

JACKSON COUNTY FILE NO. SUB2006-00005

JACKSON COUNTY PLANNING APPROVAL

BY: *Stuart M. Osmus*
PLANNING

DATE: 6/5/06

OR 73-16784

TAX LOT 1200
(NOT SURVEYED)

ADJUSTED TAX LOT 1200
46.67 ACRES±
OR 2005-067254

FS 6121

SE CORNER PRADERS 10 ACRE TRACT
FD 3/4" IRON PIPE PER
COUNTY SURVEYOR'S
RECORD OF SURVEY OF 1913
BOOK A, PAGES 6-9
(SEE ALSO FS 5474)

S89°27'00"E
57.70'

FD 5/8" IRON PIN
FROM FS 5474

SOUTHERLY LINE OF BAGLEY TRACTS (SEE FS 6121 AND COUNTY SURVEYOR BOOK A, PAGES 6-8) (PROPERTY LINE PRIOR TO ADJUSTMENT)

FD 5/8" IRON PIN
COUNTY SURVEYOR'S
RECORD OF SURVEY OF 1913
BOOK A, PAGES 6-9
SW CORNER PRADERS 10 ACRE TRACT

S89°19'58"E 1782.38'
R1= 1782.24'
R3= N89°27'W, 1782.00'

22.48' FENCE 454.58'

S89°23'06"E 434.27'
ADJUSTED PROPERTY LINE

ADJUSTED PROPERTY LINE
N45°24'31"E
58.80'

ADJUSTED PROPERTY LINE
S89°19'53"E
457.81'
477.63'

SOUTH
21.17'

R2= 48.72'

NEW FENCE
OLD FENCE
NEW FENCE

MAP OF SURVEY

PROPERTY LINE ADJUSTMENT
FOR
FERIDOUN ATRI
P.O. BOX 112
ASHLAND, OREGON 97520
AND
DAVE FORTMILLER
1000 MOREY ROAD
TALENT, OREGON 97540

TAX LOT 1200
(NOT SURVEYED)

OR 05-042576

VOL. 75, PG. 627

LOCATED IN:

SE 1/4 SEC 34, TOWNSHIP 38 SOUTH, RANGE 1 WEST
WILLAMETTE BASE AND MERIDIAN, JACKSON COUNTY, OREGON

VOL. 78, PG. 387

OR 73-16784

TAX LOT 2300
ADJUSTED TAX LOT 2300
14.52 ACRES±
OR 2005-067253

FENCES NOT SHOWN IN THIS
AREA FOR CLARITY
(SEE FS 18855)

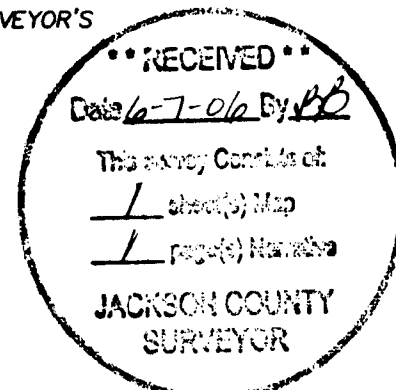
FS 5474

LEGEND

- SURVEYED PROPERTY LINE (UNLESS OTHERWISE NOTED)
- x- FENCE
- ADJOINING PROPERTY LINE
- CALCULATED LINE
- FD FOUND
- FS FILED SURVEY, JACKSON COUNTY, OREGON
- OR- OFFICIAL RECORDS, JACKSON COUNTY, OREGON
- VOL, PG DEED RECORDS, JACKSON COUNTY, OREGON
- FOUND 5/8" IRON PIN W/CAP MARKED 'BOVA LS 2418'
FROM FS 18855 UNLESS OTHERWISE NOTED
- SET 5/8" X 30" IRON PIN WITH CAP MARKED:
OSMUS PLS 2464
- R1 RECORD BEARINGS AND DISTANCES FROM FS 6121
- R2 RECORD BEARINGS AND DISTANCES FROM FS 5474
- R3 RECORD BEARINGS AND DISTANCES FROM COUNTY SURVEYOR'S
BOOK A, PAGES 6-9 (SURVEY FOR BAGLEY, ET. AL.)
- DLC DONATION LAND CLAIM

