

MAP OF SURVEY

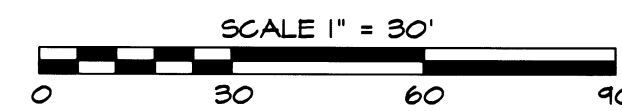
Located in Block 19, plat of Central Point, being within Donation Land Claim Number 53, in Southwest One-quarter of Northwest One-quarter of Section 11, Township 37 South, Range 2 West of the Willamette Meridian, Jackson County, in the City of Central Point, Oregon.

PREPARED FOR:

KJ HOLINBECK
414 South First Street
Central Point, OR 97502

LEGEND:

- ⊗ Indicates a set 5/8-inch diameter by 30-inch long iron pin with an orange plastic cap marked "NEATHAMER SURVEYING".
- Indicates a set O38 shell casing in concrete with a tack and brass washer marked "NEATHAMER SURVEYING".
- Indicates a found monument as noted.
- ▲ Indicates a found 5/8" diameter iron pin per SN 3106.
- ⊙ Indicates a found 2-1/2 inch diameter brass cap marked "LS 2271 per SN 16677 and/or SN 20253.
- Indicates a computed position, nothing found or set.
- () Indicates record information as per SN 1375.
- [] Indicates record information as per SN 3106.
- (()) Indicates record information as per SN 10577.
- (()) Indicates record information as per SN 16677.
- < > Indicates record information as per Inst 80-25205.
- VOL PG Indicates an instrument recorded by Volume and Page(s), of the Deed Records of Jackson County, Oregon.
- INST Indicates an instrument recorded by number of the Official Records of Jackson County, Oregon.
- SN Indicates a survey filed by number in the office of the Jackson County Surveyor.
- WITS Indicates a set Witness Monument.



**** RECEIVED ****
DATE 9/29/17 BY PB
This survey consists of:
1 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
Carl E. Neathamer
OREGON
JULY 9, 2001
CAEL E. NEATHAMER
56545
Renewal Date 12/31/18

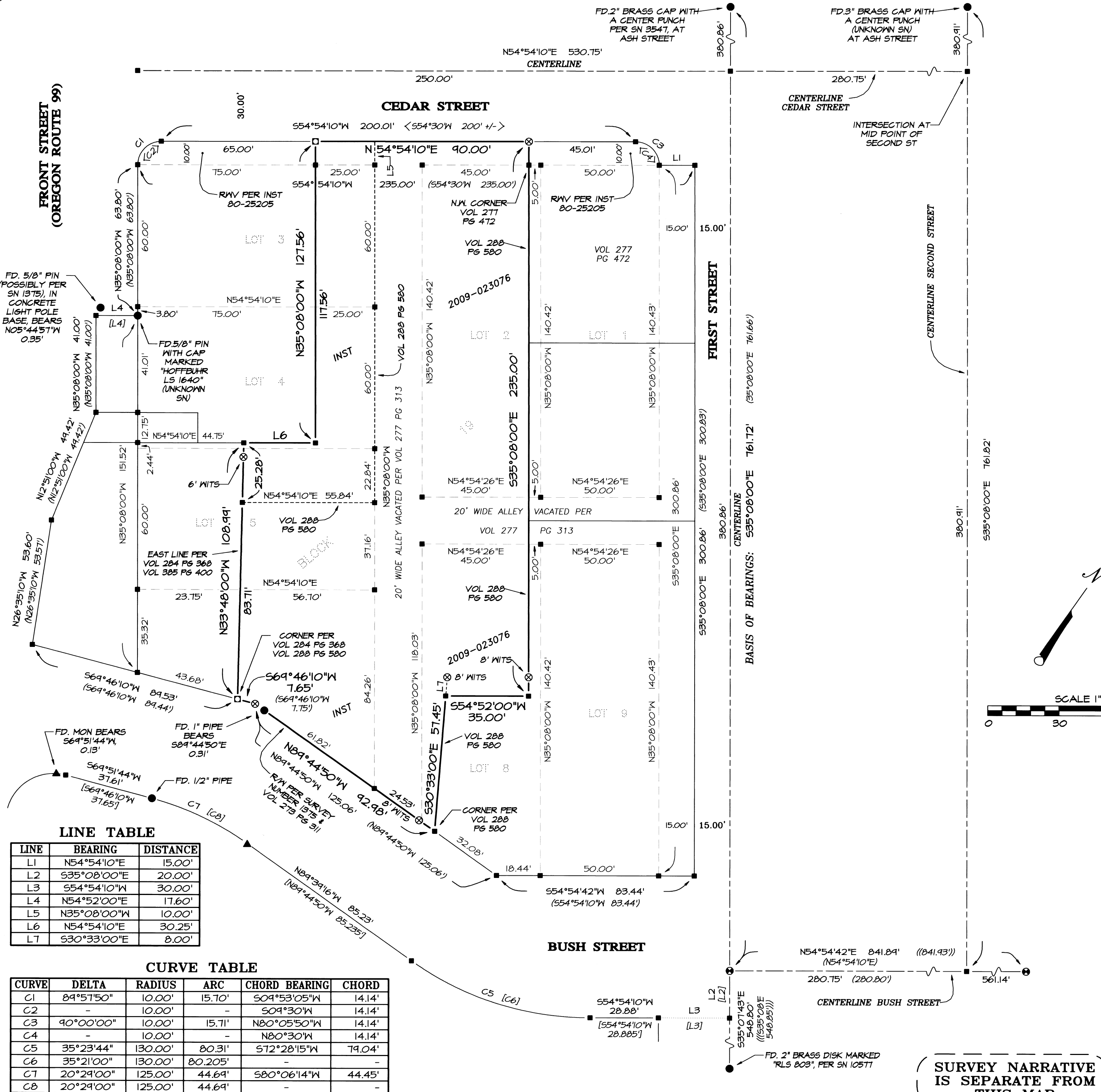
BASIS OF BEARINGS:

