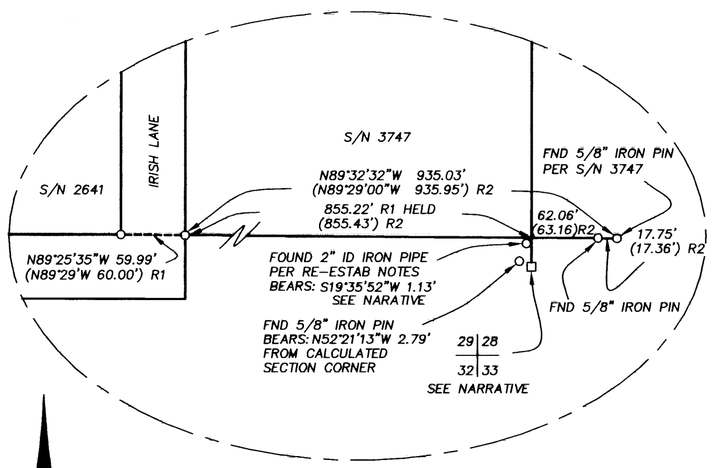
MAP OF SURVEY

FOR

RENEE DUBOIS and DON KANIA
36505 S.W. SOUTHWIND DRIVE
HILLSBORO, OREGON 97123

LOCATED IN
THE NORTH HALF AND THE SOUTHWEST QUARTER OF SECTION 28, AND THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 38 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON



DETAIL
SCALE: 1"= 100'

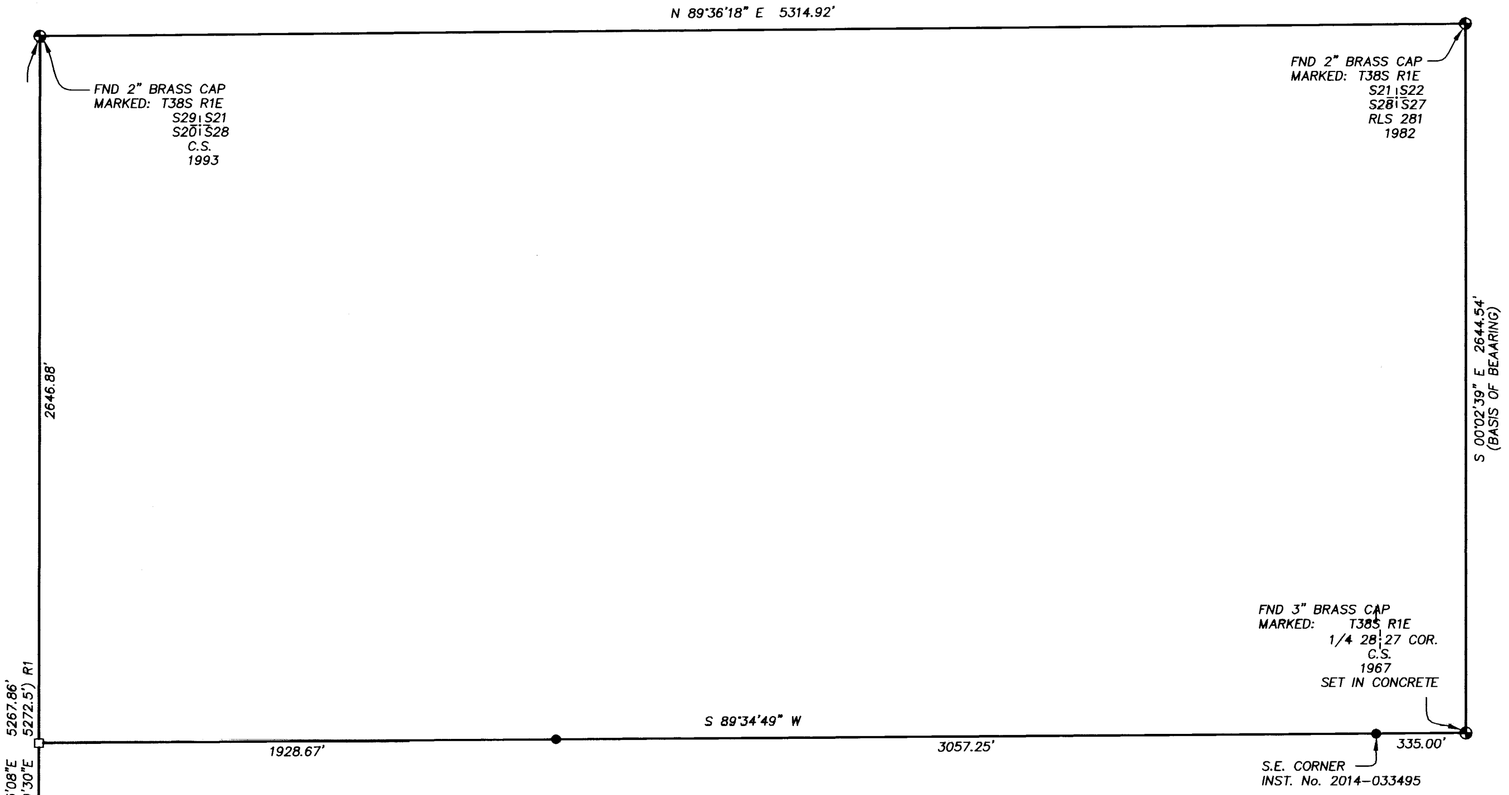
FILED
Date 3/10/15 By Lm
This Survey Consists Of:
1 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR
OREGON
JULY 12, 1995
FRED A. FRANTZ
No. 50077
Renewal 12-31-15

