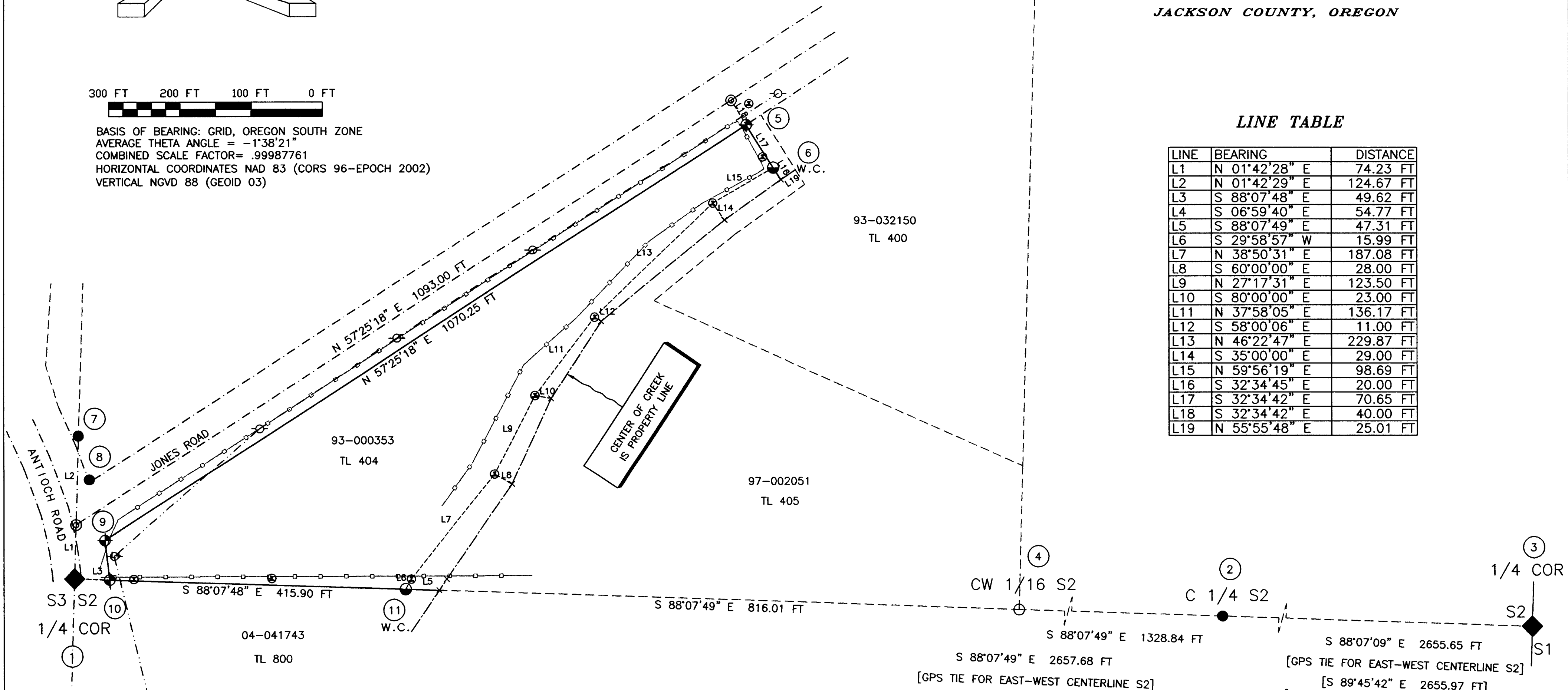


BASIS OF BEARING: GRID, OREGON SOUTH ZONE
 AVERAGE THETA ANGLE = -1°38'21"
 COMBINED SCALE FACTOR = .99987761
 HORIZONTAL COORDINATES NAD 83 (CORS 96-EPOCH 2002)
 VERTICAL NGVD 88 (GEOID 03)

