

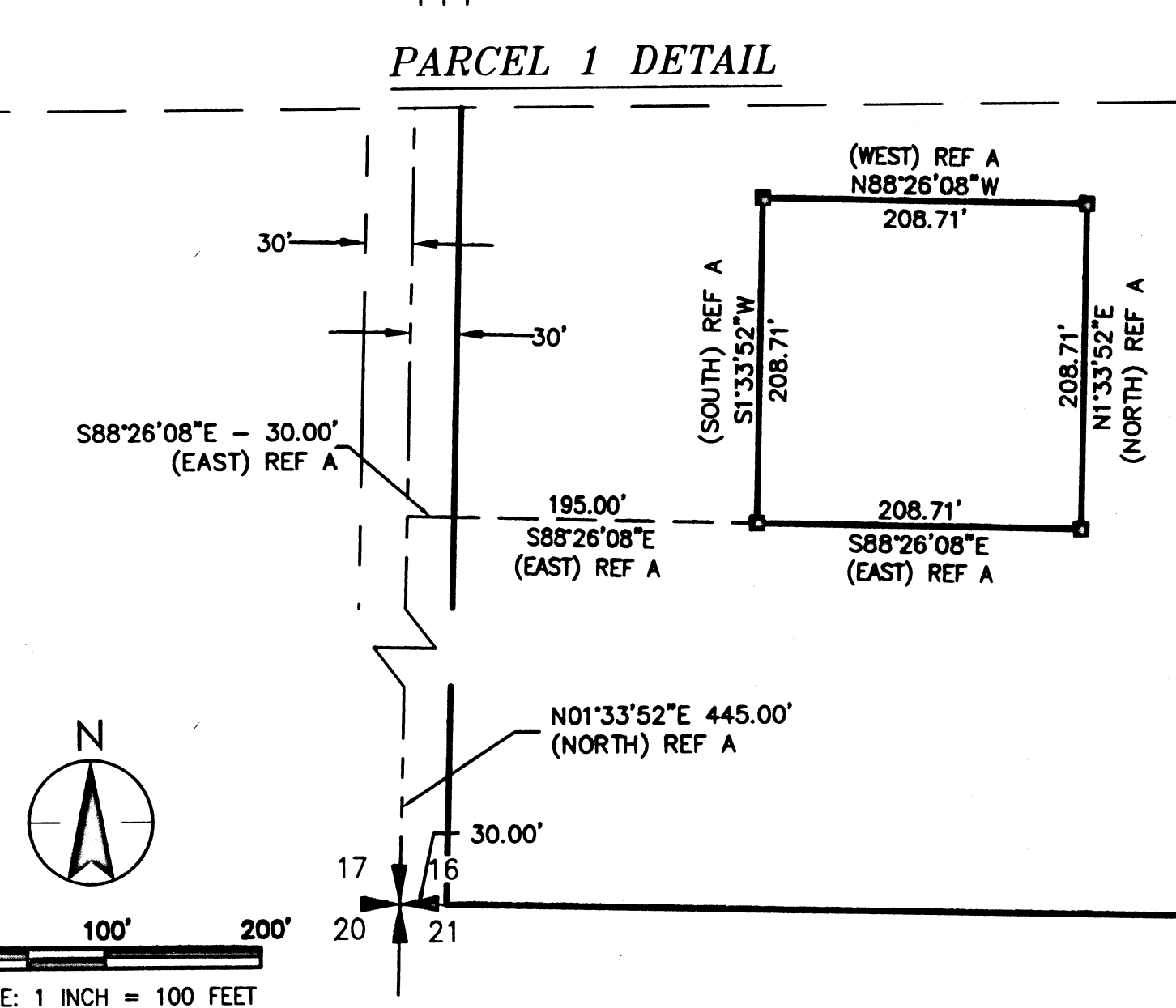
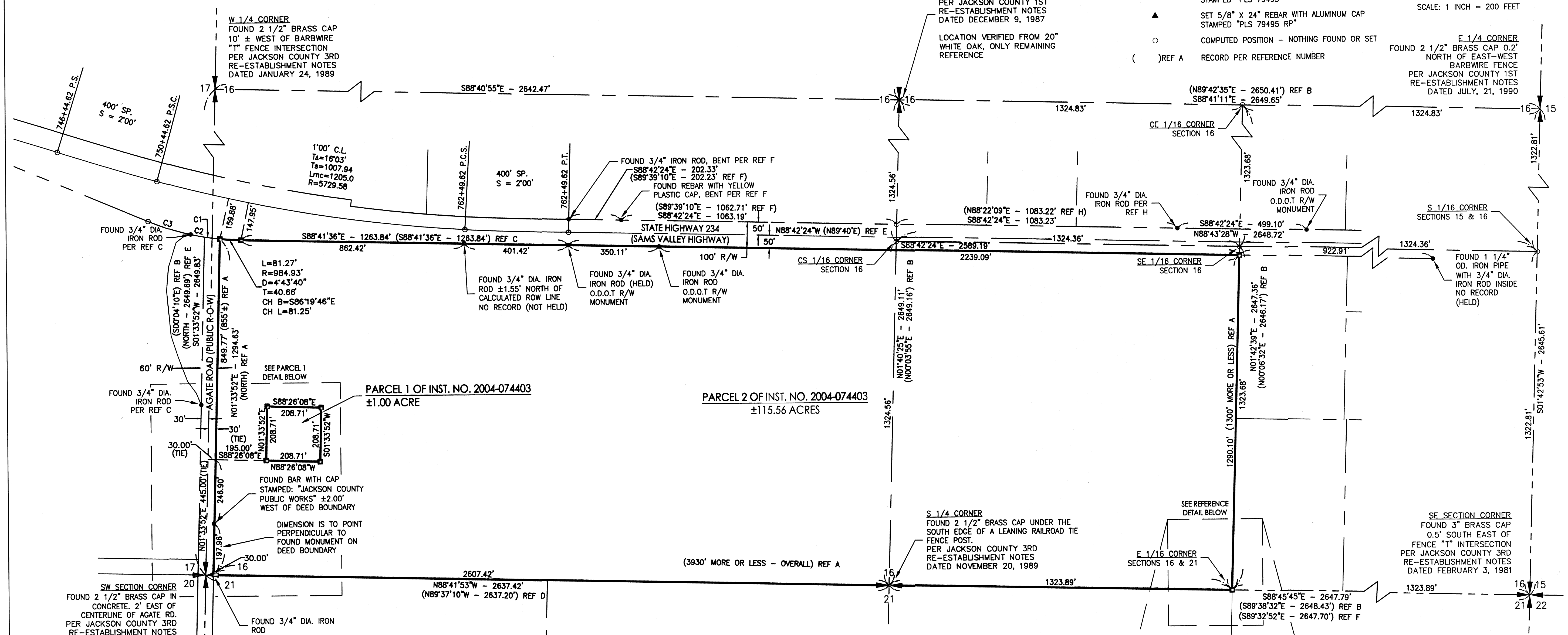
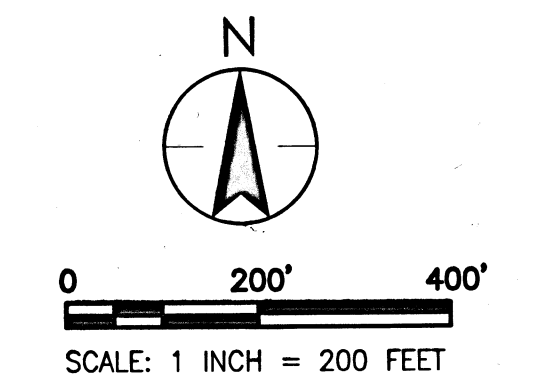
CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	3°30'42"	984.93'	60.37'	S82°12'35"E	60.36
C2	3°09'45"	984.93'	54.36'	S78°52'22"E	54.36
C3	9°57'36"	984.93'	171.22'	S72°18'42"E	171.00

