

SURVEY BY:

L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
816 WEST EIGHTH STREET
MEDFORD, OREGON 97501
PHONE: (541) 772-2782
EMAIL: LJFRIAR@CHARTER.NET

MAP OF ANNEXATION

Located in a portion of D.L.C. No. 42 & in the N.W. 1/4
of Section 10, T.38S., R.1W., W.M. Jackson County, Oregon
for
KNOLLCREST, LLC
4100 Payne Road
Medford, OR 97504

LEGEND:

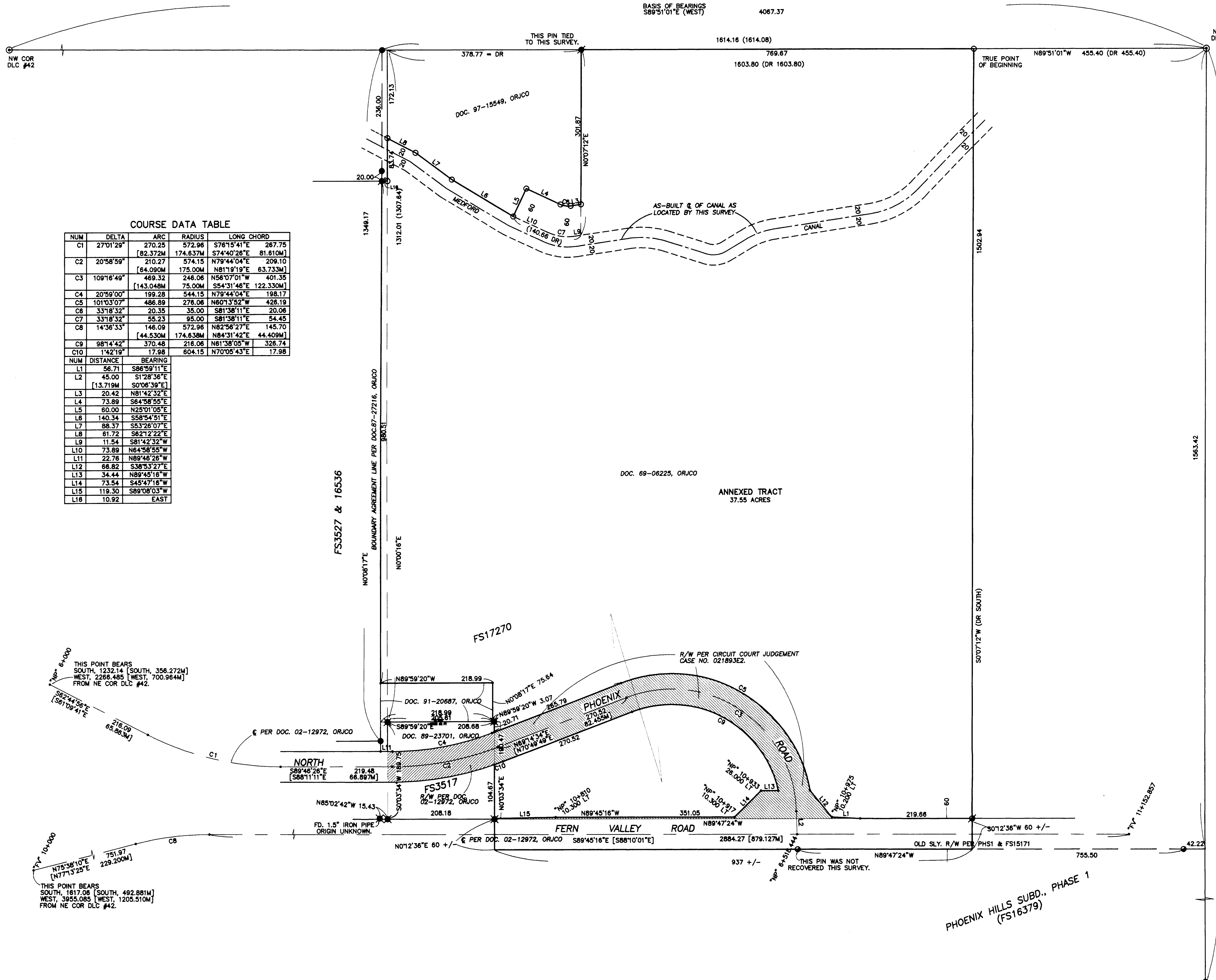
- ⊙ = FD. COUNTY SURVEYOR'S BRASS CAPPED MONUMENT PER RE-ESTAB'S. TIED PREVIOUSLY.
- ⊗ = FD. 1.5" IRON PIPR PER FS3517. TIED PREVIOUSLY.
- ⊙ = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. R. BRAUGHTON LS2657 PER FS15171. TIED PREVIOUSLY.
- ⊙ = FD. 5/8" IRON PIN PER FS3527. TIED PREVIOUSLY.
- ⊙ = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. LS2271 PER FS16536. TIED PREVIOUSLY.
- ⊙ = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. L.J. & ASSOC. PER FS17270.
- = SET 5/8" X 30° IRON PIN W/ PLASTIC CAP MKD. L.J. & ASSOC.

ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
 () = RECORD DATA AS SHOWN.
 DR = DEED RECORD DATA
 FS = FILED SURVEY #.
 M = METER.
 [] = RECORD DATA PER DOC. 02-12972, ORJCO & CC# 021893E2.
 C1 L1 = SEE COURSE DATA TABLE.
 CC# = CIRCUIT COURT CASE #.

BASIS OF BEARINGS:

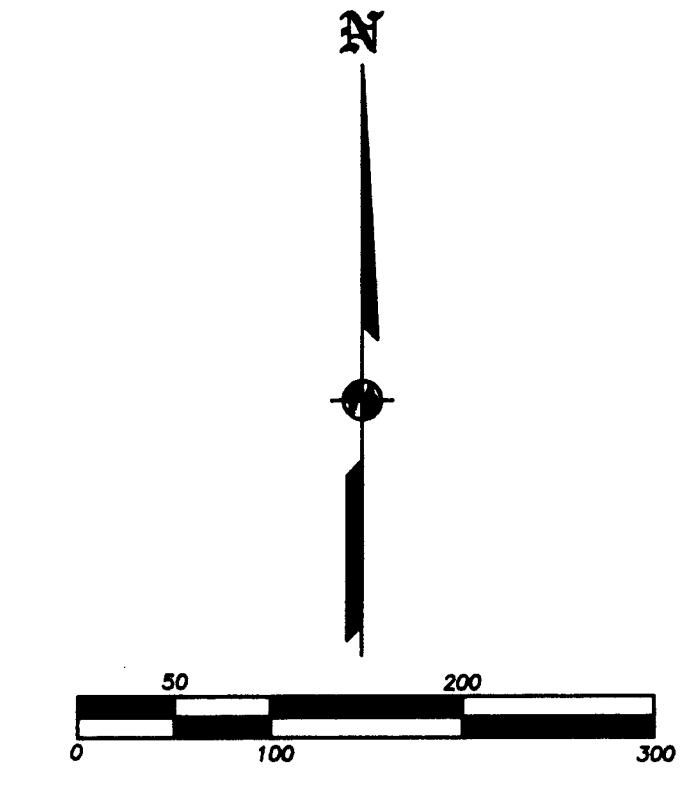
NORTH LINE DLC NO. 42 PER FS13538.

UNIT OF MEASUREMENT = FEET DATE: MAY 19, 2004 SCALE: 1" = 100'



COURSE DATA TABLE

NUM	DELTA	ARC	RADIUS	LONG CHORD
C1	27°01'29"	270.25	572.96	S76°13'41"E 287.75
C2	20°58'59"	210.27	574.15	N79°44'04"E 209.10
C3	109°16'49"	469.32	246.06	N56°07'01"W 401.35
C4	20°59'00"	199.28	544.15	N79°44'04"E 198.17
C5	101°03'07"	486.89	276.06	N60°13'52"W 428.19
C6	33°18'32"	20.35	35.00	S81°38'11"E 20.06
C7	33°18'32"	55.23	95.00	S81°38'11"E 54.45
C8	14°36'33"	146.09	572.96	N82°56'27"E 145.70
C9	98°14'42"	370.48	216.06	N81°38'05"W 326.74
C10	1°42'19"	17.98	604.15	N70°05'43"E 17.98
NUM	DISTANCE	BEARING		
L1	56.71	S86°59'11"E		
L2	45.00	S128°36"E		
L3	13.719M	S0°06'39"E		
L4	20.42	N81°42'32"E		
L5	73.89	S64°58'55"E		
L6	60.00	N25°01'05"E		
L7	140.34	S58°54'51"E		
L8	88.37	S53°28'07"E		
L9	61.72	S62°12'22"E		
L10	11.54	S81°42'32"W		
L11	73.89	N64°58'55"W		
L12	22.76	N89°46'26"W		
L13	66.82	S38°53'27"E		
L14	34.44	N89°45'18"W		
L15	73.54	S45°47'18"W		
L16	119.30	S89°08'03"W		
L18	10.92	EAST		



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

PURPOSE: TO SURVEY AND MONUMENT CERTAIN CORNERS OF THE CLIENT'S PROPERTY DESCRIBED IN DOC. 69-06225, ORJCO AND PREPARE A DESCRIPTION OF AN AREA TO BE ANNEXED INTO THE CITY OF PHOENIX.