LOCATED IN THE
 SW 1/4 OF THE NW 1/4 SECTION 2
 TOWNSHIP 35 SOUTH, RANGE 2 WEST, W.M.
 JACKSON COUNTY, OREGON

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 01°42'28" E	74.23 FT
L2	N 01°42'29" E	124.67 FT
L3	S 88°07'48" E	49.62 FT
L4	S 06°59'40" E	54.77 FT
L5	S 88°07'49" E	47.31 FT
L6	S 29°58'57" W	15.99 FT
L7	N 38°50'31" E	187.08 FT
L8	S 60°00'00" E	28.00 FT
L9	N 27°17'31" E	123.50 FT
L10	S 80°00'00" E	23.00 FT
L11	N 37°58'05" E	136.17 FT
L12	S 58°00'06" E	11.00 FT
L13	N 46°22'47" E	229.87 FT
L14	S 35°00'00" E	29.00 FT
L15	N 59°56'19" E	98.69 FT
L16	S 32°34'45" E	20.00 FT
L17	S 32°34'42" E	70.65 FT
L18	S 32°34'42" E	40.00 FT
L19	N 55°55'48" E	25.01 FT



LEGEND

- ① CORNER NUMBER- SEE NARRATIVE
- ⊕ SET 1/2" X 15" IRON PIN WITH PLASTIC CAP MARKED "SBLs CONTROL"
- ◆ FOUND JACKSON COUNTY SURVEYOR BRASS CAP MONUMENT
- ⊕ SET 5/8 X 24" IRON PIN WITH RED PLASTIC CAP MARKED "BAROTT LS2332"
- NO MONUMENT FOUND OR SET
- FOUND 5/8" IRON PIN- SEE NARRATIVE
- ⊕ SET 5/8 X 24" IRON PIN WITH 2" ALUMINUM CAP MARKED "W.C. 2009 LS2332"
- UTILITY POLE- WOOD OR METAL
- ⊙ SET 1/2" MAG NAIL WITH STAINLESS STEEL WASHER STAMPED LS2332
- FENCE
- - - CREEK
- - - JONES AND ANTIOCH C/L & ROW
- - - OVERHEAD POWER
- - - OTHER TAX LOTS

S 88°07'49" E 2657.68 FT
 [GPS TIE FOR EAST-WEST CENTERLINE S2]
 [S 89°46'10" E 2658.00 FT]
 [GEODETIC BEARING & GROUND DISTANCE]
 (C.S. 12802-S 89°46'24" E 2658.04 FT)

S 88°07'49" E 816.01 FT

S 88°07'49" E 1328.84 FT

S 88°07'09" E 2655.65 FT
 [GPS TIE FOR EAST-WEST CENTERLINE S2]
 [S 89°45'42" E 2655.97 FT]
 [GEODETIC BEARING & GROUND DISTANCE]
 (C.S. 12802-S 89°46'24" E 2655.80 FT)

SEE ATTACHED NARRATIVE

35-2W-2-TL404

** RECEIVED **

Date 5-1-09 By: SB
 This survey consists of:
1 sheet(s) Map
9 page(s) Narrative

JACKSON COUNTY
 SURVEYOR

STEPHAN BAROTT LAND SURVEYING

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Stephan Barott

OREGON
 JULY 26, 1988
 STEPHAN L. BAROTT
 2332
 MY CERTIFICATE EXPIRES
 DECEMBER 31, 2009

1446 ST. ANDREW WAY
 MEDFORD, OREGON 97504

541-776-1272
 fax 541-776-2956
 sbarott@charter.net

MAP OF SURVEY		
DRAWN SBLs	DATE 4-27-09	JOSE LEAL 17405 JONES ROAD WHITE CITY, OR 97503
APPROVED	DATE	
SCALE 1"=100'	SHEET 1 OF 1	PROJECT NO. 2009-14

