

Map of Survey Property Line Adjustment

Boundary Line Adjustment

(City of Eagle Point Planning Application No. 16-07 BLA)
Examined and Approved this 16th day of March, 2017.

City of Eagle Point Planning Director

For:
Holt Distressed Property Fund (Parallel 1) 2013, L.P.
2601 NE 163rd Ct.
Vancouver, Washington 98648
Located in:
the S.W. 1/4 of Section 3, (03C)
TL 3900 & 4100
the S.E. 1/4 of Section 3, (03D)
TL 800
Township 36 South, Range 1 West, W.M.,
Eagle Point, Oregon

****RECEIVED****
Date 3/17/17 By PB
This survey consists of:
1 sheet(s) Map
2 pages(s) Narrative
JACKSON COUNTY
SURVEYOR

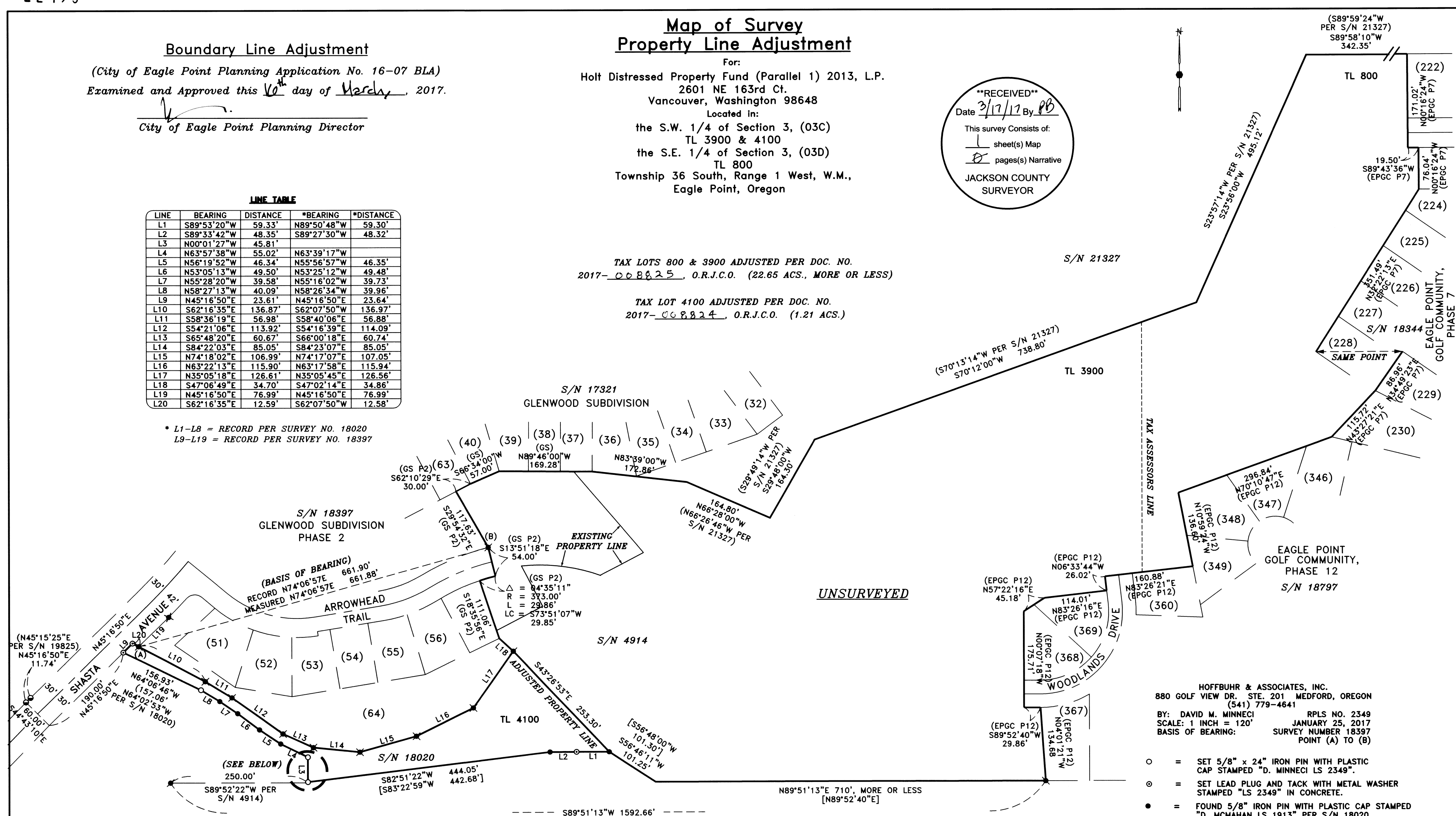
LINE TABLE

| LINE | BEARING | DISTANCE | *BEARING | *DISTANCE |
|------|-------------|----------|-------------|-----------|
| L1 | S89°53'20"W | 59.33' | N89°50'48"W | 59.30' |
| L2 | S89°33'42"W | 48.35' | S89°27'30"W | 48.32' |
| L3 | N00°01'27"W | 45.81' | | |
| L4 | N63°57'38"W | 55.02' | N63°39'17"W | |
| L5 | N56°19'52"W | 46.34' | N55°56'57"W | 46.35' |
| L6 | N53°05'13"W | 49.50' | N53°25'12"W | 49.48' |
| L7 | N55°28'20"W | 39.58' | N55°16'02"W | 39.73' |
| L8 | N58°27'13"W | 40.09' | N58°26'34"W | 39.96' |
