

MAP OF SURVEY

LYING WITHIN
THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 40 SOUTH, RANGE 2 EAST
OF THE
WILLAMETTE BASE & MERIDIAN, JACKSON COUNTY, OREGON

NE Section Corner Section 21 per f.s. 8976-A

Railroad right of way fence ((S 89°00'00" W 49.90')) ((S 47°52'00" W 1978.00'))

The NE 1/16th corner bears S45°37'23"W 2015.00'
The NE 1/16th corner per Southern Pacific Railroad valuation maps equals Station 566+17.3

Narrative of Survey

Purpose:

to establish the Northerly property line and establish the Northeast corner of that tract of land as shown hereon.

Procedure:

a DTM-522 NIKON total station was used in this survey. The Northerly property corner of this tract was not established at the time filed survey No.8976A was done as the Atkins's property had not been segregated. Therefor a retracement of filed Survey No.8976A was conducted with the favorable results. The property line was posted with steel fence posts.

The railroad tracks were located and measured. A best fit was used to determine the centerline and resultant right of way line. However, as the tracks have been realigned their current location most likely does not reflect the location shown on the Railroad valuation maps. The railroad right of way fence is of long standing and it fits very closely to the fence as shown on said Railroad maps. The northeast corner of Atkins property as determined by the Railroad falls in this fence as well when calculated from the Section Corner common to Sections 15, 16, 21, & 22, even though it is shifted Northerly 85'. The Railroad did not subdivide Section 21 so a difference could be expected but they clearly placed this corner in said fence line. This right of way fence was held until it intersected the 100' right of way line, thereafter this right of way was used until it intersected the Easterly line of the Southwest 1/4 of the Northeast 1/4 of said Section. The fence continues Southeasterly and is approximately 60' from the centerline despite the Railroad maps indicating a 100' right of way in this area. This fence is shown on the Southern Pacific Valuation Map No.V15P5 as acquired from the Keith Oil and Land Company on June 22, 1917.

Regarding the railroad centerline location a neighbor of long standing showed me a photo of a trestle at this location with a horse drawn wagon under the trestle, there is no longer a trestle at this location, as the railroad subsequently filled and realigned the track.

Legend

- = found: 5/8 inch iron rod with a plastic cap marked: "Pierson OPLS 1650"
- = set: 5/8" iron rod with a yellow plastic cap marked: "STEWART LS2057"
- △ = computed location nothing found nor set
- (O.R.J.Co.) = Official Records of Jackson County, Oregon
- f.s. = filed survey found in the Jackson County Surveyor's Office
- (()) = Southern Pacific Railroad right of way and track Maps V15 P4&5 as found in the Jackson County Surveyor's Office
- () = Bearing and distance as per filed survey No.8976-A

Keith & Bart Atkins
5831 Old Highway 99 South
Ashland, Oregon 97520

Document No. 2006-008698 of the Official Records of Jackson Co.
Tax Lot 1505 of Map 40-2e-21

36.34 acres

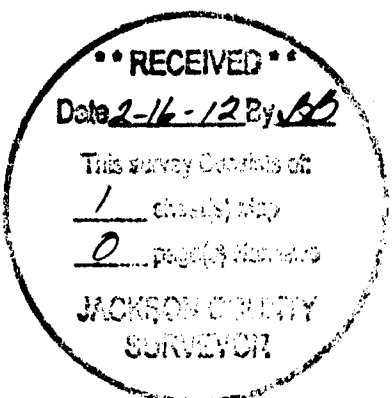
**Southwest One/Quarter of the Northeast One/Quarter
Section 21**

ARC DEFINITION CURVE DATA

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	70°05'30"	152.70'	186.80'	107.10'	S 37°22'34" W	175.37'
C2	71°28'21"	212.70'	265.33'	153.04'	S 36°41'09" W	248.46'

RAILROAD DEFINITION CURVE DATA

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C3	37°39'34"	510.28'	334.86'	174.01'	S 09°12'47" E	329.39'
C4	33°34'48"	573.89'	335.80'	173.10'	N 08°10'24" W	331.44'

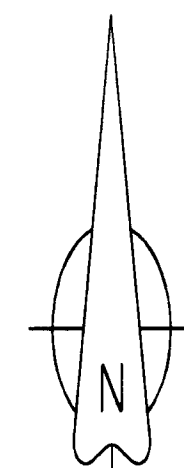


REGISTERED
PROFESSIONAL
LAND SURVEYOR

Martin C. Stewart

OREGON
JULY 15, 1983
MARTIN C. STEWART
2057

registration renewal date:
June 30, 2012



PROFESSIONAL LAND SURVEYOR
MARTIN C. STEWART, P.L.S.

