

LOT CONSOLIDATION AND PROPERTY LINE ADJUSTMENT MAP OF SURVEY

LOTS 15-18 of ROGUE ACRES, located in the Southeast One-quarter of Section 3, Township 34 South Range 1 West of the Willamette Meridian, in Jackson County, Oregon.

PREPARED FOR:

RICHARD & KEANNA BRILES
60 Meadow Lane
Shady Cove, OR 97539

TERRI LEE CRIPPEN
50 Meadow Lane
Shady Cove, OR 97539

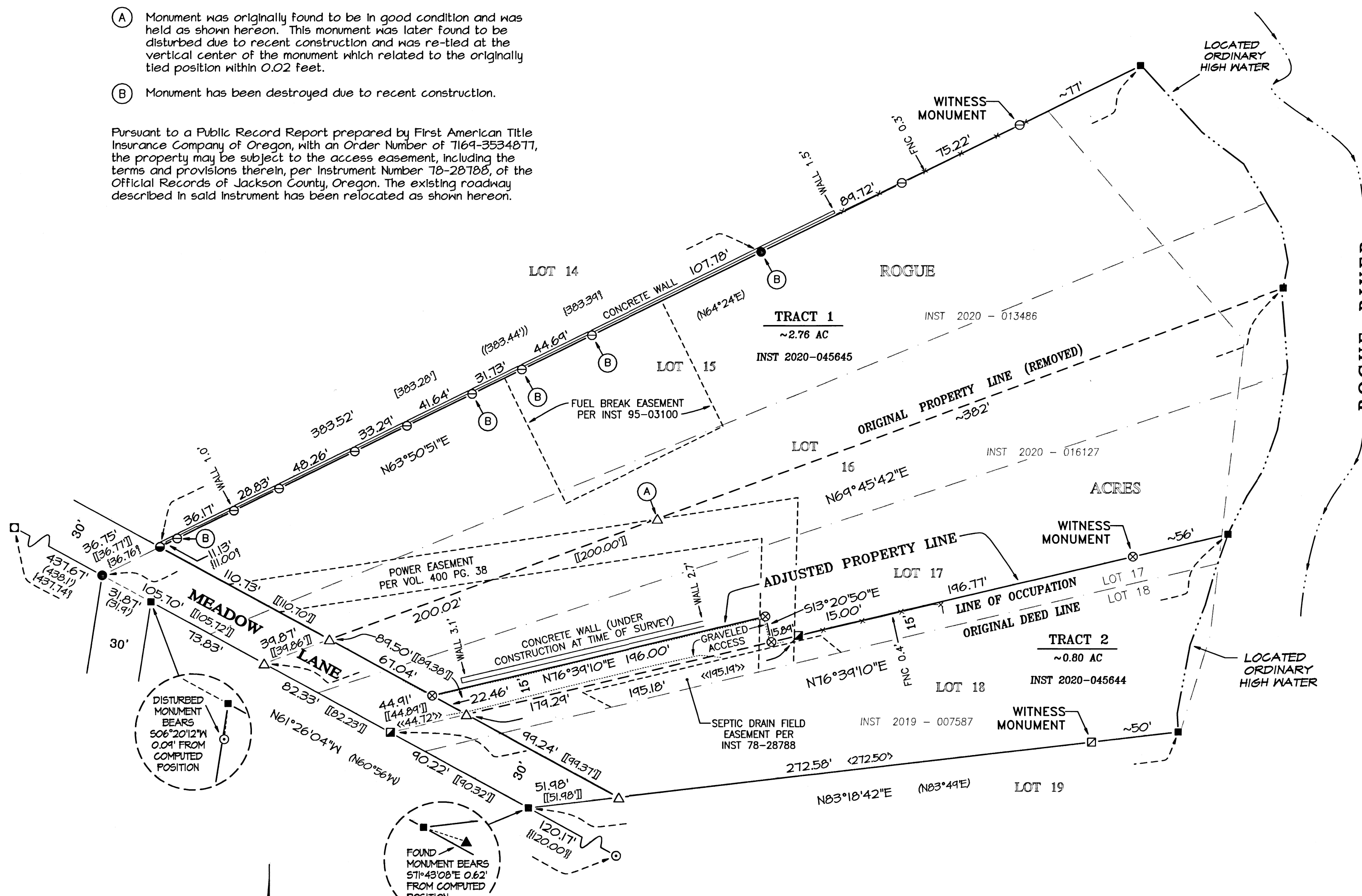
NOTES:

- (A) Monument was originally found to be in good condition and was held as shown hereon. This monument was later found to be disturbed due to recent construction and was re-tied at the vertical center of the monument which related to the originally tied position within 0.02 feet.
- (B) Monument has been destroyed due to recent construction.

Pursuant to a Public Record Report prepared by First American Title Insurance Company of Oregon, with an Order Number of T164-3534877, the property may be subject to the access easement, including the terms and provisions therein, per Instrument Number 78-28788, of the Official Records of Jackson County, Oregon. The existing roadway described in said instrument has been relocated as shown hereon.

