

MAP OF SURVEY
 LYING SITUATE IN
 THE NORTHEAST QUARTER OF SECTION 30
 TOWNSHIP 38 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
 JACKSON COUNTY, OREGON
 FOR
JOAN BYARD & ROBERT BYARD
 1440 North Valley View Road
 Ashland, Oregon

- LEGEND**
- ⊗ 2 1/2" BRASS CAP DONATION LAND CLAIM CORNER PER JACKSON COUNTY RE-ESTAB NOTES AND S/N 2024 & 19834 (RECOVERED)
 - 1-1/4" IRON PIPE, NO OTHER MARKINGS, NOTED IN 1923 SURVEY BY C.Z. BOYDEN AND S/N 19834 (RECOVERED)
 - ⊙ 3/4" IRON PIPE, NO OTHER MARKINGS, FOUND BY CHARLES HURST S/N 4066 AND DENOTED ON S/N 19834 (RECOVERED)
 - 5/8" IRON PIN, NO OTHER MARKINGS, PER S/N 2024 DATED 1962 BY MARK BOYDEN (RECOVERED)
 - ⊖ 5/8" IRON PIN w/ RED PLASTIC CAP STAMPED "D. HUCK LS 2023" PER S/N 19834 (RECOVERED)
 - ⊗ 1" IRON PIPE w/ YELLOW PLASTIC PLUG STAMPED "STEWART LS 2057" PER S/N 18600 (RECOVERED)
 - 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
 - PROPERTY LINE
 - BOUNDARY LINE
 - - - PREVIOUS DEED LINES
 - x - x - FENCELINE
 - O.R. OFFICIAL RECORDS, JACKSON COUNTY CLERK
 - D.R. DEED RECORD, VOLUME & PAGE, JACKSON COUNTY CLERK
 - W.C. WITNESS CORNER REFERENCE MONUMENT, AS DESCRIBED
 - D.L.C. DONATION LAND CLAIM
 - S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
 - [] PLAT RECORD DATA PER ROGUE RIVER VALLEY ORCHARD TRACTS
 - () SURVEY RECORD DATA PER S/N 19834 (DARRELL HUCK)
 - () SURVEY RECORD DATA PER S/N 2024 (MARK BOYDEN)
 - ^ > SURVEY RECORD DATA PER S/N 18600 (MARTIN STEWART)

BASIS OF BEARING
 THE BASIS OF BEARING FOR THIS SURVEY IS THE NORTH LINE OF DONATION LAND CLAIM NO. 42, LOCATED IN TOWNSHIP 38 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, HAVING A RECORD PLAT BEARING OF NORTH 89°30'00" EAST AS REFERENCED ON THE OFFICIAL PLAT OF "THE ROGUE RIVER VALLEY ORCHARDS COMPANY'S 10 ACRE ORCHARD TRACTS", 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: JUNE 16, 2011
 PROJECT NO. 645-11

RECEIVED
 Date 6-22-11 By [Signature]
 This survey consists of
 1 sheet(s) Map
 2 page(s) Narrative
 JACKSON COUNTY
 SURVEYOR
 REC'D

SURVEY NO. 20891

PROCEDURE (cont.): tracts, I held the monuments along the north line of Block "A", Rogue River Valley Orchard Tracts for position, Boyden's monuments on the east line of Lot 14 to re-establish the east line of Blocks "A" and "C" and the southeast corner of Lot 14, the ancient fence post for the southwest corner of said Lot 14, also held by Boyden. Monuments set by Darrell Huck in Survey No.'s 17097 & 19834 along the west line of Staple Lane were utilized for determining the east line of Block "B" and the west line of Block "C". Huck's monument that established the northeast corner of Block "B" was held for the south line of Carter Lane and used to establish the northwest corner of Block "C". The northeast corner of Block "C" was determined by the application of proportional measurement between the northwest corner of Block "A" and the southwest corner of Lot 14, Block "C", which matched the center of the fence corner post found at the northeast corner of Block "C". From this, the northwest corner of Lot 10 was established by proportional measurement along the south line of Carter Lane, also the north line of Block "C". The west line of Lots 10 through 14 was then calculated between said northwest corner of Lot 10 to the ancient fence post at the calculated southwest corner of Lot 14. The lot corners for said Lots 10 through 14 were determined by proportional measurement against the plat record which corresponded satisfactory with the majority of fencelines. A monument was also recovered along this west line that was established by Martin Stewart in Survey No. 18600, but after further evaluation of that survey, I was unable to agree on the methodology in establishing said line, therefore I rejected utilizing Stewart's line because there was too much disparity between it and this survey's conclusions based on the strong evidence that I found which correlated well with Survey No.'s 2024, 4066 & 19834, as well as the official plat record.

