

MAP OF SURVEY

LYING WITHIN
THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 37 SOUTH, RANGE 2 WEST,
of the WILLAMETTE BASE & MERIDIAN, JACKSON COUNTY, OREGON

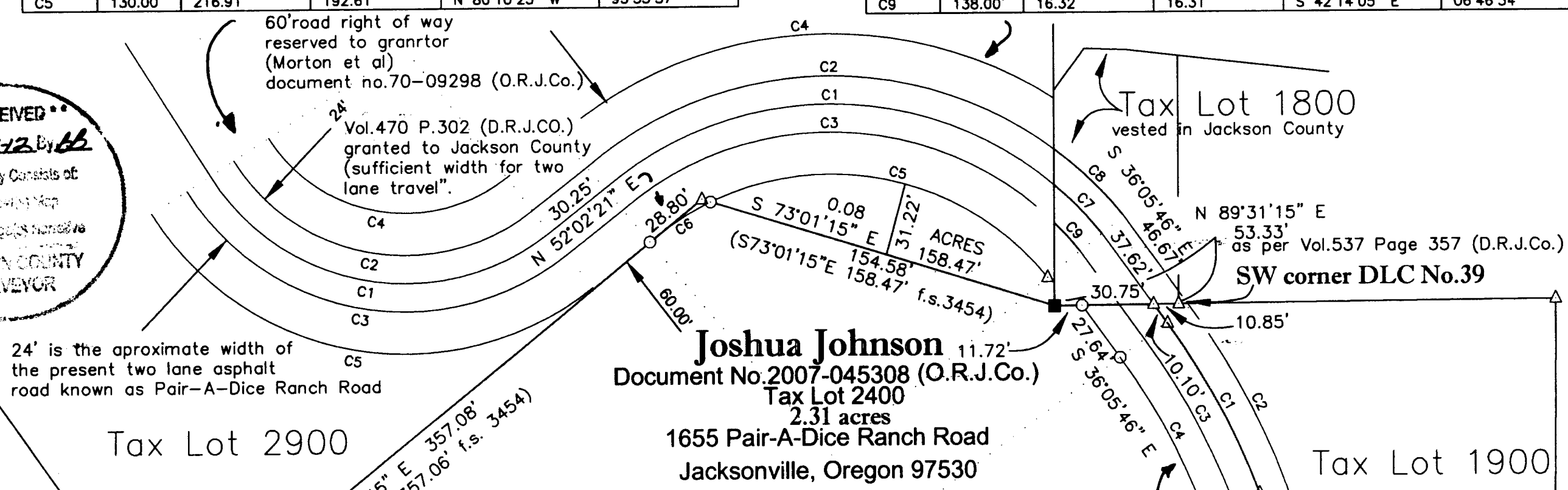
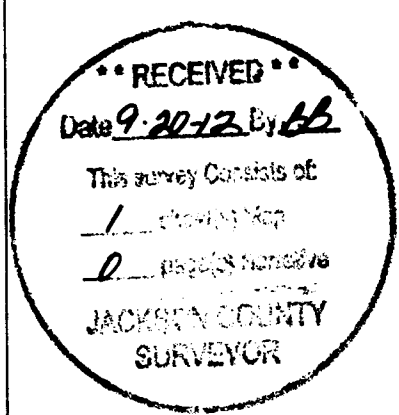
centerline Pair-A-Dice Ranch Road
as per Document Nos. 70-09229 & 70-09298
(O.R.J.Co.) 60' road right of way, for the benefit of Morton et al
and Vol.470 Page 302 (D.R.J.Co.) for the benefit of Jackson County
of non-specific width, i.e. "sufficient for two lane travel".

Curve data

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	100.00'	166.85'	148.16'	N 80°10'23" W	95°35'57"
C2	88.00'	146.83'	130.38'	N 80°10'23" W	95°35'57"
C3	112.00'	186.87'	165.94'	N 80°10'23" W	95°35'57"
C4	70.00'	116.80'	103.71'	N 80°10'23" W	95°35'57"
C5	130.00'	216.91'	192.61'	N 80°10'23" W	95°35'57"

Curve data

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	150.00'	210.20'	193.42'	N 89°54'10" E	80°17'25"
C2	162.00'	227.02'	208.89'	N 89°54'10" E	80°17'25"
C3	138.00'	193.38'	177.94'	N 89°54'10" E	80°17'25"
C4	180.00'	228.29'	213.29'	N 86°05'28" E	72°40'01"
C5	120.00'	157.67'	146.57'	S 76°29'17" E	75°16'58"
C6	120.00'	26.25'	26.19'	N 57°13'02" E	12°31'55"
C7	150.00'	29.07'	29.03'	S 44°23'57" E	11°06'19"
C8	162.00'	41.24'	41.13'	S 46°08'22" E	14°35'10"
C9	138.00'	16.32'	16.31'	S 42°14'05" E	06°46'34"