MAP OF SURVEY FOR E.T. CAPITAL

LOCATED WITHIN PORTIONS OF SOUTHWEST AND SOUTHEAST QUARTERS OF SECTION 16, TOWNSHIP 35 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON

LEGEND

- FOUND SECTION CORNER AS NOTED
- FOUND QUARTER CORNER AS NOTED
- FOUND MONUMENT AS NOTED
- SET 5/8" X 24" REBAR WITH ALUMINUM CAP STAMPED "PLS 79495"
- SET 5/8" X 24" REBAR WITH ALUMINUM CAP STAMPED "PLS 79495 RP"
- COMPUTED POSITION - NOTHING FOUND OR SET
- REF A RECORD PER REFERENCE NUMBER



REFERENCES

- A. STATUTORY WARRANTY DEED RECORDED ON DECEMBER 23, 2004, AS INSTRUMENT NO. 2004-074403, JACKSON COUNTY OFFICIAL RECORDS.
- B. SURVEY FOR MR JOE WHIPPLE, RECORDED MAY 1, 1956, AS SURVEY NO. 812, IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.
- C. MAP OF SURVEY FOR ROBERT L. FISHER, RECORDED JUNE 10, 1975, AS SURVEY NO. 6043, IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.
- D. MAP OF SURVEY FOR TOM SANFORD, RECORDED MAY 22, 1980, AS SURVEY NO. 8378, IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.
- E. MAP OF SURVEY FOR ROBERT C. JENKINS, RECORDED JANUARY 25, 1983, AS SURVEY NO. 9501, IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.
- F. PARTITION PLAT FOR THOMAS CALDWELL, RECORDED DECEMBER 28, 1990 AS PARTITION PLAT NO. P-158-1990 OF RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON.
- G. MAP OF SURVEY FOR LUIS MACHADO, RECORDED JANUARY, 18, 2006, AS SURVEY NO. 19039, IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.
- H. MAP OF SURVEY FOR LINDA J. HENNINGSON, RECORDED NOVEMBER 16, 2018, AS SURVEY NO 22668, IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.
- I. OREGON STATE HIGHWAY DEPARTMENT MAP OF SAMS VALLEY HIGHWAY, ROGUE RIVER - CRATER LAKE JC. SECTION, DATED NOV. 1948, DRG NO. 6B-30-3.

BASIS OF BEARINGS

GRID NORTH, NORTH AMERICAN DATUM OF 1983(2011) (EPOCH: 2010.000), OREGON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, WITH A CONVERGENCE ANGLE OF -1°35'48", BASED ON GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS UTILIZING NATIONAL GEODETIC SURVEY (NGS) ONLINE POSITIONING USER SERVICE (OPUS) SOLUTION. A GRID TO GROUND COMBINED FACTOR OF 1.000104281 WAS USED TO DETERMINE GROUND DISTANCES AS SHOWN HEREON.

SURVEY FOR:

ET CAPITAL, INC.
4900 HOPYARD ROAD, SUITE 310
PLEASANTON, CALIFORNIA 94588

LOCATION:

IN THE SOUTHWEST AND SOUTHEAST ONE-QUARTER (1/4) OF SECTION 16, TOWNSHIP 35 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON.

PURPOSE:

BOUNDARY SURVEY OF PARCELS 1 & 2 DESCRIBED IN INSTRUMENT NO. 2004-074403, JACKSON COUNTY OFFICIAL RECORDS.

