

# MAP OF SURVEY

LYING SITUATE WITHIN  
SOUTHWEST QUARTER OF SECTION 32,  
TOWNSHIP 38 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN  
JACKSON COUNTY, OREGON

FOR  
**Darrell Leek**

1860 North Pacific Highway 99  
Ashland, Oregon

## LEGEND

- ⊗ 2-1/2" BRASS CAP DONATION LAND CLAIM CORNER PER JACKSON COUNTY SURVEYOR RE-ESTAB. NOTES (RECOVERED)
- ⊙ 5/8" IRON PIN w/ 2" ALUMINUM CAP STAMPED "SWAIN LS 759 1990" PER S/N 12047, 12439 & 16270 (RECOVERED)
- ◇ 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "SWAIN RLS 759" PER S/N 4518 & 13695 (RECOVERED)
- ⊙ 1/2" IRON PIPE w/ YELLOW PLASTIC PLUG STAMPED "SWAIN RLS 759" PER S/N 12814 & 16579 (RECORD)
- ⊙ 5/8" IRON PIN PER 1933 O.S.H.D. SURVEY DRG. 2B-21-20 (RECOVERED)
- ⊙ 3/4" IRON PIPE - NO OTHER MARKINGS - PER S/N 1714 (RECOVERED)
- ⊙ 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "JACKSON CO. RDS & PKS SVC" PER S/N 17227 (RECOVERED)
- ⊙ 5/8" IRON PIN w/ RED PLASTIC CAP STAMPED "BOYDEN RLS 281" PER S/N 12935 & 14200 (RECOVERED)
- ⊙ 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "KAISER RLS 803" PER S/N 13695 (RECOVERED)
- ⊙ 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
- △ CENTER OF 25' WIDE RESTRICTED ACCESS PER D.R. VOL. 339, P. 4
- PROPERTY LINE
- BOUNDARY LINE
- CENTERLINE
- DEED LINE
- EASEMENT LINE
- O.R. OFFICIAL RECORDS, JACKSON COUNTY CLERK
- D.R. DEED RECORDS VOLUME / PAGE, JACKSON COUNTY CLERK
- S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
- D.L.C. DONATION LAND CLAIM
- O.D.O.T. OREGON DEPARTMENT OF TRANSPORTATION (O.S.H.D.)
- 42+00 O.D.O.T. ENGINEERS RIGHT OF WAY STATIONING, AS DESCRIBED
- 20.000m O.D.O.T. DISTANCE DIMENSION IN METRIC UNITS, AS DESCRIBED
- { } SURVEY RECORD DATA PER S/N 17227 (DICKERSON)
- ( ) SURVEY RECORD DATA PER S/N 12935 & 14200 (MARK BOYDEN)
- (( )) SURVEY RECORD DATA PER S/N 4518, 12047 & 12814 (E.L. SWAIN)
- { { } SURVEY RECORD DATA PER S/N 13695 (GARY KAISER)
- < > SURVEY RECORD DATA PER S/N 12439 (D.A. EDWARDS)
- [ ] SURVEY RECORD DATA PER S/N 1714 & 2142 (L.E. AGER)
- [ [ ] DEED RECORD DATA PER O.R. 72-10578

## BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE ENGINEERS CENTERLINE OF RELOCATED PACIFIC HIGHWAY 99, HAVING A RECORD PLAT BEARING OF NORTH 52°40'56" WEST, AS REFERENCED ON SURVEY NO. 12047 & 12439, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

