

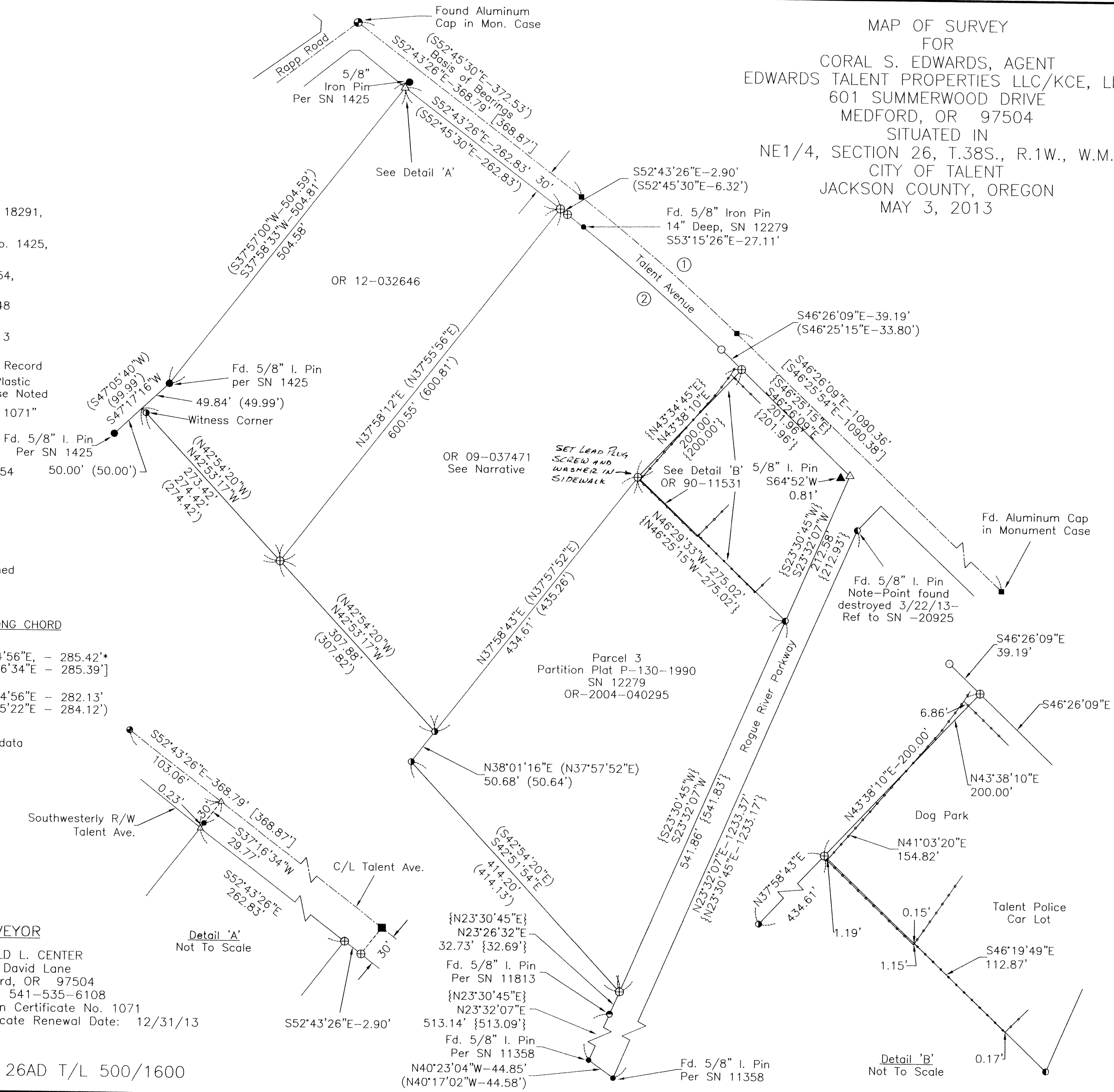
MAP OF SURVEY
FOR
CORAL S. EDWARDS, AGENT
EDWARDS TALENT PROPERTIES LLC/KCE, LLC
601 SUMMERWOOD DRIVE
MEDFORD, OR 97504
SITUATED IN
NE1/4, SECTION 26, T.38S., R.1W., W.M.
CITY OF TALENT
JACKSON COUNTY, OREGON
MAY 3, 2013

LEGEND

- Found Aluminum Cap In Monument Case
 - Found 1-1/2" Diameter Aluminum Cap, Survey No. 18291, S. Kamphman L.S. No. 2883
 - Found 5/8" Diameter Iron Pin Referenced Survey No. 1425, 11358, 11585, 12279 As Noted
 - Found 5/8" Diameter Iron Pin, Set Survey No. 15054, R.D. Broughton L.S. No. 2657
 - Found 5/8" Diameter Iron Pin, Set Survey No. 12148 L.J. Friar L.S. No. 961
 - Found 5/8" Diameter Iron Pin, Set Survey No. 11813 Gary D. Kaiser L.S. No. 803
 - ▲ Found 5/8" Diameter Iron Pin - Exposed 2" - No Record
 - ⊕ Set 5/8" Diameter, 24" Long Iron Pin With Yellow Plastic Cap Marked: "CENTER + LS 1071", Unless Otherwise Noted
 - Set Rail Spike Flush With Pavement, Marked: "+ LS 1071"
 - △ Computed Point - No Monument Set
 - [] Denotes Record Survey Data SN 18291
 - () Denotes Record Survey Data SN 11585, 12279, 15054
 - { } Denotes Record Survey Data SN 12148
 - Denotes Fence
 - S.N. Denotes Jackson County Surveyor File No.
 - R/W Denotes Street Right-Of-Way
- Note: Narrative to comply with ORS 209.250 Attached