PROCEDURE: FROM EXISTING CONTROL ESTABLISHED BY VARIOUS SURVEYS BY THIS OFFICE COMPUTED THE POSITION OF THE EAST LINE OF THE SUBJECT TRACT AT DEED RECORD DISTANCE WLY. FROM THE N.E. CORNER OF D.L.C. NO. 42 & HELD SAID EAST LINE PARALLEL TO THE EAST LINE OF SAID D.L.C. NO. 42 PER DEED. HELD THE NORTH LINE OF FERN VALLEY ROAD 80 FEET NLY OF THE FOUND PINS PER FS15171. NORTH PHOENIX ROAD WAS COMPUTED FROM DATA PER DOC. 02-12972, ORJCO. TIES WERE MADE TO THE AS-BUILT CENTERLINE OF THE MEDFORD CANAL TO FACILITATE COMPUTING THE BOUNDARIES OF DOC. 97-15549, ORJCO. THE CANAL R/W AS DESCRIBED IN V.130, P.18, JCOR WAS GRANTED, BARGAINED, SOLD AND CONVEYED TO THE MEDFORD IRRIGATION DISTRICT (MID) BY THE MEDFORD PEAR COMPANY. AFTER CONSULTING WITH DONNA O'GRADY FROM LAND AMERICA/LAWYERS TITLE COMPANY IN MEDFORD, SHE DISCOVERED THAT MEDFORD PEAR COMPANY NEVER HELD FEE TITLE TO THE LAND BEING CONVEYED TO MID. SUBSEQUENT WARRANTY DEEDS LEADING TO THE DEED TRANSFERRING TITLE TO KNOLLCREST ORCHARDS (DOC. 89-06225, ORJCO) DID NOT ACKNOWLEDGE A SPECIFIC GRANT TO MID. FROM THIS VALUABLE INFORMATION I CAN DEDUCE THAT THERE WAS AT LEAST AN ATTEMPT TO CONVEY SOME SORT OF RIGHT OF WAY FOR THE CANAL EVEN THOUGH THE R/W DESCRIBED IN V.130, P.18, JCOR DID NOT CONVEY ANYTHING. I BELIEVE MID WOULD HAVE AT LEAST A PRESCRIPTIVE RIGHT FOR THE MID CANAL ACROSS THIS PROPERTY. DOC #97-15549 DOES MAKE REFERENCE TO BEING NORTHERLY AND PARALLEL TO THE CENTERLINE OF THE MEDFORD CANAL. NORTH PHOENIX ROAD THROUGH THE SUBJECT PROPERTY WAS ACQUIRED BY ODOT THROUGH A CIRCUIT COURT ACTION (CASE 021893E2). THE LEGAL DESCRIPTION OF THE CENTERLINES OF NORTH PHOENIX ROAD AND FERN VALLEY ROAD ARE THE SAME AS THOSE DESCRIBED IN DOC. 02-12972, ORJCO. WITH THE EXTERIOR BOUNDARY AND CANAL LOCATED COMPUTED THE EXTERIOR OF THE PROPOSED ANNEXED PROPERTY AS REQUESTED AND SET PINS AT THE LOCATIONS SHOWN HEREON.

NOTE: THIS SURVEY WAS COMPLETED IN 2004 BUT THE ANNEXATION WAS PUT ON HOLD BY THE CLIENT AND HENCE THE SURVEY NEVER FILED. THIS SURVEY IS BEING FILED TO SHOW WHAT PINS WERE SET IN 2004.

REGISTERED PROFESSIONAL LAND SURVEYOR
 JAMES E. HEBBS
 OREGON JULY 17, 1988
 RENEWAL DATE 6-30-11

RECEIVED
 DATE 2-24-11
 This survey consists of:
 1 sheet(s) Map
 0 page(s) Narrative
 JACKSON COUNTY SURVEYOR