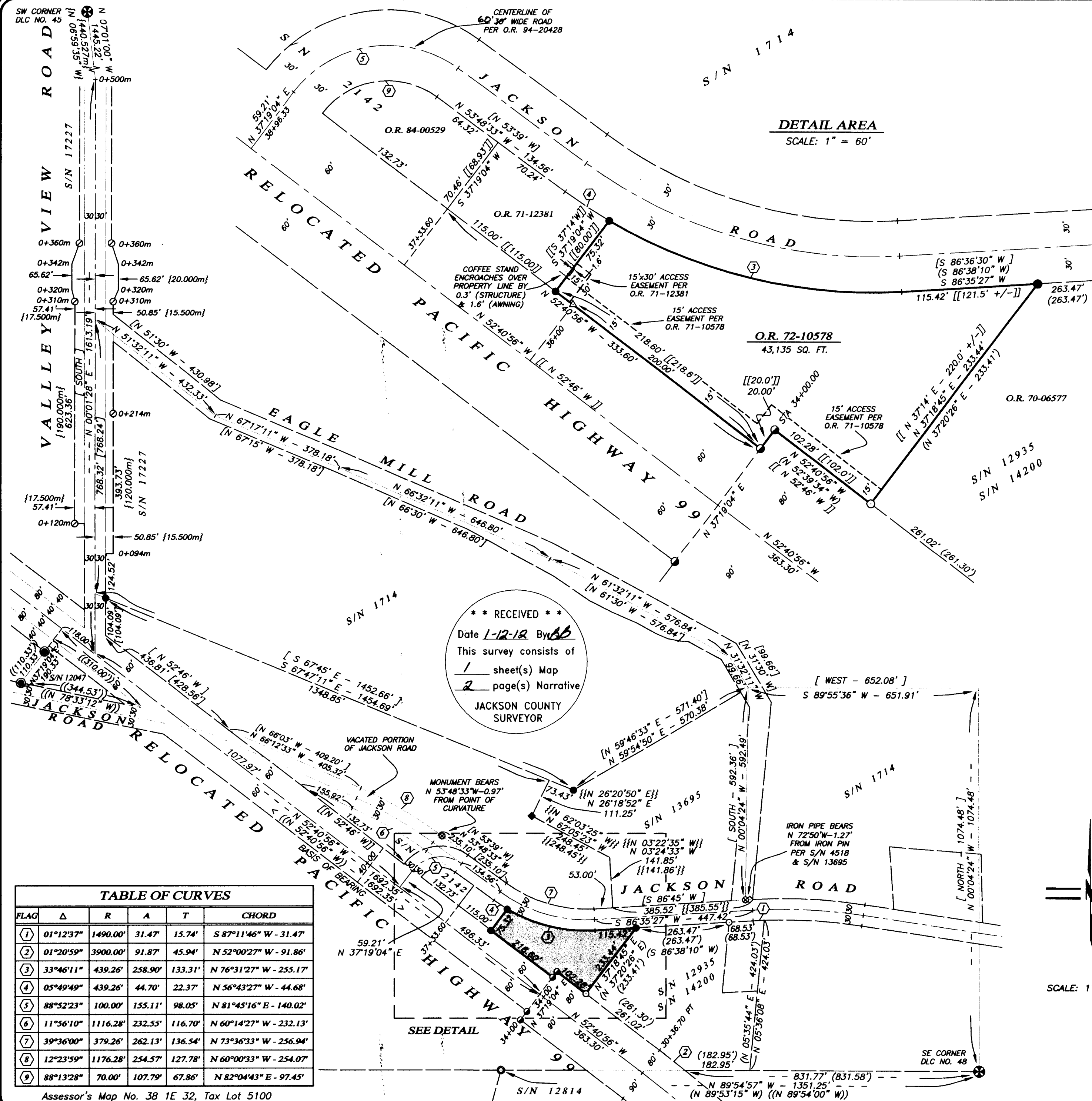
*Shawn Kampmann*  
OREGON  
JULY 14, 1998  
SHAWN KAMPMANN  
2883 LS

RENEWAL DATE: 6/30/2013

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

DATE: NOVEMBER 26, 2011  
PROJECT NO. 652-11

SCALE: 1" = 200'



**\*\* RECEIVED \*\***  
Date 1-12-12 By BB  
This survey consists of  
1 sheet(s) Map  
2 page(s) Narrative  
JACKSON COUNTY SURVEYOR

FLAG	Δ	R	A	T	CHORD
①	01°12'37"	1490.00'	31.47'	15.74'	S 87°11'46" W - 31.47'
②	01°20'59"	3900.00'	91.87'	45.94'	N 52°00'27" W - 91.86'
③	33°46'11"	439.26'	258.90'	133.31'	N 76°31'27" W - 255.17'
④	05°49'49"	439.26'	44.70'	22.37'	N 56°43'27" W - 44.68'
⑤	88°52'23"	100.00'	155.11'	98.05'	N 81°45'16" E - 140.02'
⑥	11°56'10"	1116.28'	232.55'	116.70'	N 60°14'27" W - 232.13'
⑦	39°36'00"	379.26'	262.13'	136.54'	N 73°36'33" W - 256.94'
⑧	12°23'59"	1176.28'	254.57'	127.78'	N 60°00'33" W - 254.07'
⑨	88°13'28"	70.00'	107.79'	67.86'	N 82°04'43" E - 97.45'

