

Survey Number 19151

SURVEY NARRATIVE
TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

DATE OF SURVEY:

March 24, 2006

SURVEYED BY:

TerraSurvey, Inc.
274 Fourth Street
Ashland, OR 97520

SURVEY FOR:

The Southern Oregon University Foundation
1250 Siskiyou Blvd.
Ashland, OR 97520

LOCATION:

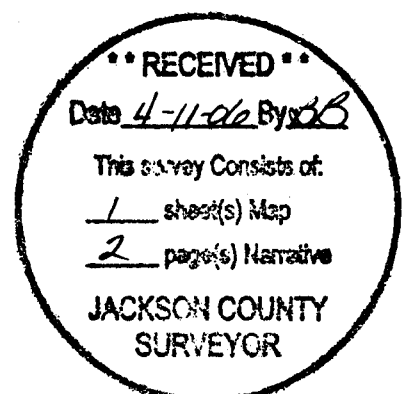
Located in the SE 1/4 of Section 10, Township 38 South, Range 1 West, & the NE 1/4 of Section 15, Township 38 South, Range 1 West, Willamette Meridian, City of Phoenix, Jackson County, Oregon

PURPOSE:

The purpose of this survey was to survey and monument the lands of the Southern Oregon University Foundation as described in the deed recorded as Document Number 96-00191 in the Official Records of Jackson County, Oregon

BASIS OF BEARINGS:

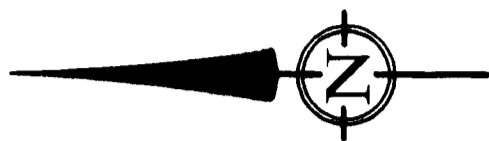
The monument found at the SW corner of DLC No. 82 and the referenced position of the internal ell corner of DLC No. 42 as S 00°07'07" W per Filed Survey No. 15171