**Survey Narrative to Comply with
Oregon Revised Statutes, Paragraph 209.250**

DATE OF SURVEY: April 27, 2009

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Stephan Barott

OREGON
JULY 26, 1988
STEPHAN L. BAROTT
2332

MY CERTIFICATE EXPIRES
DECEMBER 31, 2009

**** RECEIVED ****
Date *5-1-09* By *BB*
This survey Consists of:
1 sheet(s) Map
9 page(s) Narrative
JACKSON COUNTY
SURVEYOR

**Survey Narrative to Comply with
Oregon Revised Statutes, Paragraph 209.250**

From which;

A ½-inch by 15-inch long iron pin with a blue plastic cap marked "SBLs CONTROL" set 0.85 feet south of wire fence, bears North 88°46'11"East, 33.81 feet.

The NAD 83 (CORS 96 Epoch 2002) and vertical NGVD 88 (Geoid 03) position of this control point is:

LATITUDE: 42°33'23.51969" N
LONGITUDE: 122°54'54.06883"W
ELEVATION: 1529.36 FT.

11. Witness Corner, 47.31 feet west of stream centerline, I set a 5/8-inch diameter by 24-inch long iron pin with a 2-inch diameter aluminum cap marked:

W.C.

2009
LS 2332

From which;

A ½-inch by 15-inch long iron pin with a blue plastic cap marked "SBLs CONTROL" set on a dyke, 6 feet south of an old wire fence, bears North 29°58'57"East, 15.99 feet.

The NAD 83 (CORS 96 Epoch 2002) and vertical NGVD 88 (Geoid 03) position of this control point is:

LATITUDE: 42°33'23.62635" N
LONGITUDE: 122°54'48.86152"W
ELEVATION: 1519.46 FT.

A ½-inch by 15-inch long iron pin with a pink plastic cap marked "SBLs CONTROL" set 1.4 feet south of a wire fence, bears North 85°22'49"West, 188.86 feet.

The NAD 83 (CORS 96 Epoch 2002) and vertical NGVD 88 position of this control point is:

LATITUDE: 42°33'23.58392" N
LONGITUDE: 122°54'51.48308"W
ELEVATION: 1520.97 FT.

**Survey Narrative to Comply with
Oregon Revised Statutes, Paragraph 209.250**

**LATITUDE: 42°33'29.55225" N
LONGITUDE: 122°54'42.48119"W
ELEVATION: 1525.74 FT.**

A ½-inch by 15-inch long iron pin with a blue plastic cap marked "SBLs CONTROL" set above the west ditch of Jones Road bears South 86°01'06"West, 273.30 feet.

The NAD 83 (CORS 96 Epoch 2002) and vertical NGVD 88 (Geoid 03) position of this control point is:

**LATITUDE: 42°33'29.14290" N
LONGITUDE: 122°54'45.90967"W
ELEVATION: 1534.07 FT.**

9. Corner point set on the Right-of-Way for Jones and Antioch Roads. Set a 5/8-inch X 24-inch long iron pin with a red plastic cap marked:

BAROTT

LS 2332

From which;
A 1-½-inch bronze cap marked:

**JACKSON COUNTY
Δ
SURVEYOR**

bears South 02°13'50"West, 4.88 feet.

The NAD 83 (CORS 96 Epoch 2002) and vertical NGVD 88 (Geoid 03) position of this reference point is:

**LATITUDE: 42°33'23.98969" N
LONGITUDE: 122°54'54.62566"W
ELEVATION: 1534.14 FT.**

10. Corner point set on the Right-of-Way for Antioch Road. Set a 5/8-inch X 24-inch long iron pin with a red plastic cap marked:

BAROTT

LS 2332

**Survey Narrative to Comply with
Oregon Revised Statutes, Paragraph 209.250**

LATITUDE: 42°33'24.86702" N
LONGITUDE: 122°54'54.95238"W
ELEVATION: 1539.44 FT.

MONUMENTS ESTABLISHED THIS SURVEY: Numbered on the Map of Survey.