DATE: 02-23-2015

SCALE: 1"= 400'

0 400 800 1200



SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250 OF THE OREGON REVISED STATUTES

PURPOSE:
TO SURVEY AND MONUMENT THE SOUTHEAST CORNER AND A PORTION OF SOUTH LINE OF THAT PROPERTY DESCRIBED IN INSTRUMENT NUMBER 2014-33495 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

PROCEDURE:
UTILIZING CONTROL ESTABLISHED USING A TOPCON TOTAL STATION, REFLECTING PRISMS AND STATIC GPS OBSERVATIONS, I TIE THE CONTROLLING MONUMENTS, CALCULATE THE EAST-WEST CENTER SECTION LINE BY PROPORTIONAL MEASUREMENT AND SET MONUMENTS AT THE SOUTHEAST CORNER OF THE PROPERTY AND A MONUMENT ON THE SOUTH LINE AT A POSITION AS DIRECTED BY THE CLIENT.
AT THE SOUTHWEST CORNER OF SETION 28, PER FILED SURVEY NUMBER 2641, THE SURVEYOR RECOVERS A MOUND OF STONE AND ROTTED STAKES AT HIS CALCULATED POSITION AND MONUMENTS THIS POSITION FOR THE SECTION CORNER. SURVEY NUMBER 4457 STATES THIS CORNER IS VIEWED WITH SOME DOUBT BUT GIVES NO REASON FOR THIS OPINION. A DILIGENT SEARCH WAS MADE BY THIS OFFICE AND THE JACKSON COUNTY SURVEYOR'S OFFICE TO RECOVER THIS POSITION. NO EVIDENCE OF THE CORNER (A 2" IRON PIPE) COULD BE RECOVERED. A 2" IRON PIPE WITH THE PLASTIC CAP MARKED "JACKSON C.S." WAS FOUND DISTURBED IN THE FENCE LINE AND APPEARED APPROXIMATLY 25 FEET OUT OF POSITION FOR THE SECTION CORNER POSITION. IN THE COUNTY PUBLIC LAND CORNER RE-ESTABLISHMENT NOTES THERE APPEARES TO BE AN ERROR IN THE NOTES OF THE FIRST RE-ESTABLISHMENT BY THE COUNTY SURVEYOR IN 1987, IN MISTAKING THIS PIPE FOR THE SECTION CORNER. FURTHER RESEARCH BY THE COUNTY SURVEYOR'S OFFICE OF THE SURVEYOR'S OLD FILES REVEALED AN UNFILED BLUE LINE COPY OF THE SURVEY THAT INDICATES A 2" PIPE SET ON THE SECTION LINE 25.89 FEET NORTHERLY OF THE RECOVERED SECTION CORNER BUT IS NOT NOTED ON THE