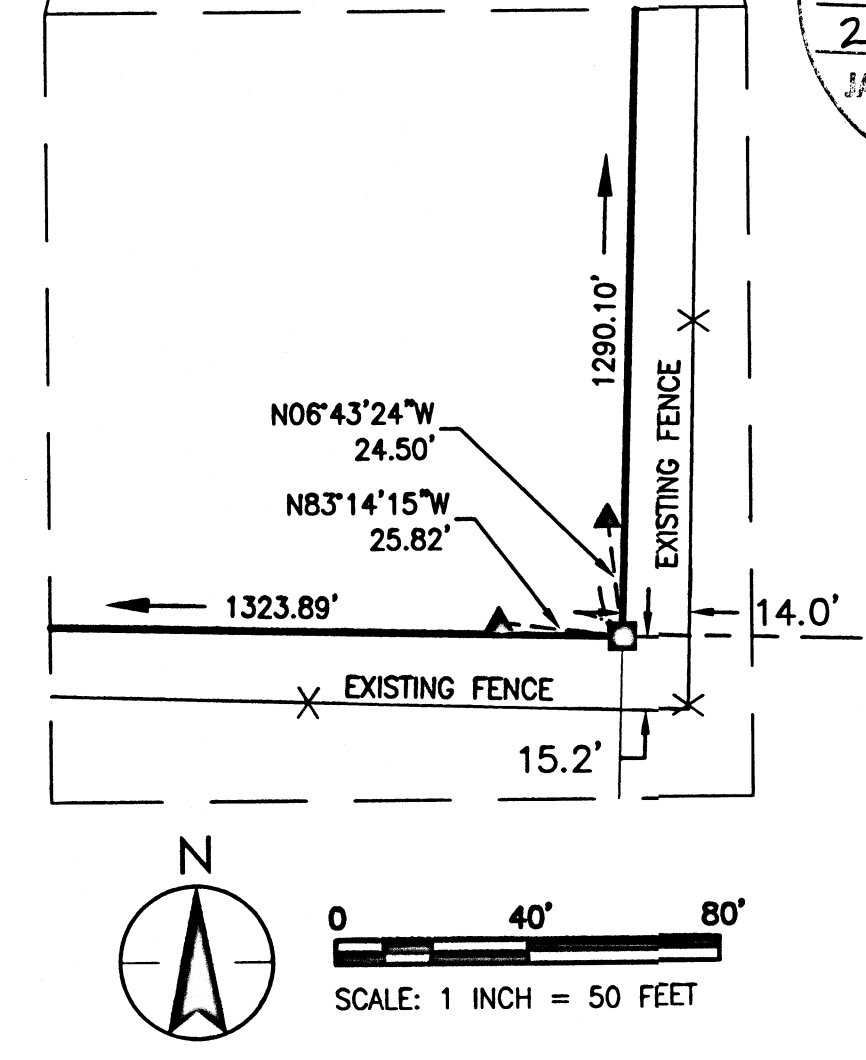
AGATE ROAD RIGHT-OF-WAY NOTE:

THE RIGHT-OF-WAY FOR AGATE ROAD SHOWN HEREON IS BASED UPON THE 60-FOOT RIGHT-OF-WAY SHOWN ON REFERENCE C, THE MAP OF SURVEY FOR CORY HOLBROOK RECORDED IN OFFICE OF THE JACKSON COUNTY SURVEYOR ON JUNE, 28, 1995 AS SURVEY NO. 14575 AND THE REFERENCE OF THE 60-FOOT RIGHT-OF-WAY DESCRIBED IN INSTRUMENT NO. 2004-074403, JACKSON COUNTY OFFICIAL RECORDS.

THE DESCRIPTION PROVIDED IN THE ROAD PETITION #136 DATED SEPTEMBER 18, 1911 IS AMBIGUOUS AS TO THE EXACT LOCATION OF THE PORTION OF AGATE BAY ROAD THAT RUNS NORTH FROM THE SECTION CORNER COMMON TO SECTIONS 16, 17, 20 AND 21 IN TOWNSHIP 35 SOUTH, RANGE 1 WEST.