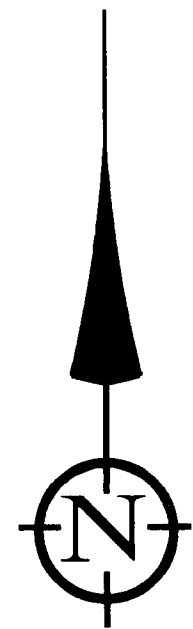
BASIS OF BEARING

FILED SURVEY NO. 18855



I CERTIFY THAT THIS SURVEY WAS PREPARED WITH ARCHIVAL
QUALITY MATERIALS AS REQUIRED BY ORS 209.250. SPECIFIC
PRODUCTS USED ARE HEWLETT PACKARD INK #51640A ON
COMSTOCK MYLAR #130444.

Stuart M. Osmus
STUART M. OSMUS, PLS 2464

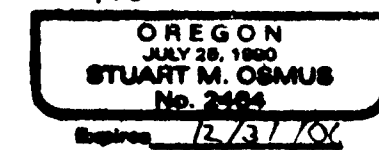
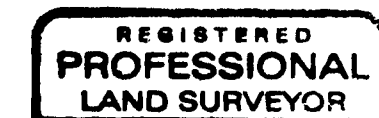


SCALE: 1"= 100'

DATE OF SURVEY: 8-16-05

ALL DISTANCES ARE IN FEET
AND DECIMALS THEREOF

NOTE 1: THIS LINE WAS SURVEYED BY CHARLES HURST AS PART
OF FILED SURVEY NO. 5474. MR. HURST PROPOSED A BOUNDARY
LINE AGREEMENT TO MATCH AN EXISTING FENCE LINE AND SET
MONUMENTS ALONG THE PROPOSED LINE. A RECORD OF AN
AGREEMENT FOR THIS LINE WAS NOT FOUND. SOME OF THE
CURRENT DEEDS FOR THESE PARCELS INCLUDE CALLS TO THE
PROPOSED AGREEMENT LINE WHICH MAY HAVE CREATED GAPS AND
OVERLAPS. THE LINE SHOWN IS THE RECORD LOCATION FROM THE
CLIENT'S DEED.



TERRASURVEY, INC.
PROFESSIONAL LAND SURVEYORS

274 FOURTH STREET
ASHLAND, OREGON 97520
(541) 482-6474
terrain@bisp.net

SE CORNER SECTION 34
NOT VISITED THIS SURVEY

SURVEY NARRATIVE
TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

DATE OF SURVEY:
August 16, 2005

SURVEYED BY:
Terrasurvey, Inc.
274 Fourth Street
Ashland, Oregon 97520

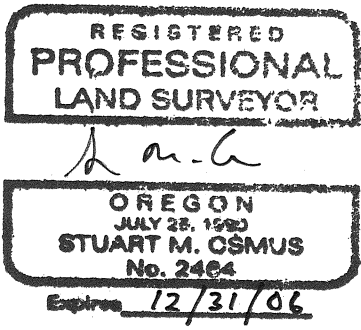
SURVEY FOR:
Feridoun Atri and Dave Fortmiller
P.O. Box 112 and 1000 Morey Road
Ashland, Oregon 97520 Talent, Oregon 97540

LOCATION:
Located in the Southeast Quarter of Section 34, Township ^{38*}~~39~~ South, Range 1 ^{West}~~East~~,
Willamette Base and Meridian, Jackson County, Oregon.

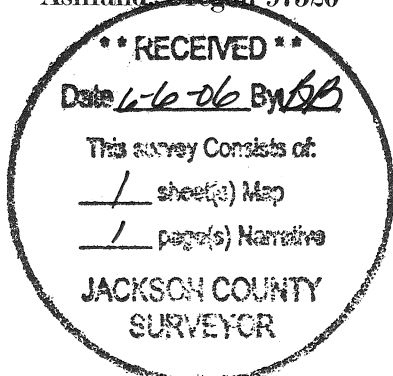
PURPOSE:
To survey and monument an adjusted line between two parcels as agreed to by the
owners and as approved by Jackson County Planning file number SUB2005-00024.