FILED COPY OF THE SURVEY. AFTER CONSULTING WITH THE COUNTY SURVEYOR'S OFFICE IT WAS DECIDED IT WOULD BE APPROPRIATE TO USE THE BEST AVAILABLE EVIDENCE TO CALCULATE THE POSITION OF THIS CORNER. I USE THE ORIGINAL 1" OUTSIDE DIAMETER PINCH TOP IRON PIPE, RECOVERED 18" DEEP, ON THE EAST LINE OF THE PROPOSED ROAD PER S/N 2641, NOW IRISH LANE AND THE FOUND 5/8" IRON PIN PER FILED SURVEY NUMBER 3747 SET AT THE SOUTHEAST CORNER OF A 15 ACRE TRACT ON THE WEST SIDE OF THE TALENT IRRIGATION CANAL FOR LINE AND CALCULATE EAST ALONG THE LINE THE RECORD DISTANCE SHOWN ON SURVEY NUMBER 2641 FOR THE POSITION THAT THE SECTION LINE CROSSES THIS LINE. I THEN PROLONG THE SECTION LINE FROM THE NORTHWEST CORNER THRU THIS POINT SOUTH, THE RECORD DISTANCE PER SAID SURVEY FOR THE CALCULATED POSITION OF THE SOUTHWEST CORNER OF SECTION 28. THE ANGULAR RELATIONSHIP BETWEEN THE LINES USING THIS METHOD IS REASONABLE WHEN COMPARED WITH THE RECOVERED MONUMENTS RELATIONSHIP TO EACH OTHER.

LEGEND

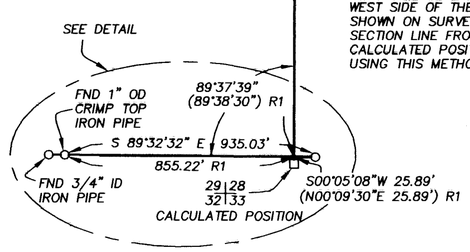
S/N	SURVEY NUMBER, FILED AT THE SURVEYOR'S OFFICE, JACKSON COUNTY, OREGON.
ID	INSIDE DIAMETER
OD	OUTSIDE DIAMETER
FND	FOUND MONUMENT AS INDICATED
RE-ESTAB	JACKSON COUNTY PUBLIC LAND CORNER RE-ESTABLISHMENT NOTES.
○	FOUND MONUMENT PER S/N 2641 OR AS DESCRIBED.
⊕	FOUND BRASS CAP MONUMENTS AS DESCRIBED.
□	CALCULATED POSITION NOTHING SET.
●	SET 5/8" BY 24" IRON PIN WITH ORANGE PLASTIC CAP MARKED "FRANTZ LS 50077".

R1 IS RECORD DATA PER S/N 2641.
R2 IS RECORD DATA PER S/N 3747.

BASIS OF BEARING IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 28 PER S/N 17480. BEING NORTH 00°02'39" WEST AS SHOWN HEREON.

TERRASURVEY, INC.
PROFESSIONAL LAND SURVEYORS
274 FOURTH STREET
ASHLAND, OREGON 97520
(541) 482-6474
terrain@bisp.net

JOB NO. 988-15



ASSESSOR'S MAP No. 381E28 TAX LOT 103