THE MAP OF SURVEY PREPARE BY THE ROADS AND PARKS SERVICES OF JACKSON COUNTY, OREGON SHOWS A PORTION OF THE RIGHT-OF-WAY OF AGATE ROAD WITHIN SECTION 16, TOWNSHIP 35 SOUTH, RANGE 1 WEST TO BE ±2.57 FEET WEST OF THE RIGHT-OF-WAY SHOWN HEREON.

REFERENCE DETAIL



FILED
Date 2/27/22 By PB
This Survey Consist Of:
1 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
Angela E. Dorf
OREGON
JULY 8, 2008
ANGELA E. DORF
79495
EXPIRES: 12/31/2021

SURVEY BY:

Stantec
STANTEC CONSULTING SERVICES INC.
6995 SIERRA CENTER PARKWAY
RENO, NEVADA 89511
(775) 850-0777

SURVEY NO. 23031

**SURVEY NARRATIVE TO COMPLY WITH
PARAGRAPH 209.25 OREGON REVISED STATUTES**

SURVEY FOR: ET CAPITAL, INC.
4900 HOPYARD ROAD, SUITE 310
PLEASANTON, CALIFORNIA 94588

LOCATION: IN THE SOUTHWEST AND SOUTHEAST ONE-QUARTER (1/4) OF SECTION 16, TOWNSHIP
35 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON

PURPOSE: BOUNDARY SURVEY OF PARCELS 1 & 2 DESCRIBED IN INSTRUMENT NO.
2004-074403, JACKSON COUNTY OFFICIAL RECORDS.

BASIS OF BEARINGS: GRID NORTH, NORTH AMERICAN DATUM OF 1983(2011) (EPOCH: 2010.000),
OREGON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, WITH A CONVERGENCE
ANGLE OF $-1^{\circ}35'48''$, BASED ON GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS
UTILIZING NATIONAL GEODETIC SURVEY (NGS) ONLINE POSITIONING USER SERVICE
(OPUS) SOLUTION. A GRID TO GROUND COMBINED FACTOR OF 1.000104281 WAS
USED TO DETERMINE GROUND DISTANCES AS SHOWN HEREON.

PROCEDURE: MONUMENTATION WAS LOCATED FOR AND HELD FOR THE SOUTHEAST
QUARTER AND SOUTHWEST QUARTER OF SECTION 16 AS SHOWN ON THIS
SURVEY.

FOUND 3/4" IRON RODS AND THE 1 1/4" PIPE WERE FOUND AND HELD TO
ESTABLISH THE SOUTHERLY RIGHT-OF-WAY OF HIGHWAY 234. SEVERAL
OTHER MONUMENTS WERE FOUND ON THE NORTH RIGHT-OF-WAY THAT FIT
TO THE DETERMINED RIGHT-OF-WAY. MOST OF THESE MONUMENTS ARE
SHOWN ON THE FOLLOWING RECORDED MAPS:

MAP OF SURVEY FOR TOM SANFORD, RECORDED MAY 22, 1980, AS SURVEY
NO. 8378, IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

PARTITION PLAT FOR THOMAS CALDWELL, RECORDED DECEMBER 28, 1990 AS
PARTITION PLAT NO. P-158-1990 OF RECORDS OF PARTITION PLATS IN
JACKSON COUNTY, OREGON.

MAP OF SURVEY FOR LINDA J. HENNINGS, RECORDED NOVEMBER 16, 2018,
AS SURVEY NO 22668, IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

OTHER FOUND MONUMENTS WERE NOT FOUND ON ANY RECORDED MAP, BUT
FIT TO THE DETERMINED RIGHT-OF-WAY AND APPEARED TO BE ESTABLISHED
BY O.D.O.T. THOUGH NO RECORD WAS AVAILABLE TO VERIFY THIS.