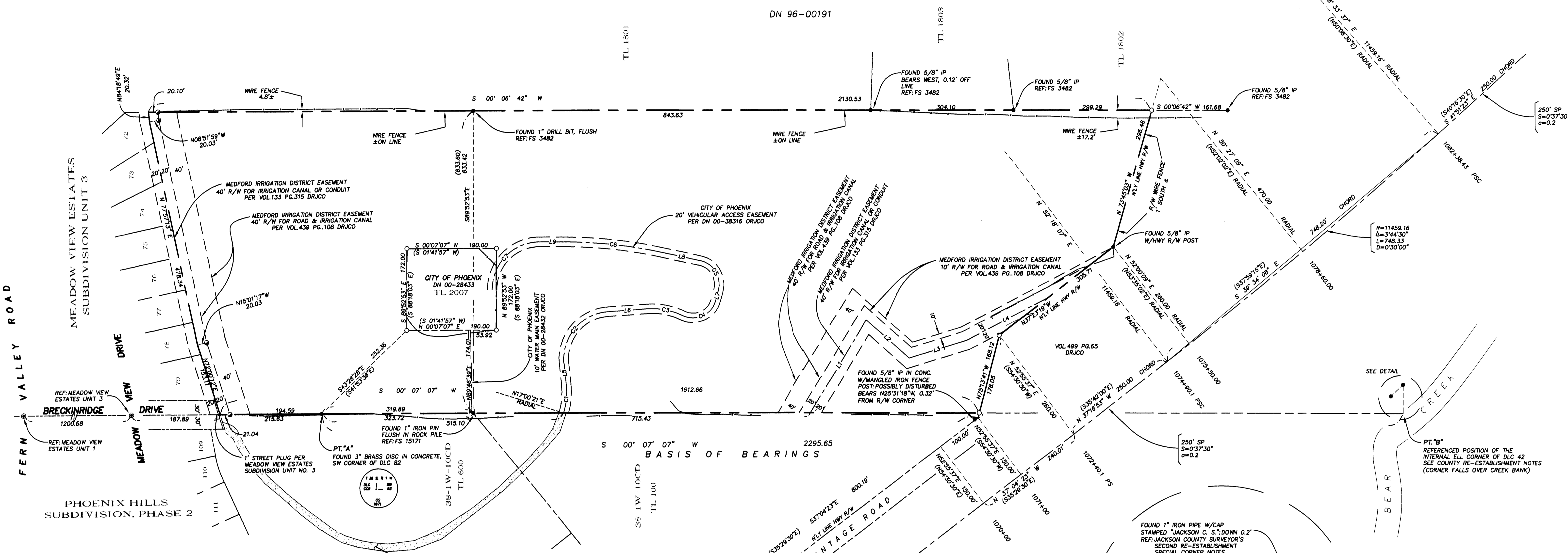
MAP OF SURVEY

LOCATED IN:
THE SE 1/4 OF SECTION 10, TOWNSHIP 38 SOUTH
RANGE 1 WEST, & THE NE 1/4 OF SECTION 15,
TOWNSHIP 38 SOUTH, RANGE 1 WEST WILLAMETTE MERIDIAN
CITY OF PHOENIX, JACKSON COUNTY, OREGON

SURVEY FOR:
THE SOUTHERN OREGON UNIVERSITY FOUNDATION
1250 SISKIYOU BLVD.
ASHLAND, OREGON
DN 96-00191



DATE: 3-24-2006
SCALE: 1"=100'



LEGEND

- SURVEYED PROPERTY LINE
- SET 5/8" X 24" IRON PIN W/CAP STAMPED "ALSPACH PLS 2653"
- WITNESS MONUMENT
- SET 5/8" X 24" IRON PIN W/CAP STAMPED "ALSPACH PLS 2653"
- FOUND 1" BRASS DISC W/PUNCH STAMPED "LS 1913"
- FOUND MONUMENT AS NOTED
- () RECORD DATA WHEN DIFFERENT FROM MEASURED
- IP IRON PIN
- FS FILED SURVEY
- DN DOCUMENT NUMBER, OFFICIAL RECORDS, JACKSON COUNTY, OREGON
- REF: REFERENCE
- DRJCO DEED RECORDS JACKSON COUNTY OREGON
- ORJCO OFFICIAL RECORDS JACKSON COUNTY OREGON

ACCESS NOTE
A ROADWAY EASEMENT AGREEMENT EXISTS FOR CONSTRUCTED ROAD TO SERVE RESERVOIR SITE AND FUTURE DEVELOPMENT OF SURROUNDING PROPERTIES PER DN 00-28434

BASIS OF BEARING

MONUMENT FOUND AT POINT "A" AND REFERENCED POSITION OF INTERNAL ELL CORNER OF DLC 42 AT POINT "B" AS S 00° 07' 07" W, PER FILED SURVEY NUMBER 15171

20' WIDE ACCESS EASEMENT DN 00-38316

LINE	LENGTH	BEARING
L5	44.76	N84°24'15"E
L6	84.18	S03°58'33"E
L7	21.86	S73°46'32"E
L8	85.82	N12°06'42"E
L9	56.18	N00°30'46"E

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	150.00	22°36'05"	59.17	S84°17'42"E 58.79
C2	100.00	91°37'18"	159.91	S49°47'04"E 143.41
C3	148.00	29°46'14"	76.90	S10°54'36"W 76.04
C4	50.00	99°34'07"	86.89	S23°59'24"E 76.36
C5	50.00	94°06'51"	82.13	N59°10'05"E 73.20
C6	1000.00	11°35'56"	202.44	N06°18'44"E 202.09
C7	100.00	90°17'53"	157.60	N44°38'10"W 141.79

40' WIDE IRRIGATION R/W VOL.133 PG.315

LINE	LENGTH	BEARING
L1	228.86	S58°30'53"E
L2	120.77	S41°59'07"W
L3	126.98	S16°54'53"E
L4	197.08	S27°24'53"E

NOTES

1. RECORDED EASEMENTS WERE OBTAINED FROM THE SUBDIVISION GUARANTEE, TITLE NUMBER 0775783-SUB, PROVIDED BY AMERITITLE, TITLE AND ESCROW SERVICES, DATED 2/22/06