Curve data

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	314.44'	83.60'	83.35'	S 28°28'48" E	15°13'57"
C2	326.44'	72.24'	72.09'	S 27°12'12" E	12°40'45"
C3	302.44'	80.41'	80.17'	S 28°28'48" E	15°13'57"
C4	289.32'	79.42'	79.17'	S 28°13'58" E	15°43'37"

Curve data

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	329.65'	52.19'	52.13'	S 14°12'06" E	09°04'16"
C2	329.65'	18.26'	18.26'	S 07°45'56" E	03°10'24"
C3	341.65'	51.58'	51.53'	S 14°24'44" E	08°38'59"
C4	317.65'	23.10'	23.10'	S 16°39'13" E	04°10'02"
C5	317.65'	31.92'	31.90'	S 09°03'27" E	05°45'25"
C6	304.65'	23.46'	23.46'	S 16°31'52" E	04°24'44"

Narrative of Survey

Purpose: establish property corner monuments and property line, also to review easement documents.

Procedure:

a Nikon DTM 522 total station was used in the performance of this survey. The boundaries of this tract were largely determined by f.s.3454 and 6561. It was originally created on the former and was the remainder subsequent to the latter (f.s.6561). A found 3/4" bolt in a mound of stones (that has been shown on several previous surveys), it's origin appears to be unknown but was called for in Vol.537 Page 357 as an accessory to the Southwest corner of DLC No.39, and is first shown on f.s.3454. It is shown on nearly all of the subsequent surveys but never described as an accessory monument. This same document was alleged to be the easement document for this property according to Titor Title but due to it's vague description and the fact that some of the properties through which this easement runs were sold previously by the grantor (Morton et al) I recommended that my client attempt to acquire an easement for ingress & egress from his neighbor to the South. This would provide access to a public right of way i.e. Morton Way as well as that part of Pair-a-Dice Ranch Road that is dedicated to the public. The other easement descriptions were calculated and shown hereon, but despite this welter of overlapping easements created by Morton et al, (created whenever they sold another tract), their validity is circumspect, especially since Morton et al vested many of the easements in themselves. All of the mathematical descriptions approximate the current location of Pair-A-Dice Ranch Road and appeared to be based on an accurate survey and are shown hereon.

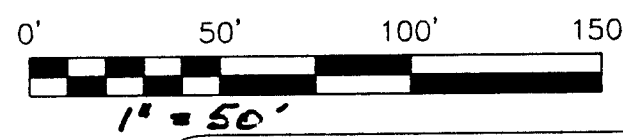
Legend

- = found a 3/4" bolt in a mound of stones, 3 inches deep, Northwesterly of 60" madrone stump
- = found: 5/8" iron rods as per f.s.6561
- = Set: 5/8" by 24" iron rods with a plastic yellow cap marked: "STEWART LS2057"
- △ = computed location, nothing found nor set
- = Official or Deed document as shown
- f.s. = filed survey found in the Jackson County Surveyor's Office
- (O.R.J.Co.) = Official Records of Jackson County, Oregon
- (D.R.J.Co.) = Deed Records of Jackson County, Oregon

REGISTERED PROFESSIONAL LAND SURVEYOR

Martin C. Stewart

OREGON
July 23, 1983
Martin C. Stewart
2057
renewal: 6/30/2014



MARTIN C. STEWART LAND SURVEYING
LAND SURVEYING & FORESTRY
MARTIN C. STEWART, P.L.S. NO.2057

P.O. BOX 3332
ASHLAND, OREGON 97520
PHONE: (541) 301-2096
EMAIL: Marty.Stewart1@gmail.com

JOB #: 06-001
DATE: 08/15/2012
DRAWN BY: MCS

PREPARED FOR:
JOSH JOHNSON
1655 Pair-A-Dice Road
Jacksonville, Oregon 97520

CHECKED BY: [Signature]

FILE NAME: 372w30a-1.crd & 372w30a-1.dwg

SHEET 1 OF 1

ASSESSOR'S MAP NO.: 37-2W-30A TL2400

This plat was prepared with a H.P. DesignJet 430 using HP product #51640a on continental #JPC4M2 polyester film.