THE RIGHT-OF-WAY FOR AGATE ROAD SHOWN HEREON IS BASED UPON THE
60-FOOT RIGHT-OF-WAY SHOWN ON THE MAP OF SURVEY FOR ROBERT L.
FISHER, RECORDED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR ON
JUNE 10, 1975, AS SURVEY NO. 6043, , THE MAP OF SURVEY FOR CORY
HOLBROOK RECORDED IN OFFICE OF THE JACKSON COUNTY SURVEYOR ON
JUNE, 28, 1995 AS SURVEY NO. 14575 AND THE REFERENCE OF THE
60-FOOT RIGHT-OF-WAY DESCRIBED IN THE A. STATUTORY WARRANTY DEED
RECORDED ON DECEMBER 23, 2004, AS INSTRUMENT NO. 2004-074403,
JACKSON COUNTY OFFICIAL RECORDS.

**SURVEY NARRATIVE TO COMPLY WITH
PARAGRAPH 209.25 OREGON REVISED STATUTES**

PROCEDURE CONTINUED:

THE DESCRIPTION PROVIDED IN THE ROAD PETITION #136 DATED SEPTEMBER 18, 1911 IS AMBIGUOUS AS TO THE EXACT LOCATION OF THE PORTION OF AGATE BAY ROAD THAT RUNS NORTH FROM THE SECTION CORNER COMMON TO SECTIONS 16, 17, 20 AND 21 IN TOWNSHIP 35 SOUTH, RANGE 1 WEST.

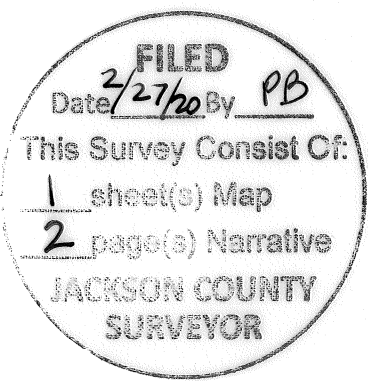
THE MAP OF SURVEY PREPARE BY THE ROADS AND PARKS SERVICES OF JACKSON COUNTY, OREGON SHOWS A PORTION OF THE RIGHT-OF-WAY OF AGATE ROAD WITHIN SECTION 16, TOWNSHIP 35 SOUTH, RANGE 1 WEST TO BE ±2.57 FEET WEST OF THE RIGHT-OF-WAY SHOWN HEREON. NO DOCUMENT WAS PROVIDED OR FOUND TO VERIFY THIS.

THE AFOREMENTIONED STATUTORY WARRANTY DEED DESCRIPTION CALLS OUT THE POINT OF COMMENCEMENT FOR PARCEL 1 AS THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 16. THENCE NORTH ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER 445 FEET. THENCE EAST 30 FEET TO THE EAST LINE OF AGATE ROAD. THENCE CONTINUING EAST 195 FEET TO THE TRUE POINT OF BEGINNING.

THE DEED BEARINGS FOR PARCEL 1 WERE ROTATED TO THE BEARING ON THE WEST LINE OF SAID SOUTHWEST QUARTER AND THE DEED DISTANCES WERE HELD TO ESTABLISH THE BOUNDARY OF PARCEL 1 AS SHOWN.

THE AFOREMENTIONED STATUTORY WARRANTY DEED DESCRIPTION CALLS OUT THE POINT OF COMMENCEMENT FOR PARCEL 2 AS THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 16. THENCE NORTH ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER 445 FEET. THENCE EAST 30 FEET TO EAST LINE OF AGATE ROAD, THE TRUE POINT OF BEGINNING.

THE DETERMINED RIGHTS-OF-WAY OF HIGHWAY 234 AND AGATE ROAD WERE HELD FOR THE WESTERLY AND NORTHERLY BOUNDARY OF PARCEL 2, THE EASTERLY BOUNDARY WAS DETERMINED FROM THE SECTIONAL BREAKDOWN TO DETERMINE THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16 AND THE SOUTHERLY BOUNDARY WAS HELD ALONG THE SOUTH LINE OF THE SOUTHEAST AND SOUTHWEST QUARTER OF SECTION 16.



EXPIRES: 12/31/2021