| L9 | N45°16'50"E | 23.61' | N45°16'50"E | 23.64' |
| L10 | S62°16'35"E | 136.87' | S62°07'50"W | 136.97' |
| L11 | S58°36'19"E | 56.98' | S58°40'06"E | 56.88' |
| L12 | S54°21'06"E | 113.92' | S54°16'39"E | 114.09' |
| L13 | S65°48'20"E | 60.67' | S66°00'18"E | 60.74' |
| L14 | S84°22'03"E | 85.05' | S84°23'07"E | 85.05' |
| L15 | N74°18'02"E | 106.99' | N74°17'07"E | 107.05' |
| L16 | N63°22'13"E | 115.90' | N63°17'58"E | 115.94' |
| L17 | N35°05'18"E | 126.61' | N35°05'45"E | 126.56' |
| L18 | S47°06'49"E | 34.70' | S47°02'14"E | 34.86' |
| L19 | N45°16'50"E | 76.99' | N45°16'50"E | 76.99' |
| L20 | S62°16'35"E | 12.59' | S62°07'50"W | 12.58' |

* L1-L8 = RECORD PER SURVEY NO. 18020
L9-L19 = RECORD PER SURVEY NO. 18397

TAX LOTS 800 & 3900 ADJUSTED PER DOC. NO.
2017-008825, O.R.J.C.O. (22.65 ACS., MORE OR LESS)

TAX LOT 4100 ADJUSTED PER DOC. NO.
2017-008824, O.R.J.C.O. (1.21 ACS.)



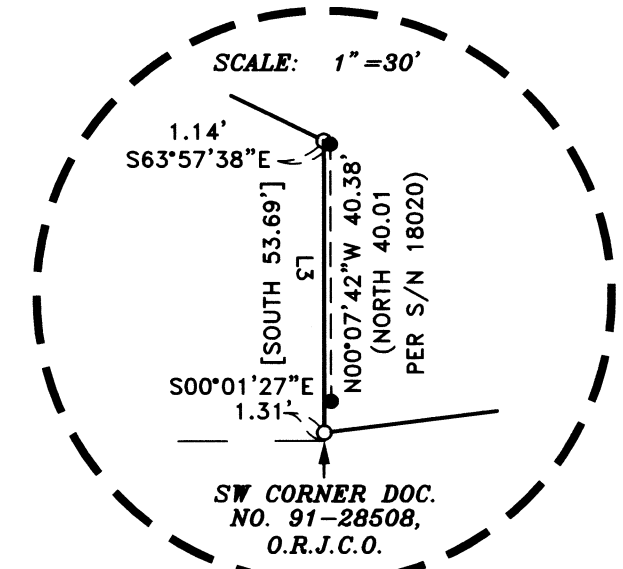
HOFFBUHR & ASSOCIATES, INC.
880 GOLF VIEW DR. STE. 201 MEDFORD, OREGON
(541) 779-4641
BY: DAVID M. MINNECI RPLS NO. 2349
SCALE: 1 INCH = 120' JANUARY 25, 2017
BASIS OF BEARING: SURVEY NUMBER 18397
POINT (A) TO (B)

