



MAP OF SURVEY

LYING SITUATE WITHIN
 SOUTHEAST QUARTER OF SECTION 24
 TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN
 CITY OF MEDFORD, JACKSON COUNTY, OREGON

FOR
JackRabbit Homes, LLC
 526 Casino Road
 Medford, Oregon

LEGEND

- ⊗ 2 1/2" BRASS CAP DONATION LAND CLAIM CORNER PER JACKSON COUNTY SURVEYOR RE-ESTAB. NOTES (RECOVERED)
- ⊙ 1/2" COPPER PLUG IN CONCRETE IN MONUMENT WELL PER S/N 2216, 10287, 15894 & 16866 (RECORD)
- ⊕ 2" CITY OF MEDFORD BRASS CAP IN ASPHALT PAVEMENT PER S/N 2216, 15894 & 16866 (RECOVERED)
- ◇ 5/8" ROUND HEADED IRON BOLT PER S/N 2216 & 10287 (RECOVERED)
- 5/8" IRON PIN, NO OTHER MARKINGS, PER S/N 10287 & 16866 (RECORD)
- ⊗ TACK IN LEAD PLUG w/ 3/4" BRASS WASHER STAMPED "D HOFFBUHR LS 1640" PER S/N 110287 (RECOVERED)
- ⊗ TACK IN LEAD PLUG w/ 3/4" BRASS WASHER STAMPED "MARQUESS" PER S/N 16866 (RECORD)
- ⊗ 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "MARQUESS & ASSOC" PER S/N 16866 (RECORD)
- ⊗ 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "KAISER RLS 803" PER S/N 15894 (RECORD)
- ⊗ 5/8" IRON PIN, NO OTHER MARKINGS, PER S/N 1689 & 16866 (RECORD)
- ⊗ 1" IRON PIPE, ORIGIN UNKNOWN, PER S/N 16866 (RECORD)
- ⊗ 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
- ⊗ 3/8" x 1" CONCRETE (MAG) NAIL w/ 1" BRASS WASHER IN CONCRETE STAMPED "POLARIS LS 2883" (ESTABLISHED)
- PROPERTY LINE
- BOUNDARY LINE
- CENTERLINE
- PREVIOUS PROPERTY OR DEED LINE
- O.R. OFFICIAL RECORDS, JACKSON COUNTY RECORDER
- D.R. DEED RECORDS, JACKSON COUNTY RECORDER
- S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
- W.C. WITNESS CORNER REFERENCE MONUMENT, AS DESCRIBED
- B.L.A. BOUNDARY LINE AGREEMENT, AS DESCRIBED
- TR 1-14 TRACT NUMBER AS DESCRIBED WITHIN O.R. 2010-007587
- () SURVEY RECORD DATA PER S/N 15894
- { } SURVEY RECORD DATA PER S/N 2216
- < > SURVEY RECORD DATA PER S/N 1689
- [] PLAT RECORD DATA PER MEEKERS & HIGHLAND ADDITIONS
- [|] DEED RECORD DATA PER D.R. 495 / 63 & 65

FLAG	Δ	R	A	T	CHORD
①	17°24'34"	190.99'	58.04'	29.24'	S 08°39'00" W - 57.81'
②	17°24'34"	190.99'	58.04'	29.24'	S 08°39'00" W - 57.81'

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

TO SURVEY AND MONUMENT THOSE TRACTS OF LAND DESCRIBED AS 1-10, 1-11, 1-13, 1-14, 1-15 & 6-1 WITHIN INSTRUMENT NO. 2010-007587 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

UTILIZING AN ELECTRONIC LEICA TCRP 1203 ROBOTIC TOTAL STATION AND RANGING PRISMS, IN CONJUNCTION WITH SURVEY CONTROL PREVIOUSLY ESTABLISHED DURING THE PERFORMANCE OF SURVEY NO. 16866, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, I SURVEYED THE PROPERTIES AS SHOWN. THE PROPERTY DESCRIBED IN O.R. 99-28292 SHOWN ON SURVEY NO. 16866, DID NOT REFLECT A BOUNDARY LINE AGREEMENT MADE BETWEEN THE ADJACENT TRACT TO THE SOUTHWEST IN 1985 THAT WAS DESCRIBED WITHIN O.R. 85-13249. THE CLIENT FOR SURVEY NO. 16866, LITHIA REAL ESTATE, INC., FORMERLY LITHIA PROPERTIES, LTD., ALSO OWNED THE SAID ADJACENT TRACTS DESCRIBED WITHIN O.R. 83-12696 AND O.R. 80-15052 BUT DID NOT FURNISH ANY DOCUMENTATION NOR A TITLE REPORT OF THE PROPERTY THAT WOULD INDICATE A BOUNDARY LINE AGREEMENT, NOR DID ANY OF THE EXISTING DEEDS SINCE 1985 OF ANY OF THE AFFECTED PROPERTIES. THIS BOUNDARY LINE AGREEMENT, WHICH ALSO INCLUDED QUIT CLAIMS BETWEEN THE PARTIES, WAS EXECUTED BY THE PARTIES AND RECORDED ON AUGUST 12, 1985. SURVEY NO. 10287 PERFORMED BY DENNIS HOFFBUHR, MADE MENTION OF A "LOT LINE ADJUSTMENT" IN HIS NARRATIVE, BUT DID NOT INDICATE THAT ANY "ADJUSTMENT" WAS EVER EXECUTED. THEREFORE THE BOUNDARIES SHOWN ON SURVEY NO. 16866 DENOTED THE PREVIOUS DEED LINES FOR SAID ADJACENT PROPERTIES, WHICH HAS BEEN UPDATED AS DENOTED ON THIS SURVEY.

