

# MAP OF SURVEY

Located in the Southwest One-quarter of the Southwest One-quarter of Section 2, Township 37 South, Range 2 West of the Willamette Meridian, in the City of Central Point, Jackson County, Oregon

## PERFORMED FOR:

Duncan Development, LLC  
PO Box 5656  
Central Point, OR 97502

## SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

**Purpose:** Perform a boundary survey, monument corners, prepare and file a Map of Survey in the Jackson County Surveyor's Office.

**Procedure:** Utilizing a Trimble 5600 robotic total station, and a Trimble TSCe controller, all found monuments were tied in a closed traverse or via redundant ties. Record data utilized as follows: Document Number 93-39419 of the Official Records of Jackson County, Oregon; Surveys Numbered 7503, 13985, 14099 and 16865, as filed in the office of the Jackson County Surveyor.

Utilizing the ties previously made by this office on said Survey Number 16865, established the west line of Donation Land Claim No. 56, being coincident with tangent portions of Freeman Court and Freeman Road. From which, established the westerly right of way of said Freeman Court, and the easterly boundary of the subject tract hereon.

Utilizing the found monuments per Survey Number 13985, as depicted hereon, established the centerline and southerly right of way of Pine Street, also establishing the northerly boundary of the subject tract hereon.

Utilizing said Document Number 93-39419 and the found monuments per Survey Number 7503, established the southerly and westerly boundaries of said subject tract.

Set monuments marking the boundary corners as depicted hereon.

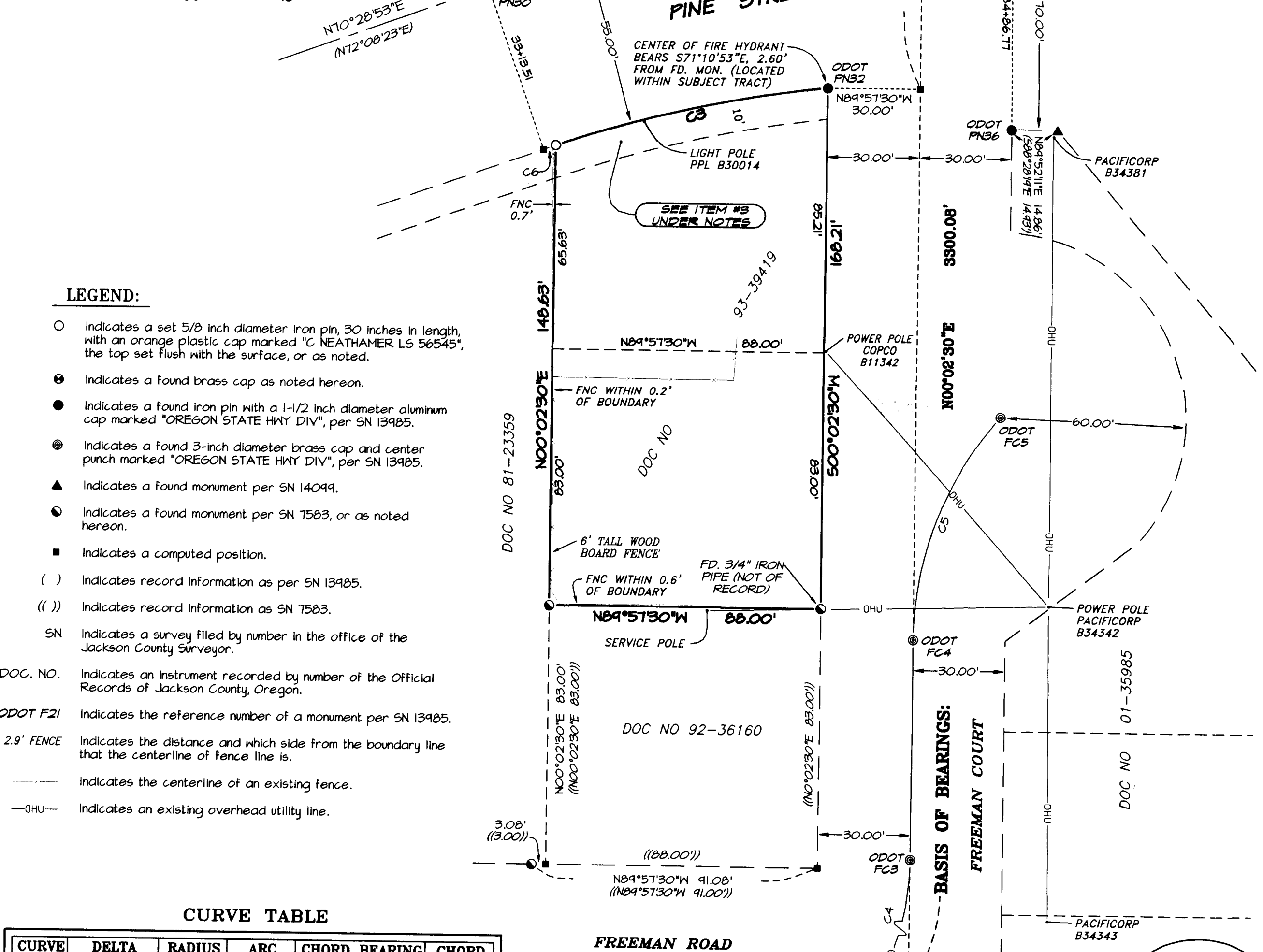
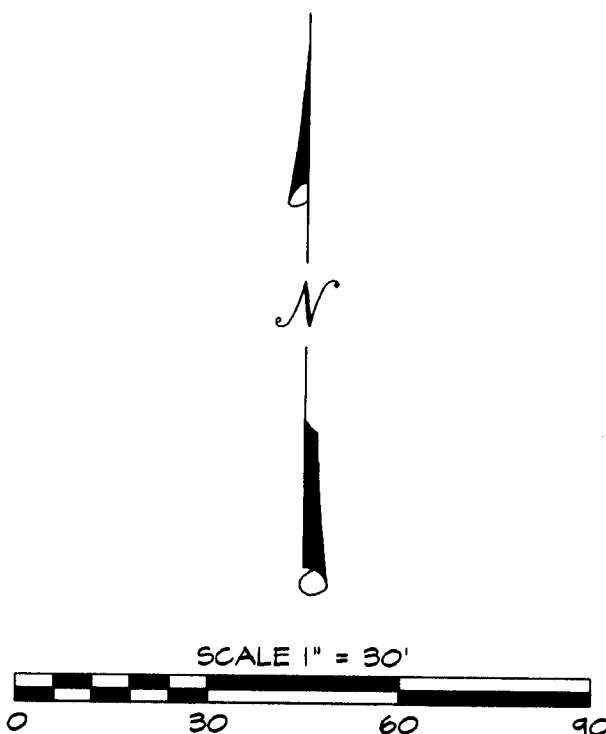
## NOTES:

The subject tract of land is encumbered by the following matters of record:

- (1) An easement for the transmission and distribution of electricity, being 20' wide (10' each side of pole and wire lines), per Volume 483 at Page 382 of the Deed Records of Jackson County, Oregon. Said easement is blanket in nature, and could not be specifically located.
- (2) Limited access to and from Pine Street, as per Document Number 92-05731 of the Official Records of Jackson County, Oregon.
- (3) Permanent easement for slopes, water, gas, electric and communication service lines, fixtures and facilities per Doc. No. 92-05731.

## BASIS OF BEARINGS:

The west line of Donation Land Claim No. 56, per Survey Number 16865, as filed in the office of the Jackson County Surveyor.



## LEGEND:

- Indicates a set 5/8 inch diameter iron pin, 30 inches in length, with an orange plastic cap marked "C NEATHAMER LS 56545", the top set flush with the surface, or as noted.
- ⊕ Indicates a found brass cap as noted hereon.
- Indicates a found iron pin with a 1-1/2 inch diameter aluminum cap marked "OREGON STATE HWY DIV", per SN 13985.
- ⊙ Indicates a found 3-inch diameter brass cap and center punch marked "OREGON STATE HWY DIV", per SN 13985.
- ▲ Indicates a found monument per SN 14099.
- Indicates a found monument per SN 7503, or as noted hereon.
- Indicates a computed position.
- ( ) Indicates record information as per SN 13985.
- (( )) Indicates record information as SN 7503.
- SN Indicates a survey filed by number in the office of the Jackson County Surveyor.
- DOC. NO. Indicates an instrument recorded by number of the Official Records of Jackson County, Oregon.
- ODOT F21 Indicates the reference number of a monument per SN 13985.
- 2.9' FENCE Indicates the distance and which side from the boundary line that the centerline of fence line is.
- Indicates the centerline of an existing fence.
- OHU- Indicates an existing overhead utility line.

## CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	19°23'18"	450.37'	155.11'	N80°10'32"E	154.37'
C2	19°23'18"	450.35'	155.10'	N81°50'02"E	154.36'
C3	12°49'56"	403.37'	90.34'	N77°29'56"E	90.15'
C4	48°24'00"	85.00'	71.80'	N24°14'30"E	69.69'
C5	41°37'28"	108.24'	78.63'	N21°07'48"E	76.92'
C6	00°36'05"	403.37'	4.23'	N21°07'48"E	4.23'

**\*\* RECEIVED \*\***  
DATE 7-22-05 BY *AB*  
This survey consists of:  
1 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

CAEL E. NEATHAMER  
OREGON JULY 09, 2001  
CAEL E. NEATHAMER 56545  
Renewal Date 12/31/06

PREPARED BY: Neathamer Surveying, Inc.  
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PROJECT NUMBER: 05053 DATE: July 21, 2005