The subject tract described within Instrument No. 80-16161 as being the south 6.82 acres of Lot 11 corresponds with the adjoiner to the north described within Instrument No. 83-08713 which is described as the north 1.61 acres of said Lot 11, the sum of which equals the plat record acreage of 8.43 acres, therefore I calculate the south 6.82 acres to establish the dividing line between said tracts. Farm structures along said dividing line were found to encroach approximately 2.0 feet into the subject property and associated fencelines were found to encroach approximately 3.0 feet on the west side and up to 8.3 feet on the east side of said line. The farm structures appear to be at least 60 or more years old and I have advised my client that unwritten rights are likely to exist with these structures and that a Boundary Line Agreement may be one way to remedy any future issues regarding said encroachments.

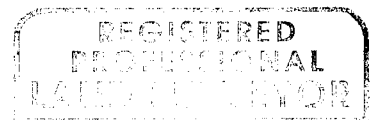
BASIS OF BEARING: The Basis of Bearing for this survey is the North line of Donation Land Claim No. 42, having a record plat bearing of North 89°30'00" East, as referenced on the official plat of the Rogue River Valley Orchard Company's 10 Acre Orchard Tracts, on file in the office of the Jackson County Surveyor.

DATE: June 16, 2011

PREPARED BY: Shawn Kampmann,
Professional Land Surveyor

POLARIS LAND SURVEYING, LLC
P.O. Box 459
Ashland, Oregon 97520

(541) 482-5009



Shawn Kampmann



Renewal Date: 6/30/2011

LAND SURVEYING, LLC

SURVEY NO. 20891

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250 OREGON REVISED STATUTES

- SURVEY FOR:** Joan Byard & Robert Byard
1440 North Valley View Road
Ashland, Oregon 97520
- LOCATION:** The Northeast Quarter of Section 30, Township 38 South, Range 1 East, Willamette Meridian, Jackson County, Oregon.
- PURPOSE:** To survey and monument Lot 12 and that portion of Lot 11 in Block "C" of the Rogue River Valley Orchard Company's 10 Acre Orchard Tracts described within Instrument No. 80-16161 and Instrument No. 90-14968 of the Official Record of Jackson County, Oregon.
- PROCEDURE:** Utilizing a Leica 1200 Smart Rover GNSS receiver operating in the ODOT/ ORGN network, I survey the lands as shown hereon. As previously expounded upon in the survey narratives for Survey No.'s 2024, 19834 and numerous others in the local vicinity, the original lot corners that were set within the 1908 subdivision of the Rogue River Valley Orchard Company's 10 Acre Orchard Tracts were purported to be redwood posts that had been replaced over time with fence corner posts, many of which that have been found to very closely match the original plat record lot dimensions and held as the best remaining evidence of the original lot corner positions. Long time local surveyor Mark Boyden was the first to file a record survey within Block "C" of said subdivision in 1962 (Survey No. 2024) and had meticulously retraced the location of North Valley View Road (formerly known as the "Ashland-Climax Road"), as well as surveying existing fencelines within said Block "C" up to Carter Lane which he reported to fit with "surprising accuracy with the plat record." I field surveyed his monuments established along North Valley View Road and found them to be in good relation with his tie to the Northwest Corner of Donation Land Claim No. 42 at the northwest corner of said Rogue River Valley Orchard Tracts. Beginning at said northwest corner, I ran plat record bearing along the north line to the pipes found at the angle point along said north line, which fit the plat record distance within 0.33 feet, then continued to run plat record bearing and distance to the west line of North Valley View Road and then down the west line of the road right-of-way to the southeast corner of Boyden's survey, also being the southeast corner of Lot 14, which resulting in an astounding accuracy matching the original 1908 plat record of 0.16 feet in distance and 00°00'10" in plat record bearings. Although the difference against the plat record was within acceptable error tolerances, I apply the method of proportional measurement against the plat record to establish the lot corners along the east line of Block "C". I also field tied numerous existing fence corner posts around the perimeter of said Block "C", as well as near the lot corners and found the majority to be in very close relation with my calculated lot corner positions. Some of the fences have been replaced in recent years but some ancient posts remain. In determining the boundary of the subject