5. Corner point set on the Right-of-Way for Jones Road. Set a 5/8-inch X 24-inch long iron pin with a red plastic cap marked:

BAROTT

LS 2332

From which;

A ½-inch by 15-inch long iron pin with a blue plastic cap marked "SBLs CONTROL", bears North 7°20'12" East., 29.43 feet.

The NAD 83 (CORS 96 Epoch 2002) and vertical NGVD 88 (Geoid 03) position of this control point is:

LATITUDE: 42°33'30.27418" N
LONGITUDE: 122°54'42.76749"W
ELEVATION: 1530.81 FT.

A ½-inch mag nail with a stainless steel washer stamped LS 2332 set in the center of Jones Road, bears North 32°34'42"W., 40.00 feet.

6. Witness Corner, 20 feet northwest of stream centerline, I set a 5/8-inch diameter by 24-inch long iron pin with a 2-inch diameter aluminum cap marked:

W.C.

2009
LS 2332

From which;

A ½-inch by 15-inch long iron pin with a pink plastic cap marked "SBLs CONTROL" bears N.44°52'25"W., 21.21 feet.

The NAD 83 (CORS 96 Epoch 2002) and vertical NGVD 88 (Geoid 03) position of this control point is:

**Survey Narrative to Comply with
Oregon Revised Statutes, Paragraph 209.250**

The NAD 83 (CORS 96 Epoch 2002) and vertical NGVD 88 (Geoid 03) position of (GCDB 540640) the center one-quarter corner is:

LATITUDE: 42°33'23.40368" N
LONGITUDE: 122°54'19.67207"W
ELEVATION: 1714.82 FT.

3. One quarter corner for Sections 1 and 2, Township 35 South, Range 2 West, I found a 2 ½-inch diameter brass cap monument on an iron pipe, marked:

T35S R2W
¼ S
|
2 | 1
CS
1988

I did not tie the references for this corner.

The NAD 83 (CORS 96 Epoch 2002) and vertical NGVD 88 (Geoid 03) position of this corner is:

LATITUDE: 42°33'23.29449" N
LONGITUDE: 122°53'44.18827"W
ELEVATION: 1492.09 FT.

4. Center-west one-sixteenth (CW 1/16) for section 2, Township 35 South, Range 2 West, W.M. Nothing found or set.

7. Witness Corner established during C.S. 15521.

Found a 5/8-inch diameter iron pin with a portion of a plastic cap attached.

The NAD 83 (CORS 96 Epoch 2002) and vertical NGVD 88 (Geoid 03) position of this corner is:

LATITUDE: 42°33'25.46958" N
LONGITUDE: 122°54'55.18043"W
ELEVATION: 1543.45 FT.

8. Witness Corner established during C.S. 16140

Found a 5/8-inch diameter iron pin with a portion of a plastic cap attached.

The NAD 83 (CORS 96 Epoch 2002) and vertical NGVD 88 (Geoid 03) position of this corner is:

**Survey Narrative to Comply with
Oregon Revised Statutes, Paragraph 209.250**

MONUMENTS ACCEPTED FOR CONTROL: Numbered on the Map of Survey.

- 1. One-quarter corner for Sections 2 and 3, Township 35 South, Range 2 West, W.M. At the corner point, I found a 2 1/2-inch diameter brass cap set in asphalt and 2.6 feet easterly of the westerly edge of Antioch Road, marked:**

JACKSON COUNTY SURVEYOR

$\frac{1}{4}$
 S3 | S2
 2006

From which,

A 1 1/2-inch diameter Jackson County Surveyor bronze cap bears North 42°00'38" East, 64.41 feet.

A 5/8-inch diameter iron pin (Corner No. 7) bears North 1°42'29" East, 198.90 feet.

A 5/8-inch diameter iron pin (Corner No. 8) bears North 8°47'12" East, 138.97 feet.