Centerline of First Street per Survey Number 1375, as filed in the office of the Jackson County Surveyor.

PREPARED BY: Neathamer Surveying, Inc.
3126 State St, Suite 203
P.O. Box 1584
Medford, Oregon 97501
Phone (541) 732-2869
FAX (541) 732-1382

PLOT DATE: September 2, 2017 **PROJECT NUMBER:** 17030

Sheet 1 of 1 © CN



LINE TABLE

LINE	BEARING	DISTANCE
L1	N54°54'10"E	15.00'
L2	S35°08'00"E	20.00'
L3	S54°54'10"W	30.00'
L4	N54°52'00"E	17.60'
L5	N35°08'00"W	10.00'
L6	N54°54'10"E	30.25'
L7	S30°33'00"E	8.00'

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	89°57'50"	10.00'	15.70'	S09°53'05"W	14.14'
C2	-	10.00'	-	S09°30'W	14.14'
C3	90°00'00"	10.00'	15.71'	N80°05'50"W	14.14'
C4	-	10.00'	-	N80°30'W	14.14'
C5	35°23'44"	130.00'	80.31'	S72°28'15"W	79.04'
C6	35°21'00"	130.00'	80.205'	-	-
C7	20°29'00"	125.00'	44.69'	S80°06'14"W	44.45'
C8	20°29'00"	125.00'	44.69'	-	-

SURVEY NARRATIVE IS SEPARATE FROM THIS MAP

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250 OREGON REVISED STATUTES

PREPARED FOR: KJ HOLINBECK
414 South First Street
Central Point, Oregon 97502

PREPARED BY: NEATHAMER SURVEYING, INC.
3126 State Street, Suite 203
P.O. Box 1574
Medford, Oregon 97501

LOCATION:

Located in Block 19, plat of Central Point, being within Donation Land Claim Number 53, in Southwest One-quarter of Northwest One-quarter of Section 11, Township 37 South, Range 2 West of the Willamette Meridian, Jackson County, in the City of Central Point, Oregon.

PURPOSE OF SURVEY:

Pursuant to Client's request and direction, perform a boundary survey, recover existing monuments, perform a boundary resolution, establish monuments as necessary and file a Map of Survey in the office of the Jackson County Surveyor.