- = SET 5/8" x 24" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2349".
- ⊙ = SET LEAD PLUG AND TACK WITH METAL WASHER STAMPED "LS 2349" IN CONCRETE.
- = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "D. MCMAHAN LS 1913" PER S/N 18020.
- ✱ = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "TEMPLIN LS2359" PER S/N 18397.
- ⚡ = FOUND 5/8" IRON PIN PER S/N 4914.
- ⚡ = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "TEMPLIN LS2359" PER S/N 18797.
- ⊙ = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "KAISER RLS803" PER S/N 19825.
- S/N = SURVEY NUMBER
- [] = RECORD PER DOC. NO. 2013-034192, O.R.J.C.O.
- GS = RECORD PER GLENWOOD SUBDIVISION PLAT.
- GS P2 = RECORD PER GLENWOOD SUBDIVISION, PHASE 2 PLAT.
- EPGC P7 = RECORD PER EAGLE POINT GOLF COMMUNITY, PHASE 7 PLAT.
- EPGC P12 = RECORD PER EAGLE POINT GOLF COMMUNITY, PHASE 12 PLAT.
- O.R.J.C.O. = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250 OREGON REVISED STATUTES

PURPOSE: TO SURVEY AND MONUMENT A PROPOSED PROPERTY LINE ADJUSTMENT AND PREPARE LEGAL DESCRIPTIONS OF THE RESULTING PROPERTIES.

PROCEDURE: THE PROPERTIES INVOLVED ARE DESCRIBED IN DOCUMENTS NO. 2013-034191 AND 2013-034192. TAX LOTS 800 AND 3900 ARE ONE PROPERTY GIVEN TWO DESIGNATIONS BY THE COUNTY ASSESSOR BECAUSE OF THEIR LOCATION WITHIN THE SECTION. THE PROPERTY EXCEEDS THE ACREAGE REQUIREMENT TO BE SURVEYED AND IS THUS DESCRIBED WITH RECORD DIMENSIONS. THE NORTHERLY LINE OF ADJUSTED TAX LOT 4100 WAS ESTABLISHED FROM FOUND MONUMENTS REPRESENTING THE SOUTHERLY LINE OF LOT 64 OF GLENWOOD SUBDIVISION, PHASE 2. THE SOUTHERLY LINE OF TAX LOT 4100 WAS CREATED IN PART FROM UTILIZING MONUMENTS SET ON SURVEY NO. 18020, A PROPOSED PARTITION STARTED BY THIS OFFICE BUT NOT FINALIZED, REPRESENTING THE "SOUTHERLY LINE OF AN EXISTING ROAD". THE REMAINING PORTION OF THE LINE WAS ESTABLISHED USING DEED CALLS AND FOUND MONUMENTS. I HAVE NO EXPLANATION FOR THE DISCREPANCY IN THE LOCATION OF THE MONUMENTS REPRESENTING THE SOUTHWESTERLY CORNER OF ADJUSTED TAX LOT 4100 AS THE CONTROLLING CALL IS "TO A POINT WHICH BEARS NORTH 1.31 FEET FROM THE SOUTHWEST CORNER OF SAID TRACT;" (DOC. NO. 91-28508). THE EXISTING MONUMENTS FROM SURVEYS NO. 18020 AND 18397 ON THE EASTERLY RIGHT-OF-WAY LINE OF SHASTA AVENUE WERE DESTROYED BY SIDEWALK CONSTRUCTION AND RESET AT COMPUTED POSITIONS.



REGISTERED PROFESSIONAL LAND SURVEYOR
David M. Minnecci
OREGON
JULY 28, 1988
DAVID M. MINNECCI
2349
EXPIRES 12/31/18