THE CENTERLINE DESCRIPTION FOR NIANTIC STREET, AS DESCRIBED IN VOLUME 495, PAGES 63 & 65, DID NOT INDICATE A RIGHT-OF-WAY WIDTH OF THE STRIP, BUT CALLED OUT A TAKING OF FIVE FOOT STRIP OF LAND ALONG THE EAST SIDE OF THE UN-CALLED OUT WIDE STRIP. WITH THE HELP OF CITY OF MEDFORD SURVEYOR, JON PROUD, I WAS FURNISHED A SET OF STREET IMPROVEMENT DOCUMENTS FROM THE MEDFORD PUBLIC WORKS DEPARTMENT FROM THE SAME ERA AS THE 1960 DEED DOCUMENT, WHICH SHOWED A CROSS SECTION VIEW OF THE STREET IMPROVEMENTS WITH A RIGHT OF WAY DISTANCE OF TWENTY FEET ON EITHER SIDE OF AN IDENTICALLY DESCRIBED CENTERLINE AS CALLED OUT IN SAID VOLUME 495, PAGES 63 & 65. THIS 20-FOOT WIDTH IS WHAT I UTILIZED TO COMPUTE THE RIGHT OF WAY ALONG THE EAST SIDE OF NIANTIC STREET. THE END OF THE CENTERLINE DESCRIPTION MADE A CALL TO A POINT BEING TWENTY FEET AT RIGHT ANGLES TO SAID CENTERLINE AT THE INTERSECTION WITH THE NORTH LINE OF MAPLE STREET. IN ORDER TO ORIENT THE DESCRIPTION BEARING CALLS WITH THIS SURVEY'S BASIS OF BEARING, I ROTATED THE CENTERLINE AT THE POINT OF COMMENCEMENT FOR THE CENTERLINE DESCRIPTION AT THE RECOVERED "ELL" CORNER OF DONATION LAND CLAIM NO. 42, COMMON WITH THE SOUTHWEST CORNER OF GOVERNMENT LOT 6, TO INTERSECT THE DEED CALL AT THE TERMINUS WITH THE NORTH LINE OF MAPLE STREET, WHICH CLOSED WITHIN 0.3' FEET. I THEN TOOK MEASUREMENTS AT THE LIMITS OF THE IMPROVEMENTS IN THE BLOCK BETWEEN MAPLE AND PUTNAM STREETS AS SHOWN ON THE MEDFORD PUBLIC WORKS DEPT. PLANS, BEING THE BACK OF SIDEWALK ON THE WEST SIDE OF NIANTIC STREET, AND THE BACK OF CURB ON THE EAST SIDE OF THE STREET, WHICH MATCHED MY ROTATED CENTERLINE LOCATION FOR THE 40 FOOT WIDE RIGHT-OF-WAY ALMOST PERFECTLY, WITHIN 0.1 FEET ON EITHER SIDE OF THE STREET, WHICH I HELD FOR POSITION.

**** RECEIVED ****
 Date 3-29-10 By [Signature]
 This survey consists of
1 sheet(s) Map
2 page(s) Narrative
 JACKSON COUNTY SURVEYOR

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE CENTERLINE OF MAPLE STREET IN THE CITY OF MEDFORD, HAVING A RECORD PLAT BEARING OF NORTH 54°52'30" EAST, AS REFERENCED ON SURVEY NO. 2216 & 16866 ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

REGISTERED PROFESSIONAL LAND SURVEYOR

Shawn Kampmann

OREGON
 JULY 14, 1998
 SHAWN KAMPMANN
 2883 LS

RENEWAL DATE: 6/30/2011

SURVEYED BY:
POLARIS LAND SURVEYING LLC
 P.O. BOX 459
 ASHLAND, OREGON 97520
 (541) 482-5009
 DATE: MARCH 24, 2010
 PROJECT NO. 570-10