SURVEY REFERENCES/PROCEDURES:

Records utilized: Instruments Numbered 2009-023076 and 80-25205 of the Official Records of Jackson County, Oregon; Volume 273 at Page 311, Volume 277 at Page 313, Volume 277 at Page 472, Volume 284 at Page 368, Volume 288 at Page 580 and Volume 385 at Page 400, all of the Deed Records of Jackson County, Oregon; plat of Central Point, recorded June 4, 1887, in Volume 13 at Pages 582 to 585 of the Deed Records of Jackson County, Oregon, and noted at the bottom of the plat as checked by C.Z. Boyden on October 27, 1936; and, Surveys Numbered 1375, 3106, 10577, 16677 and 20253, as filed in the office of the Jackson County Surveyor. Equipment/Software utilized: Trimble S7 Robotic Instrument, Trimble TSC3 data collector with Trimble Access Software; Trimble Business Center and Trimble Terramodel. Linear units: Horizontal is International Foot (ift); Vertical is U.S. Survey Foot (usft). Assumed Cartesian coordinates and a scale factor of 1.0 were utilized for measurements for this survey.

Utilizing said Trimble S7 robotic instrument and TSC3, established primary and secondary control, search and tied monuments and performed topographic measurements.

The subject property is described per said Instrument Number 2009-023076, with references and calls made to volume and pages referenced above, and is located within portions of lots within Block 19, and vacated portions of Cedar Street and alley ways per the plat of Central Point. A search for original monuments per said plat was performed, but nothing was found. After analyzing numerous surveys performed within and near this property, it was decided that the found centerline monuments and Survey Number 1375 were the best available evidence to utilize to solve Block 19 and to define the boundaries of the subject tract of land. The resolution of said boundary was performed as follows:

Centerline of First Street established by holding found monuments at the intersections with Ash and Bush Streets. Centerline of Bush Street, from First Street, easterly, established by holding two found monuments per Surveys Numbered 16677 and 20253 (at the intersections with First and Fourth Streets). Second Street centerline established by holding bearing from the found monument at the intersection with Ash Street, parallel to said established First Street centerline, to its intersection with Bush Street. Cedar Street

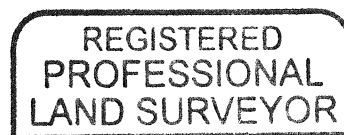
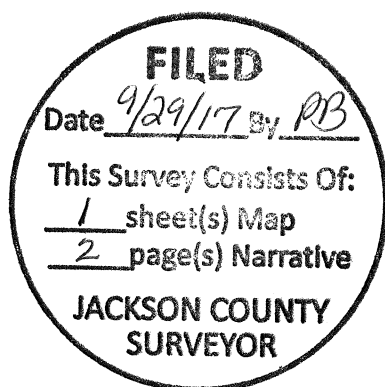
centerline established from computed midpoint along Second Street centerline and a bearing per said Survey Number 1375. It should be noted that for Cedar Street, Survey Number 7070 was analyzed, but not utilized due to the fact that the centerline and rights of way therewith, were established by holding midpoint of existing curb lines. Whereas, Survey Number 1375 utilized found monuments to establish Cedar Street. Likewise, Survey Number 12441 was analyzed and not used due to the fact that it utilized monuments per Survey Number 7070.

Utilizing said resolved centerlines, computed the corresponding rights of way therewith, thereby computing the northerly, easterly and the easterly portion of the southerly boundaries of Block 19, plat of Central Point. Utilized Survey Number 1375 to resolve the remainder of the southerly and all of the westerly boundaries of said Block 19, and of said survey. From which, computed the interior lots of said Block 19. Based on the resolved Block 19 and lots therein, utilized said volume and pages to resolve historic boundaries and vacated streets and/or alley ways, and Instrument Number 80-25205 to resolve location of vacated right of way at Cedar Street. From which, utilized said Instrument Number 2009-023076 to resolved the exterior boundaries of the subject tract of land.

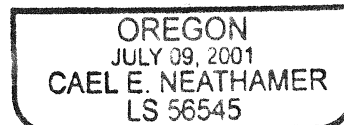
Few monuments per Survey Number 1375 were found, and some monuments of unknown origin were also found. It should be noted that per Volume 277 at Page 313, it appears that First Street, from Cedar Street southerly to Bush Street, was vacated. A search was not made to resolve what is depicted on Survey Number 1375 or Jackson County Assessor's map of a 30 feet wide right of way for First Street, as it did not affect the boundaries of this survey.

Established monuments, as depicted on the accompanying map, on July 20, 2017.

Print Date: September 2, 2017



Carl E. Neathamer



RENEWAL DEC. 31, 2018