

SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

PURPOSE: TO SURVEY AND MONUMENT THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 87-25443 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AS WELL AS THE NORTHWESTERLY RIGHT OF WAY FOR THE CENTRAL OREGON & PACIFIC RAILROAD (FORMERLY, THE "OREGON & CALIFORNIA RAILROAD" AND THE "SOUTHERN PACIFIC RAILROAD") THROUGH THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 2008-042326 OF SAID RECORDS. ALSO, THE CLOSEST POINT FROM THE RIGHT OF WAY OF COLESTIN ROAD TO THE SUBJECT TRACT WAS ALSO MEASURED.

PROCEDURE: UTILIZING AN ELECTRONIC LEICA TCPR 1203 ROBOTIC TOTAL STATION AND RANGING PRISMS, IN CONJUNCTION WITH ASHTACH PROMARK 2 SURVEY GRADE GLOBAL POSITIONING SATELLITE (GPS) RECEIVERS TO ESTABLISH PROJECT SURVEY CONTROL NETWORK, I SURVEYED THE LAND AS SHOWN. THE SUBJECT TRACT IS A ONE (1) ACRE APPROVED HOMESITE CONTAINED WHOLLY WITHIN THE PARENT TRACT DESCRIBED IN INSTRUMENT NO. 2008-042326. THE NORTH AND WEST QUARTER CORNERS OF SECTION 30 WERE RECOVERED TO ESTABLISH HORIZONTAL CONTROL. FOR PURPOSES OF ECONOMY REQUESTED BY THE CLIENT, THE REMAINING CORNERS THAT WOULD HAVE BEEN NECESSARY TO LOCATE AND TIE IN ORDER TO PROPERLY DETERMINE THE SUBJECT PROPERTY WITHIN THE NORTHWEST, NORTHEAST AND SOUTHWEST QUARTERS OF SECTION 30, WERE NOT FIELD SURVEYED. THEREFORE, FOR THE PURPOSES OF THIS SURVEY, RECORD PLAT BEARINGS AND DISTANCES WERE UTILIZED FROM THE ORIGINAL TOWNSHIP AND SUBDIVISION SURVEYS PERFORMED IN 1854 & 1855 BY IVES AND HYDE AND NATHANIEL FORD FOR THE NORTH & WEST LINES OF SECTION 30. THE EXISTING "AS-BUILT" RAILROAD CENTERLINE WAS FIELD SURVEYED AND FIT RELATIVELY WELL OVERALL WITH THE RECORD "SOUTHERN PACIFIC COMPANY RIGHT OF WAY AND TRACK MAP FROM STATION 230+00 TO 30+00" BY HOLDING THE TANGENTS BETWEEN STATIONS 44+62.3 AND 62+40.0. THE ORIGINAL 100-FOOT WIDE RIGHT OF WAY THROUGH THE SUBJECT PROPERTY WAS DESCRIBED IN DEED RECORD VOLUME 13, PAGE 681, WITH ADDITIONAL RIGHT OF WAY LATER TAKEN AND DESCRIBED IN DEED RECORD VOLUME 47, PAGE 230.

O.R. 2008-042326

MAP OF SURVEY

LYING SITUATE WITHIN

NORTHWEST QUARTER OF SECTION 30
TOWNSHIP 40 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN
JACKSON COUNTY, OREGON

FOR

MATT SILVERSTEIN

1585 Colestin Road
Ashland, Oregon

LEGEND

SECTION CORNER PER GENERAL LAND OFFICE OFFICIAL PLAT, APPROVED JULY 7, 1856 (PLAT RECORD)
2 1/2" BRASS CAP QUARTER SECTION CORNER PER JACKSON COUNTY SURVEYOR RE-ESTABLISHMENT NOTES & S/N 17922 (RECOVERED)
5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
PROPERTY LINE
BOUNDARY LINE
EASEMENT LINE
CENTERLINE
FENCE LINE
O.R. OFFICIAL RECORDS, JACKSON COUNTY RECORDER
D.R. DEED RECORD VOLUME / PAGE, JACKSON COUNTY RECORDER
S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
STA SOUTHERN PACIFIC RAILROAD ENGINEERS STATION NUMBER
{ } SURVEY RECORD DATA PER S/N 17922
[] PLAT RECORD DATA PER 1856 GENERAL LAND OFFICE PLAT
RIGHT-OF-WAY PER DEED RECORD VOLUME 47, PAGE 230

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS ASTRONOMIC NORTH, DERIVED FROM GLOBAL POSITIONING SATELLITE (G.P.S.) OBSERVATIONS TAKEN NEAR THE WEST QUARTER CORNER OF SECTION 30, TOWNSHIP 40 SOUTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, THE WEST LINE OF SAID TOWNSHIP ALSO BEING THE OFFSET MERIDIAN LINE SURVEYED BY IVES AND HYDE IN 1854 AND APPROVED BY THE U.S. SURVEYOR GENERAL'S OFFICE ON JULY 7, 1856, HAVING A GEODETIC "TRUE" BEARING OF NORTH, AS REFERENCED ON SAID GENERAL LAND OFFICE PLAT FOR TOWNSHIP 40 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN.

** RECEIVED **

Date 12-30-08 By MS
This survey consists of
1 sheet(s) Map
0 page(s) Narrative

JACKSON COUNTY
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Shawn Kampmann

OREGON
JULY 14, 1998
SHAWN KAMPMANN
2883 LS

RENEWAL DATE: 6/30/2009

SURVEYED BY:

POLARIS LAND SURVEYING LLC
P.O. BOX 459
ASHLAND, OREGON 97520
(541) 482-5009

DATE: DECEMBER 12, 2008
PROJECT NO. 521-08

POLARIS LAND SURVEYING