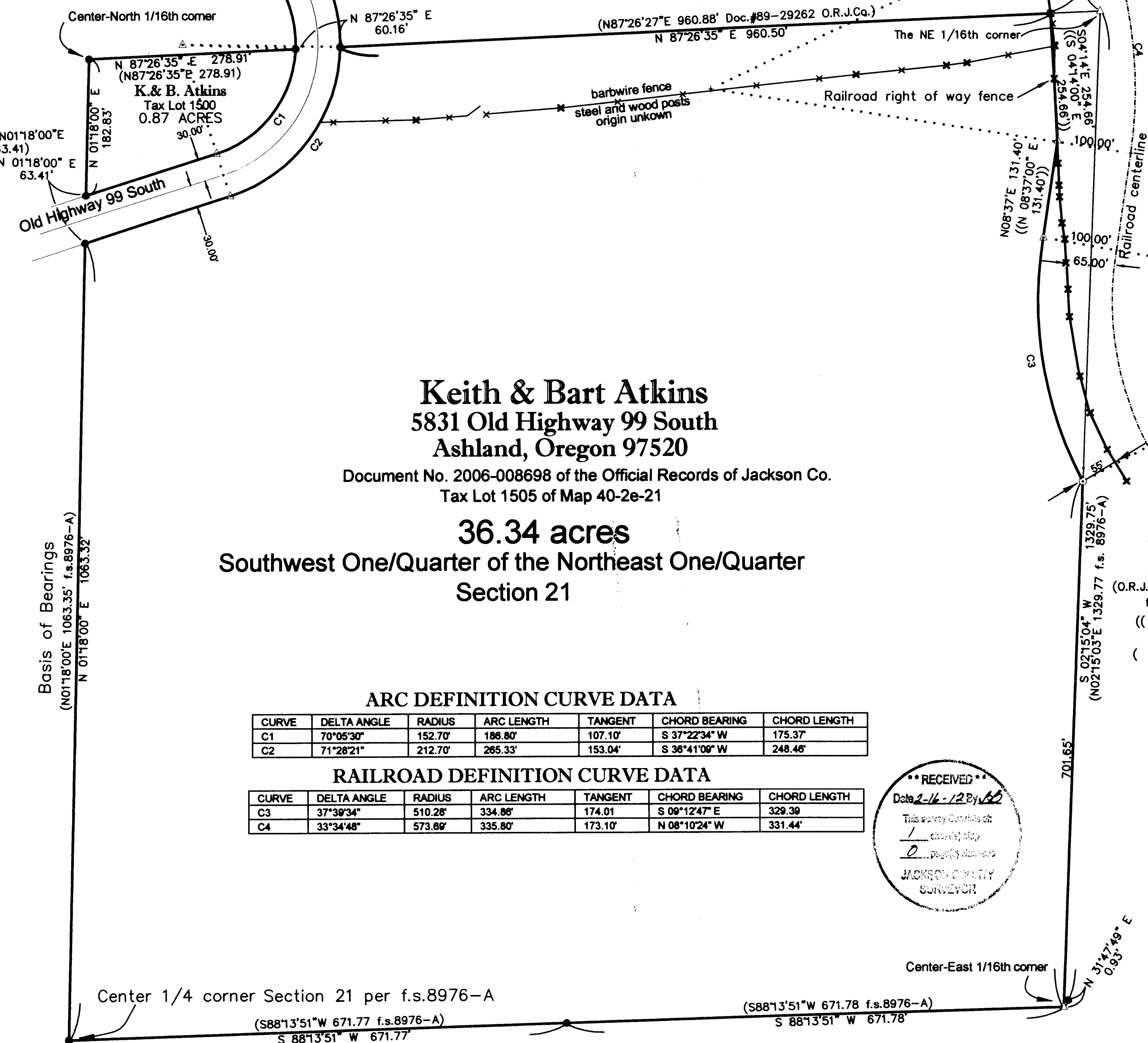
P.O. BOX 3332
ASHLAND, OREGON 97520
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JOB #: 06-001
DATE: 09/25/2011
DRAWN BY: MCS
CHECKED BY: KKB

PREPARED FOR:
KEITH & BART ATKINS
5831 OLD HIGHWAY 99 SOUTH
ASHLAND, OREGON 97520

FILE NAME: 402E21-2.CRD & 402E21-2.DWG
SHEET 1 OF 1

Basis of Bearings
(N01°18'00"E 1063.35' f.s.8976-A)
N 01°18'00" E 1063.32'



ASSESSOR'S MAP NO.: 40-2E-21 TAX LOTS 1500 & 1505

THIS PLAT WAS PREPARED WITH A HP DESIGNJET 430 USING HP PRODUCT #51640A ON CONTINENTAL #JPC4M2 POLYESTER FILM