FROM FILED SURVEY NO. 16032 20' POWER LINE EASEMENT, VOL. 291, PG. 247, PARCEL NO. 2 P-32-2000 FILED SURVEY, OFFICE OF THE COUNTY DEED RECORDS, JACKSON COUNTY, OREGON. (TO BE VACATED, POWER LINE HAS BEEN RELOCATED) SURVEYOR, JACKSON COUNTY, OREGON FS 16528 (SHOWN HATCHED) SCALE: 1"= 30' **FOUND** PUBLIC UTILITY EASEMENT DATE OF SURVEY: JANUARY 23, 2004 PUE DLC DONATION LAND CLAIM PEDESTRIAN AND BIKE PATH EASEMENT (P-32-2000) ALL DISTANCES ARE IN FEET (SHOWN SHADED) AND DECIMALS THEREOF OFFICIAL RECORDS, JACKSON COUNTY, OREGON (C.C.V.1) PLAT OF CLEAR CREEK VILLAGE, PHASE 1 BASIS OF BEARING I CERTIFY THAT THIS SURVEY WAS PREPARED WITH ARCHIVAL QUALITY MATERIALS AS REQUIRED BY ORS 209.250. SPECIFIC PRODUCTS USED ARE HEWLETT PACKARD TRUE MERIDIAN AT THE N-S CENTERLINE OF SECTION 9 AS DERIVED FROM THE N.O.A.A. SURVEY NET ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR. THE REFERENCE LINE FOR BEARING TERRASURVEY, INC. INK #51640A ON JETSET MYLAR #JR440IJME. CONTROL FOR THIS SURVEY WAS TAKEN FROM MONUMENTS FOUND PROFESSIONAL LAND SURVEYORS ALONG THE SOUTH LINE OF D.L.C. NO. 41 AS SHOWN ON FILED SURVEYS NO. 13679 AND 16528. 274 FOURTH STREET ASHLAND, OREGON 97520 STUART M. OSMUS, PLS 2464 (541) 482-6474 T39S, R1E, SEC 04CD, TL 1903 terrain•bisp.net SHEET 1 OF 1