

BASIS OF BEARING IS TRUE NORTH, NAD 83/91 DATUM, AS DERIVED BY GLOBAL POSITIONING SYSTEM OBSERVATIONS.

**** RECEIVED ****
 DATE 1/31/19 BY BPB
 This survey consists of:
 1 sheet(s) Map
 0 page(s) Narrative
 JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
Rick E. Stein
OREGON
 FEBRUARY 8, 2000
RICHARD E. STEIN
 49593PLS
 RENEWAL DATE: 06/30/2020

LINE	BEARING	DISTANCE
L1	S 89°58'09" E	49.58'
L2	N 74°11'22" E	129.88'
L3	N 55°02'38" E	42.23'
L4	N 55°02'38" E	134.78'
L5	S 00°32'37" W	52.12'
L6	S 81°54'43" W	190.99'

2 1/2" BRASS CAP REFERENCE MONUMENT PER JACKSON COUNTY THIRD RE-ESTABLISHMENT NOTES

1/2 INCH PIPE CL P.I. PER S/N 954

CHISLED "+" IN CONCRETE CURB PER JACKSON COUNTY THIRD RE-ESTABLISHMENT NOTES

MAP OF SURVEY
 located in the
 SOUTHEAST QUARTER OF SECTION 2,
 TOWNSHIP 37 SOUTH, RANGE 2 WEST,
 WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON
 for
**MARTY & BRENDA MINGUS
 LIVING TRUST**
 511 BEEBE ROAD
 CENTRAL POINT, OREGON 97502

LEGEND

- ⊗ = FOUND 2 1/2" BRASS CAP - D.L.C. CORNER
- = FOUND 5/8" IRON PIN, AS DESCRIBED
- ◆ = FOUND MONUMENT AS DESCRIBED
- = COMPUTED POSITION
- = SET 5/8" x 24" IRON PIN w/ YELLOW PLASTIC CAP MARKED "FARBER SURVEYING"


S/N = RECORD FILED SURVEY NUMBER
 D.R. = DEED RECORD PER INST NO. 2014-010316
 R/W = RIGHT OF WAY

- RECORD SURVEY DATA IS SHOWN IN PARENTHESIS ADJACENT TO MEASURED SURVEY DATA WHERE APPLICABLE.
 - INST. NO. = INSTRUMENT NUMBER AS RECORDED IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

**SURVEY NARRATIVE
 TO COMPLY WITH O.R.S. 209.250**

PURPOSE: TO SURVEY AND MONUMENT THE BOUNDARY OF THAT TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 2014-010316, OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

PROCEDURE: THE SOUTHEAST CORNER OF DLC NO. 55 WAS ESTABLISHED FROM THE FOUND REFERENCE MONUMENTS PER JACKSON COUNTY THIRD RE-ESTABLISHMENT NOTES. THE SOUTH-SOUTHWEST CORNER OF DLC NO. 55 WAS ESTABLISHED FROM A DISTANCE-DISTANCE INTERSECTION FROM THE FOUND LEAD AND TACK PER THE RECORD DISTANCE OF 190.99 FEET ON THE JACKSON COUNTY FOURTH RE-ESTABLISHMENT NOTES AND THE FOUND BRASS CAP AT THE "L" CORNER ON THE SOUTH LINE PER THE RECORD DISTANCE OF 52.12 FROM THE "L" CORNER ON THE SOUTH LINE OF DLC NO. 55. IT SHOULD BE NOTED THAT THE REFERENCE IS TO A CHISLED CROSS IN A STONE. THAT STONE WAS REPLACED BY A BRASS CAP PER THE FOURTH RE-ESTABLISHMENT OF SAID "L" CORNER AS SHOWN HEREON. THE EAST LINE OF DLC NO. 55 WAS ESTABLISHED FROM SAID SOUTHEAST CORNER AND THE NORTHEAST CORNER. SAID NORTHEAST CORNER OF DLC NO. 55 WAS ESTABLISHED FROM A DISTANCE-DISTANCE INTERSECTION FROM THE TWO REFERENCES AS NOTED ON THE JACKSON COUNTY THIRD RE-ESTABLISHMENT NOTES AND AS SHOWN HEREON. THE EAST AND WEST BOUNDARIES WERE HELD PARALLEL WITH THE EAST LINE OF DLC NO. 55, OF TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, PER DEED RECORD. THE SOUTH AND NORTH LINES OF THE TRACT WERE HELD PARALLEL WITH THE SOUTH LINE OF SAID DLC, PER DEED RECORD. CENTERLINE OF BEEBE ROAD WAS ESTABLISHED AT A DISTANCE OF 1413.30 ALONG THE CENTERLINE OF HAMRICK ROAD FROM THE SOUTHEAST CORNER OF DLC NO. 55 PER SURVEY NO. 1026 OF THE JACKSON COUNTY SURVEYOR'S OFFICE THENCE ON A BEARING TO THE BOLT ON AT THE PI OF BEEBE ROAD SHOWN HEREON. THE CLIENT FIRST ACQUIRED THE PROPERTY BY INSTRUMENT NO. 80-11015. SAID INSTRUMENT CALLS FOR AN EXCEPTION OF RIGHTS OF WAY. IT APPEARS THE EXCEPTION OF THE BEEBE ROAD RIGHT OF WAY IN INSTRUMENT NO. 80-11015 WAS DROPPED WHEN INSTRUMENT NO. 2014-010316 WAS CREATED RESULTING IN THE DISCREPANCY IN THE DISTANCES ON THE EAST AND WEST LINES.

Surveyed by:
FARBER & SONS, INC. dba

 PO BOX 5286
 431 OAK STREET
 CENTRAL POINT, OREGON 97502
 (541) 664-5599

DATE: SEPTEMBER 24, 2018
 JOB NO.: 2018-2791
 DRAWING FILE: X:\JOBS\Central Point\Beebe Road\mingus-beebe rd\ MOS_121818.DWG
 DRAWN BY: DHM ORIG. DATE: 09/24/2018 REVISED BY: RES DATE: 01/30/2019