Assessor's Map No. 38 1E 32, Tax Lot 5100

LAND SURVEYING, LLC

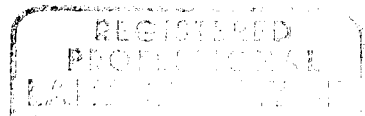
**PROCEDURE (cont.):** Jackson Road remained problematic because of the lack of monumentation, although the second Ager pipe was found on the northerly right-of-way at a point of curvature and I rotated Ager's survey record between the two recovered Ager pipes. The old Ager surveys were the only record surveys along the Jackson Road right-of-way between the subject property and it's intersection with Relocated Pacific Highway 99 with much of it having since been vacated. Ager's survey record calls though did not fit well at all between said found pipe and the intersection with Pacific Highway, nor did the tie back along the north line of Pacific Highway 99 to Valley View Road. It was necessary to then locate control for Jackson Road on the south side of Pacific Highway 99 to resolve the Ager discrepancies on the north side. I recovered monuments from Swain's Survey No. 12047 to establish the northeasterly line of Jackson Road and then projected that bearing northeasterly to intersect the tangent of the rotated Ager survey record. This fit amazingly well with a calculated point of intersection shown on the 1933 Oregon State Highway Department (OSHD) right-of-way map DRG No. 2B-21-20 northeast of engineers centerline station 46+58.6 for Relocated Pacific Highway 99. With the right-of-way locations now resolved which are the southwesterly and northerly boundaries of the Leek property, the remaining boundaries fell into place. Boyden's Survey No. 12935 established Leek's southeasterly line and I re-establish the northeast property corner by record calls between two recovered Boyden pins. The northwesterly line of the subject property was determined to be perpendicular to Relocated Pacific Highway 99 at a deed call point being 115.00 feet southeasterly from engineers station 37+33.60. A drive thru coffee stand structure was found to be encroaching onto the subject property as shown in the detail on the accompanying map.

**BASIS OF BEARING:** The Basis of Bearing for this survey is the Engineers centerline of Relocated Pacific Highway 99, having a record plat bearing of North 52°40'56" West, as referenced on Survey No. 12047 & 12439, on file in the office of the Jackson County Surveyor.

**DATE:** November 26, 2011

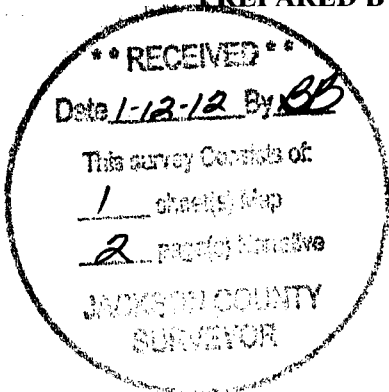
**PREPARED BY:** Shawn Kampmann,  
Professional Land Surveyor

POLARIS LAND SURVEYING, LLC  
P.O. Box 459  
Ashland, Oregon 97520  
(541) 482-5009  
S:\surveys\652-11\Leek Survey Narrative.doc



*Shawn Kampmann*

RENEWAL DATE: 6/30/13



LAND SURVEYING, LLC

SURVEY NO. 21003

**SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250  
OREGON REVISED STATUTES**

**SURVEY FOR:** Darrell Leek  
1860 Highway 99 North  
Ashland, Oregon 97520

**LOCATION:** The Southwest Quarter of Section 32, Township 38 South, Range 1 East,  
Willamette Meridian, Jackson County, Oregon.

**PURPOSE:** To survey and monument that tract of land described within Instrument  
No. 72-10578 of the Official Records of Jackson County, Oregon.

**PROCEDURE:** Utilizing an electronic Leica TCRP 1203 robotic Total Station with ranging prisms and a Leica 1200 Smart Station Global Positioning Satellite (GPS) survey grade receiver, in conjunction with survey control previously established by this office, I survey the lands as shown. Extensive survey control relating to this project was previously established in 2009 for the Southern Oregon Land Conservancy (SOLC) which determined the rights-of-way for Valley View Road, Eagle Mill Road, Jackson Road (Old Highway 99) and Relocated Pacific Highway 99, as well as a retracement of Survey No. 1714 performed by L.E. Ager of the McNabb Tract described in Deed Record Volume 334, Page 78. The description of said tract is essentially is the same for the present Eagle Mill Farm minus right-of-way takes for Valley View Road and Eagle Mill Road. No monuments were set for the stated SOLC survey, therefore no Map of Survey was required for filing, nor prepared for that project. Since the boundary for this survey (Leek) is contingent on the determination of the right-of-ways for Relocated Pacific Highway 99 and Jackson Road, it was necessary for this survey map to detail how these right-of-ways were pieced together, since Jackson Road was correlated with and tied to said Survey No. 1714 and also Survey No. 2142. A diligent and lengthy effort was made to search for every monument established by both of those surveys, but the only ones left in existence was the Southeast Corner of Donation Land Claim No. 48 and two 3/4" iron pipes set by Ager from Survey No. 1714. The only way to resolve the McNabb Tract boundary was to also locate Valley View Road on the tract's west line. The relationship of the Ager pipe recovered on the north line of Jackson Road lying south from the point of beginning of the McNabb Tract description, fit very well with the record calls from the southeast corner of said D.L.C. No. 48. From said point of beginning which now falls in Bear Creek, I ran the record deed calls made to the centerline of Valley View Road and then easterly along the tract's south line back to the point of beginning with a forced closure on the last leg per Survey No. 1714. Because of the lack of remaining original monumentation that could be utilized, I elect to rotate the record boundary to fit the record call of 104.09 feet north of the northeast corner of the intersection of Valley View Road and Highway 99 with the south line of the tract which resulted in an acceptable closure based on the best available original evidence.