RECEIVED

DATE 4-11-06 BY *AB*
This survey consists of:
1 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY SURVEYOR



TERRASURVEY, INC.
PROFESSIONAL LAND SURVEYORS

274 FOURTH STREET
ASHLAND, OREGON 97520

(541) 482-6474
terrain@bisp.net

JOB NO. 515-05

PROCEDURE:

The subject property is bounded on the north by the Medford Irrigation District Canal, on the west by the east line of DLC No. 42 (being the west line of Vol. 257 Pg.208), on the south by the northerly line of Interstate Highway No. 5 and on the east by the easterly line of Vol.257 Pg. 208. This survey began by searching the records for recorded maps and deeds which would aid in locating these boundaries.

There have been many surveys in the area which have established the easterly line of DLC No.42. I retraced filed survey No.15171 using the found brass disc monument at the SW corner of DLC No. 82 and the referenced position of the internal ell corner of DLC No.42 as the basis of bearings. The internal ell corner of DLC No. 42 was positioned using the record angular relationship between the two found reference monuments and the record distance from the most southerly reference monument to the corner. The easterly line of DLC No. 42, as established, fit well with other monuments found on that line from FS No.15171 and from Meadow View Estates Subdivision Unit No. 3 and Unit No. 1. With this agreement I felt comfortable with the east line of DLC No. 42 as established and saw no need to extend my survey any further north to tie the NE corner of DLC No. 42. For the northerly line of the subject property I accepted the centerline of the Medford Irrigation District Canal as monumented by Meadow View Estates Unit No. 3. The easterly boundary of the subject property, per the legal description, is a line parallel with and 633.6 feet distant from the westerly line. This survey deviates from this slightly for the location of the easterly line by accepting the monuments found and or set by filed survey No.3482 and called for in the adjoining deeds. The southerly line of the subject property being the northerly right of way of Interstate 5, was determined by using geometry generated from the legal description contained in Vol.499 Pg.65 and from the Oregon Department of Transportation Right of Way Map, DRG No. 8B-10-21. This geometry was rotated and translated to fit found Right of Way monuments in the area.

Lying within the subject property is a rectangular parcel of land granted to the City of Phoenix by that certain deed recorded in document No. 00-28433. The basis of bearing utilized for this legal description is the Oregon State Plane Coordinate System, South Zone. My assumption was that this parcel would have been created with property lines parallel with and perpendicular to the east line of DLC No. 42. Filed Survey No.5011 provided published SPC 27 coordinates for the east line of DLC No. 42 which confirmed this assumption. A rotation was applied to this legal description to conform with this survey.

The 40' Medford Irrigation District easement per Vol.133 Pg.315 was "best fit" over the existing physical location of the canal bench in the southerly portion of the subject property. In doing so the angular relationship of the centerline courses were maintained while the course lengths were shortened or elongated to fit the physical location.

An old wire fence along the length of the easterly boundary lies east, on, and west of the property line as indicated on the map. An old deteriorated wire fence appears in places along the westerly boundary and is found mostly west of the boundary. The Highway right of way fence pretty much parallels the property line at approximately 1' distance south of the line. It should be noted that the most easterly extent of the Highway right of way fence terminates and corners south at the existing easterly wire fence and does not extend to the monumented easterly line. A 4x4 R/W post is located at that fence corner but an iron pin monument was never found.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Richard F. Alspach

OREGON
JULY 19, 1904
RICHARD F. ALSPACH
No. 2653

Expires 12-31-2007

APRIL 7, 2006

Richard F. Alspach

Richard F. Alspach, PLS 2653
TerraSurvey, Inc.
274 Fourth Street
Ashland, OR 97520

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Date 4-11-06
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1 sheet(s) Map
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JACKSON COUNTY
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