CURVE NO.	DELTA	RADIUS	ARC LENGTH	LONG CHORD
①	6°17'17" [6°17'32"]	2602.01' [2600.00']	285.56' [285.53"]	S49°34'56"E - 285.42' [S49°36'34"E - 285.39']
②	6°17'17" (6°20'15")	2572.01' (2570.00')	282.27' (284.27')	S49°34'56"E - 282.13' (S49°35'22"E - 284.12')

* Denotes data held for computation of curve data



****RECEIVED****
Date 5/11/13 By SP
This Survey Consists of:
1 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Harold L. Center
OREGON
JULY 30, 1976
HAROLD L. CENTER
1071
Expires: 12/31/13

SURVEYOR
HAROLD L. CENTER
2604 David Lane
Medford, OR 97504
Phone 541-535-6108
Oregon Certificate No. 1071
Certificate Renewal Date: 12/31/13

Project No: 13-04 Edwards, T38S, R1W, 26AD T/L 500/1600

Broughton's survey No. 15054 indicates recovery of the Edwards corner points. Broughton provided no information to indicate he performed sufficient surveying to discover the difference. In addition Broughton's survey map and the description prepared for the property line adjustment deed 96-25687 contain errors in the curve data.

The centerline monuments of Talent Avenue established by Kampmann were held for control of the southerly right of way line. I held my measurement of the delta and chord distance for the curve to compute the position for the monuments situated on the southerly right of way line of Talent Avenue.

The monument marking the southwest corner of 09-037471 was established at record distances contained in the adjoining property deed 12-032646. Broughton's monuments situated at the southeast corner of my client's property and the witness corner to the northwest were held for alignment of the southerly line and the monument established at deed record distance.

I held monuments situated along the westerly line of Rogue River Parkway to compute the position for the northeast corner of the land described within document 90-11531. I held the recovered monument at the southeast corner, computer position for the northeast and record distances for document 90-11531 to establish the corner points on the northwest boundary of my client's property and the land described in 90-11531. This procedure provided a satisfactory fit of the record survey data.

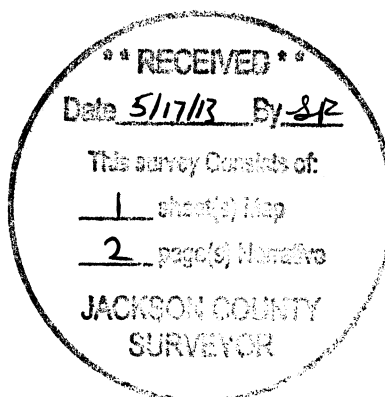
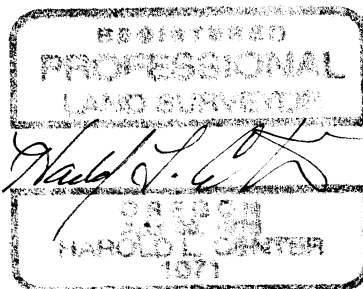
I provided my client with a property description and suggested a correction deed be filed to properly describe the property.

Basis of Bearing: Survey No. 18291

Equipment utilized in this survey: Nikon DTM 520 Electronic Total Station and related equipment.

Date of Survey: May 3, 2013

Surveyor:
HAROLD L. CENTER, P.L.S.
Oregon Certificate No. 1071
Certificate Renewal Date: 12/31/13
2604 David Lane
Medford, OR. 97504
541-535-6108



SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES

Survey For:
Edwards Talent Properties, LLC
KCE, LLC
Coral S. Edwards, Agent
601 Summerwood Drive
Medford, OR. 97504

Location:
Northeast one-quarter of Section 26, Township 38 South, Range 1 West, Willamette Meridian, City of Talent, Jackson County, Oregon

Purpose:
To survey and monument the boundary of the land described within deed document 09-037471 Exhibit A and 04-040295, Jackson County, Oregon Official Deed Records.

Procedure: I began with an examination of surveys filed with the Jackson County Surveyor. The boundary line of the subject parcels were originally established as Partition Plat No, P-130-1990 surveyed by Darrell W. Edwards, L.S. No 741, reference filed survey No. 12279. Surveyor Edwards had previously completed filed surveys No. 11358 and 11585 and utilized those surveys as the basis for Partition P-130-1990.

The boundary of Parcel 2 (09-037471) was adjusted in July of 1996 with the survey performed by Russell D. Broughton, L.S. No. 2657, reference filed survey No.15054. In addition surveyor Broughton prepared descriptions for the adjusted parcels as shown on his map of survey.

The centerline of Talent Avenue was surveyed and centerline monuments established in May of 2004 by Shawn Kampmann, L.S. No. 2883, reference filed survey No. 18291.

I recovered the centerline monuments documented within Surveyor Kampmann's survey along with several iron pins recovered within the area. Utilizing this data I computed positions and performed a search for the monuments established by Edwards and Broughton surveys. Monuments with the exception of those noted on my map along the southerly right of way line of Talent Avenue have been destroyed by recent utility and sidewalk improvements.

An evaluation of Edwards survey No.11358 indicates a 3.74 foot difference in measurement between the monument situated at the intersection of Talent Avenue and Rapp Road southeasterly to the point of curve (PC) monument established by Kampmann. Due to the destruction of the Edwards and Broughton monuments, I was unable to determine the where the error occurred and it appeared Edwards had the curve shifted feet to the southeast. A difference of 4.29 feet is documented on survey No.16890 performed by Wolf Surveying, Paul J. Morin, L. S. 2746 between the monument at the intersection of Rapp Road and Talent Avenue and the recovered monument established by Edwards.