A 1/2-inch diameter mag nail with a stainless steel washer stamped "LS 2332" set at the intersection of Antioch and Jones Roads, bears North 1°42'29" East, 74.23 feet.

A 5/8-inch diameter X 24-inch long iron pin with a red plastic cap marked "BAROTT LS 2332" bears North 39°08'22" East, 68.00 feet.

A 5/8-inch diameter X 24-inch long iron pin with a red plastic cap marked "BAROTT LS 2332" bears South 88°07'48" East, 49.62 feet.

The NAD 83 (CORS 96 Epoch 2002) and vertical NGVD 88 (Geoid 03) position of (GCDB 500640) the one-quarter corner is:

LATITUDE: 42°33'23.50481" N
LONGITUDE: 122°54'55.18300"W
ELEVATION: 1531.08 FT.

- 2. Center one-quarter corner (C 1/4) for section 2, Township 35 South, Range 2 West, W.M. At the corner point, I found a 5/8-inch diameter iron pin with a yellow plastic cap marked:**

LS 2011

**Survey Narrative to Comply with
Oregon Revised Statutes, Paragraph 209.250**

Review of Surveys of Record:

Surveys of Record reviewed are as follows:

C.S. 11096
C.S. 12802
C.S. 15521
C.S. 16140
C.S. 19327

Monuments as shown on the Map of Survey were tied to as shown.

The witness corners set by Siebert and Kaiser for surveys 15521 and 16140 were tied and used as a basis of the section line tie for Section 2 and 3.

The West and East proportioned one-quarters, as well as the Smith center one-quarter corner for section 2 were tied using RTK GPS. It must be noted that fences in the area, especially along the East-West centerline of Section 2 do not follow the property boundaries. I did not find an Edwards rebar and cap at the center one-quarter corner as noted by Smith,

A review of the Edwards and Smith surveys for the subdivision of Section 2 show the north half of the section was not calculated properly. Section 2 is a lotted section. The one-sixteenth corners for the section were established at "mid point," and not at the proportioned positions for the Government lots. This fact does not change anything for this current survey, since Jones Road is the controlling factor, not the aliquot portion of the north half of Section 2.

With the controlling corners found and verified, a combination of total station traverse and RTK GPS was utilized to establish control. I set random traverse points along the stream and made ties to the existing centerline for future reference. There is no indication that the existing stream is in a different location than it was in 1972.

The Right-of-Way for Jones Road is 80 feet, 40 feet either side of the centerline.

GPS control was established utilizing the Leica SmartStation dual frequency Real Time Kinematic (RTK) GPS adjusted utilizing Oregon Department of Transportation (ODOT) GPS network solutions.

EQUIPMENT:

Equipment utilized throughout this survey includes a Leica TCRP-1203 Electronic Total Station and Leica Smartstation RTK GPS- coordinates adjusted utilizing Oregon Department of Transportation (ODOT) GPS network (ORGN).

**Survey Narrative to Comply with
Oregon Revised Statutes, Paragraph 209.250**

finding the Edwards Center one-quarter ($C \frac{1}{4}$) as being 0.67 feet West of the “true Center one-quarter corner position,” and established his own $C \frac{1}{4}$. It must be noted Smith did not indicate he tied the East & West $\frac{1}{4}$ corners during this survey, but tied to other Edwards control.

No other surveys pertinent to this current survey are of record.

PROCEDURE:

Prior to commencement of this survey, deed records of the Leal property as well as the adjacent properties were evaluated. Several ambiguities were found.