BASIS OF BEARINGS:
The most southerly line of the Bagley tracts as shown on Filed Survey No. 6121.

PROCEDURE:
The original line between these two parcels was surveyed and monumented by Deputy
Surveyor A.T. Brown in 1913. In 1975, surveyor J.A. Hoffbuhr recovered two of
Brown's monuments along the southerly line of the Bagley properties (Survey No.
6121). More recently, the owner of the Bagley (now Fortmiller) properties built a
fence along a portion of the line. The fence was more than 20 feet southerly of the
established line. An agreement was reached between Mr. Fortmiller and his neighbor,
Mr. Atri, to an equal area land exchange. I located two of the monuments set by A.T.
Brown and some of the monuments shown on Filed Surveys No. 5474 and 18855.
The southeasterly line of Tax Lot 2300 was not surveyed. A note on the Map of
Survey refers to Filed Survey No. 5474 and the possibility of gaps or overlaps along
this line. A portion of the westerly line of Tax Lot 2300 was recently adjusted to
match existing fence locations by Joseph Bova and filed as Survey No. 18855. As
shown on Surveys No. 18855 and 16990 a deed overlap exists along the northerly
portion of this line. The west end of the line adjusted by this survey terminates on the
westerly line of the senior deed.
The remaining boundaries of these two parcels were not surveyed.



September 8, 2005
Stuart M. Osmus, PLS 2464
Terrasurvey, Inc.
274 Fourth Street
Ashland, Oregon 97520



* AFFIDAVIT OF CORRECTION
Doc No. 2006-30848
(See CS 19213)
Asquith, 6/16/06

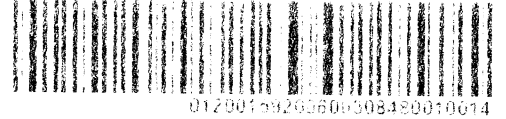
AFFIDAVIT OF CORRECTION
Pursuant to O.R.S. 209.255

2006-030848

R ACC

06/15/2006 02:32:15 PM

Total \$41.00



Filed in Jackson County, Oregon for the County Clerk
County and the Registrar of Deeds for the County of Jackson
Records
Kathleen B. Broderick - County Clerk

19213

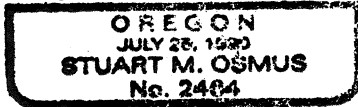
Be it hereby noted that on the Narrative which accompanied Filed Survey No. 19213 in the office of the Jackson County Surveyor in Jackson County, Oregon an error was made in describing the location of the parcels. Under **Location:**, the sentence reads: "Located in the Southeast Quarter of Section 34, Township 39 South, Range 1 East, Willamette Base and Meridian, Jackson County, Oregon". The sentence should read: Located in the Southeast Quarter of Section 34, Township 38 South, Range 1 West, Willamette Base and Meridian, Jackson County, Oregon.

Date: June 15, 2006

Stuart M. Osmus
Stuart M. Osmus, PLS 2464



Stuart M. Osmus

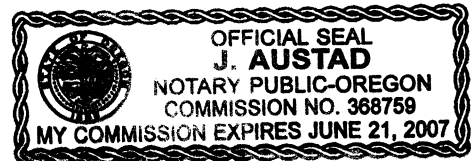


Expires 12/31/06

State of Oregon)
County of Jackson) ss.

On this, the 15th Day of June, 2006, before me appeared Stuart M. Osmus, a Registered Professional Land Surveyor, to me personally known, who being duly sworn, did say that the foregoing instrument was signed by him and to be his free act and deed.

Before me: J. Austad



I, Roger R. Roberts, Jackson County Surveyor, do hereby certify that I have examined this Affidavit of Correction and that the changes are permitted in accordance with Chapter 209, Paragraph 255, Oregon Revised Statutes.

June 15, 2006
Date

Roger R. Roberts
Roger R. Roberts,
Jackson County Surveyor

