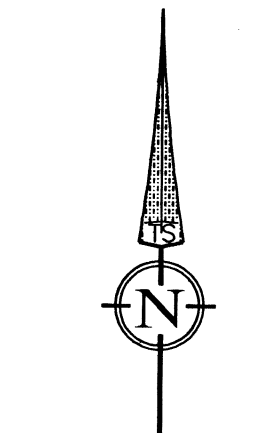


# MAP OF SURVEY

1650 BUTLER CREEK ROAD  
ASHLAND, OREGON

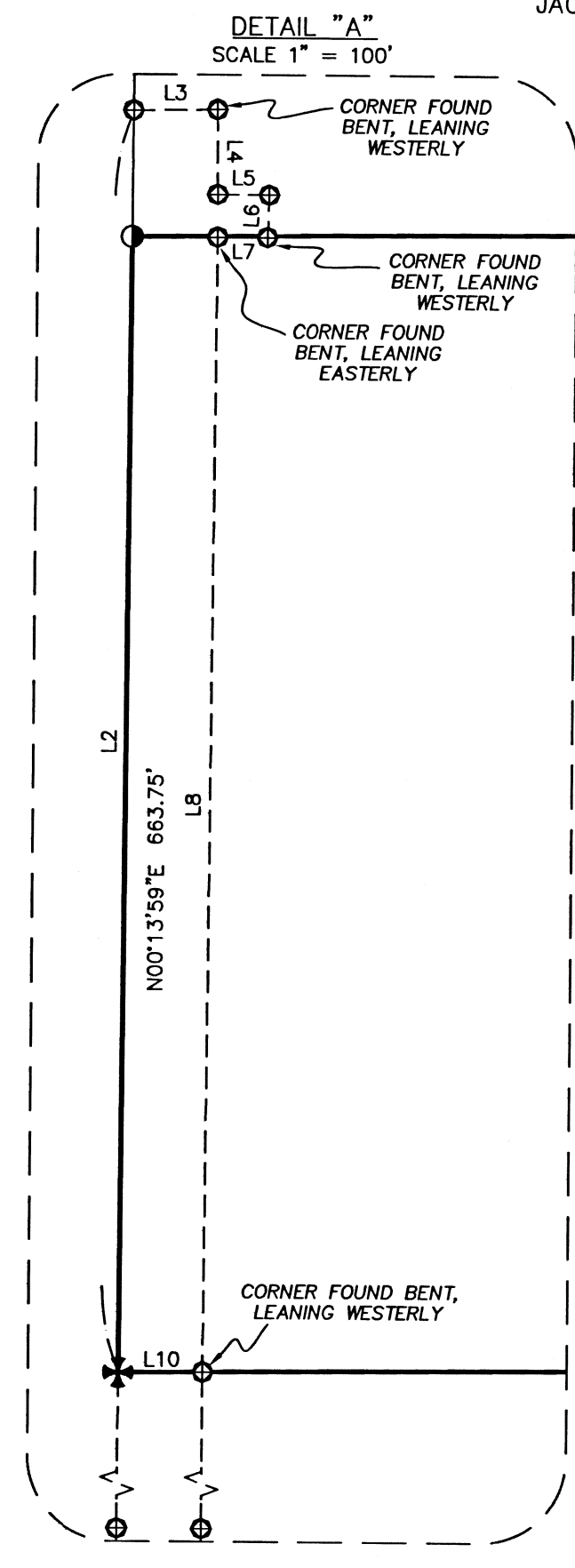
FOR  
DEAN STEEVES  
16812 EL ZORO VISTA  
RANCHO SANTE FE, CA 92067

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21,  
TOWNSHIP 38 SOUTH, RANGE 1 EAST,  
WILLAMETTE MERIDIAN,  
JACKSON COUNTY, OREGON



DATE: 04-20-2019  
SCALE: 1" = 400'

FILED  
Date 5/14/19 By RB  
This Survey Consists Of:  
1 sheet(s) Map  
2 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR



### LEGEND

- PROPERTY BOUNDARY LINE
- ⊕ FOUND BRASS CAP MONUMENT AS NOTED
- ⊙ FOUND 5/8" IRON PIN PER S/N 7871
- SET 5/8" X 24" REBAR WITH YELLOW PLASTIC CAP, 0.1' BELOW GROUND, STAMPED "DROSSOS LS 90718"
- - - EXISTING PRIVATE ROAD PER S/N 7871
- S/N SURVEY NUMBER, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, JACKSON COUNTY, OREGON
- W.C. WITNESS CORNER
- (R1) RECORD DATA PER S/N 7871
- (R2) RECORD DATA PER S/N 9334

LINE	BEARING	DISTANCE
L1	N00°07'19"E	484.22' (N00°03'15"E 484.38' R1)
L2	N00°13'59"E	737.83' (N00°12'16"E 738.82' R1)
L3	N89°15'41"E	49.18' (S89°58'43"E 50.00' R1)
L4	S00°38'14"E	49.84' (S00°12'16"W 50.00' R1)
L5	S89°26'10"E	30.15' (S89°58'43"E 30.00' R1)
L6	S02°02'28"W	24.73' (S00°12'16"W 25.00' R1)
L7	S89°58'49"W	29.20' (N89°58'43"W 30.00' R1)
L8	N00°16'58"E	663.11' (N00°12'16"E 663.30' R1)
L9	N00°01'18"E	485.01' (N00°03'15"E 484.38' R1)
L10	N89°26'22"E	49.53' (50.00' R1)