Interpretation of Deed descriptions:

The Leal property (document #93-00353) begins at the one-quarter corner for Sections 2 and 3; thence along the Section Line for Section 2 & 3 to intersections of Antioch and Jones Roads; thence along Jones Road for 1093.0 feet; thence Southeasterly “at right angles to the centerline of Jones Road” to a stream; thence follow the centerline of said stream Southwesterly for 900 feet, more or less, to the East-West centerline of Section 2; thence “East along said centerline, to the intersection of another line that is 20 feet East from, when measured at right angles to, the East bank of said stream” also being 530 feet East of the point of beginning. This last call makes no sense what so ever. It indicates the intent is to make the boundary 20 feet East from the East bank of the stream, however the previous description clearly states to follow the centerline of the stream as it existed at the time the deed was written. In addition to this ambiguity, the County tax maps show the boundary from Jones Road to the stream to be at an angle other than 90° This has led some of the local owners to believe the boundary actually followed the stream until it cross under Jones Road.

The other two properties that share a common boundary, or share some interest in the location of the Leal property, are Tax Lots 400 (document #93-32150) & 405 (document #97-02051). Several ambiguities were found in both deeds. One of importance is document #97-02051. To paraphrase a portion of it:
“to a point 25.0 feet Southeasterly at right angles to the Westerly line of tract described in Document No. 80-13773; thence Northeasterly parallel to and 25.0 feet from said Westerly line, 300.0 feet to the Southeast right-of-way of Jones Road; thence along said right-of-way line, 25 feet more or less to the center of a stream as it exists in October of 1972; thence in a Southwesterly direction along the centerline of said stream, 900 feet more or less to the East-West centerline of Section 2...” One call of “at right angles to the centerline of Jones Road, 130 feet to the center of a stream” was left out of this description. This description also misleads one to believe the boundaries follow the stream until it crosses under Jones Road.

I believe the intent of these three descriptions are shown on this Map of Survey.

**Survey Narrative to Comply with
Oregon Revised Statutes, Paragraph 209.250**

SURVEYED FOR: JOSE LEAL
17405 JONES ROAD
WHITE CITY, OR 97503

SURVEYED BY: STEPHAN BAROTT LAND SURVEYING
1446 ST. ANDREW WAY
MEDFORD, OREGON 97504

LOCATION: Township 35 South, Range 2 West, Northwest 1/4 Section 2, Willamette Meridian, Jackson County, Oregon. (Jackson County Tax Records 352W2-TL 404).

BASIS OF BEARING: Grid Bearing, Oregon South Zone from GPS survey ties.
Mapping angle -1°38'21"

PURPOSE: The purpose of this survey is to identify the Leal property as described in document No. 93-000353, Jackson County Deed Records.

HISTORY OF SURVEYS: The history of surveys of T.35 S., R.2 W. pertaining to this survey is as follows:

The original subdivision of section 2 was established by Ives & Hyde under Government contract No. 47 dated August 18, 1854. However, the original one-quarter corners marking the East-West centerline of Section 2 have been lost, and subsequently have been re-established by proportionate measurement. Refer to Jackson County re-estab notes and Certificate of Survey No. C.S. 11096.

The West line of Section 2 was surveyed by L&S surveying (Daniel L. Seibert) during Certificate of Survey No. C.S. 15521 dated September 1997. During this survey, Siebert set a witness corner on the section line between Sections 2 and 3, 198.96 feet north of the one-quarter corner for Section 2 and 3. Siebert also noted an encroachment along this line.

The West line of Section 2 was surveyed by Gary Kaiser during Certificate of Survey No. C.S. 16140 dated March 15, 1999. the purpose of the survey was to resolve the encroachment as noted by Siebert. During this survey, Kaiser set a witness corner on the Northerly Right-of-Way line for Jones Road. This witness corner is noted on the County re-estab notes.

A portion of Section 2 was subdivided by David Edwards during Certificate of Survey No. C.S. 12082 (Partition Plat P-133-1991) dated August 30, 1991. During this survey, Edwards established the Center one-quarter corner (C ¼) for Section 2, but did not set the Center-west one-sixteenth corner (CW 1/16).

A portion of Section 2 was subdivided by Lloyd R. (Butch) Smith during Certificate of Survey No. C.S. 19327 (Valley View Heights Subdivision) dated July 25, 2006. During this survey, Smith noted