NARRATIVE IS A SEPERATE DOCUMENT

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 12, 2016  
PHILIP J. DROSSOS  
No. 90718

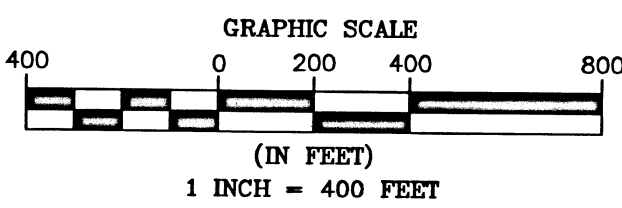
Renewal 12-31-19

TERRASURVEY, INC.  
PROFESSIONAL LAND SURVEYORS

274 FOURTH STREET  
ASHLAND, OREGON 97520

(541) 482-6474  
terrain@bisp.net  
JOB NO. 1232-18

BASIS OF BEARING WAS DETERMINED BY HIGH PRECISION GPS OBSERVATIONS APPLIED TO THE LINE BETWEEN THE 2-1/2" BRASS CAP MONUMENTING THE SECTION CORNER COMMON TO SECTIONS 20/21/29/28 AND THE 3" BRASS CAP MONUMENTING THE SECTION CORNER COMMON TO SECTIONS 17/16/20/21 RESULTING IN A BEARING OF N00°13'59"E.



Survey Number 22820

## SURVEY NARRATIVE

TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

DATE OF SURVEY:

April 20, 2019

SURVEYED BY:

TerraSurvey, Inc.  
274 Fourth Street  
Ashland, OR 97520

SURVEY FOR:

Dean Steeves  
16812 El Zoro Vista  
Rancho Sante Fe, CA 92067

LOCATION:

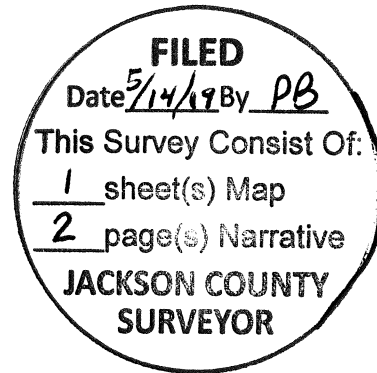
Located in the Southwest Quarter of Section 21, Township 38 South, Range 1 East, Willamette Meridian, City of Ashland, Jackson County, Oregon.

PURPOSE:

To survey and recover or set monuments for that tract of land described as Tract B in Instrument Number 88-10798, of the Official Records of Jackson Country, Oregon.

BASIS OF BEARINGS:

The Basis of Bearings for this survey was determined by high precision GPS observations applied to the west line of Section 21 between the 2-1/2" brass cap monumenting the section corner common to Sections 20/21/29/28 and the 3" brass cap monumenting the section corner common to Sections 17/16/20/21 resulting in a bearing of North 00°13'59" East.

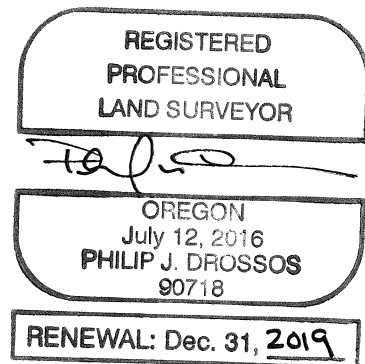


## PROCEDURE:

I recovered and tied monuments of record to control the section as shown herein. I used said corners and the U.S. Department of the Interior Manual of Surveying Instructions, 2009, to compute the boundary positions. The recovered ¼ corner of sections 21 and 28 was found leaning approximately 55° westerly (downhill) on a side slope and was unusable. To determine the original location of said corner, I computed a distance-distance intersection using the record bearing tree data as shown on the Jackson County Second Re-Establishment. Said bearing trees were originally set on the Jackson County First Re-Estab. in 1969 and verified by the Second Re-Estab. in 1972. I found the 7” White Oak healthy and the upper scribe partially visible due to regrowth over the original blaze. I found the 8” White Oak healthy with the upper scribe completely grown over. As the distance to the bearing trees was measured to the face of the blaze, I cut out the growth. At approximately the same depth as the found scribe on 7” bearing tree, I found severe rot that went to the center of the tree. I determined that the dark ring around the outer edge of the rot was the best evidence of the face of the original scribe.

Soil on the subject property is an expansive clay. The recovered 5/8” Iron Pins set on Survey Number 7871 and shown herein as “bent” most likely have fallen victim to these expansive soil conditions.

Note: The section corner common to sections 20/21/29/28 as shown on survey number 7871 (filed 1979) was a found stone with punch mark. Said corner was Re-Established by the Jackson County Surveyor in 1987. The record data shown herein for survey number 7871 and depicted as (R1) that commence from said section corner are from the Re-Established monument, not the stone.



April 23, 2019

Philip J. Drossos, PLS 90718  
 TerraSurvey, Inc.  
 274 Fourth Street  
 Ashland, OR 97520