LEGEND:

- ⊗ Indicates a set 5/8-inch diameter by 30 inches long iron pin with a plastic cap marked "NEATHAMER SURVEYING".
- Indicates a found 3/4-inch diameter pipe set per ROGUE ACRES, or as noted hereon.
- Indicates a found 5/8-inch diameter iron pin per SN 3384.
- △ Indicates a found 5/8-inch diameter iron pin per SN 3915.
- ⊙ Indicates a found 5/8-inch diameter iron pin per SN 5354.
- ⊠ Indicates a found 5/8-inch diameter iron pin per SN 18033.
- ⊖ Indicates a found 5/8-inch diameter iron pin per SN 18633.
- ⊞ Indicates a found 5/8-inch diameter iron pin with a plastic cap marked "R ROBERTS L5 1656", per SN 22449.
- ⊕ Indicates a found 5/8-inch diameter iron pin with a plastic cap marked "NEATHAMER SURVEYING", per SN 22894.
- ▲ Indicates a found 1/2-inch iron pin of unknown origin.
- Indicates a computed position, nothing found or set.
- INST Indicates an Instrument recorded by number pursuant to the Official Records of Jackson County, Oregon.
- SN Indicates a survey filed by number in the office of the Jackson County Surveyor.
- () Indicates record data per ROGUE ACRES.
- [] Indicates record data per SN 3384.
- [] Indicates record data per SN 3915.
- [] Indicates record data per SN 5354.
- < > Indicates record data per SN 18033.
- (()) Indicates record data per SN 21813.
- << >> Indicates record data per SN 22449.
- { } Indicates record data per SN 22894.
- ~ Indicates an approximate distance or area.
- x- Indicates centerline of an existing fence line.
- 1.8'- Indicates the distance and which side from the boundary line that a wall or fence is located.



SURVEY NARRATIVE IS SEPARATE FROM THIS MAP

BASIS OF BEARINGS:

Geodetic North referenced to the NAD83 2011 (Epoch 2010.00) datum. Refer to Survey Narrative for complete description.

APPROVALS:

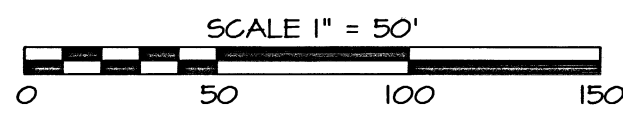
JACKSON COUNTY DEVELOPMENT SERVICES FILE NUMBER: 439-20-00048-5UB
[Signature] December 09, 2020
 APPROVAL SIGNATURE DATE SIGNED

**** RECEIVED ****
 DATE 12/16/20 BY RB
 This survey consists of:
 1 sheet(s) Map
 2 page(s) Narrative
 JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
[Signature]
 OREGON
 JULY 19, 1994
 ROBERT V. NEATHAMER
 2675
 Renewal Date 12/31/20

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: December 3, 2020 PROJECT NUMBER: 16048
 Sheet 1 of 1 © NR

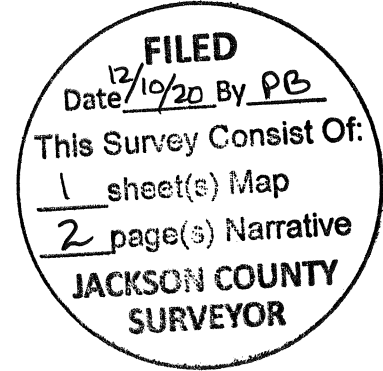


SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250 OREGON REVISED STATUTES

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



LOCATION:

Lots 15 through 18 (inclusive) of ROGUE ACRES, located in the Southeast One-quarter of Section 3, Township 34 South Range 1 West of the Willamette Meridian, in Jackson County, Oregon.

PURPOSE OF SURVEY:

Pursuant to Client's request and direction, perform a boundary survey, recover existing monuments, perform a boundary resolution, establish monuments at corners as needed, process a Property Line Adjustment through Jackson County (File Number: 439-20-00048-SUB), draft the resultant tracts and file a Map of Survey in the office of the Jackson County Surveyor.

SURVEY REFERENCES/PROCEDURES:

Records utilized: Instruments Numbered 2019-007587, 2020-013486, 2020-016127, 2020-045644 and 2020-045645, of the Official Records of Jackson County, Oregon; ROGUE ACRES, filed for record on July 16, 1931 in Volume 5, Page 57, of the Plat Records of Jackson County, Oregon; and Surveys Numbered 3384, 3915, 5354, 18033, 18633 and 21813, 22449 and 22894, all as filed in the office of the Jackson County Surveyor.

Equipment/software utilized: Trimble R10 GNSS equipment, Trimble TSC7 data collector with Trimble Access software; Trimble S7 Robotic Instrument, Trimble Business Center and Trimble Terramodel software.

Linear unit (horizontal): International Foot (ift).

Linear unit (vertical): U.S. Survey Foot (usft).

Vertical datum: North American Datum of 1988 (NAVD88)

Geodetic Information:

Datum: North American Datum (NAD) of 1983 (2011) epoch 2010.00

System: Oregon Coordinate Reference System

Zone: Grants Pass-Ashland (Refer to ORS, Chapter 93.312(c))

Projection: Transverse Mercator

Latitude of grid origin: 41°45'00" N

Longitude of central meridian: 123°20'00" W

Northing at grid origin: 0.000 m

Easting at central meridian: 50,000.000 m (164,041.995 ift)

Scale factor on central meridian: 1.000 043 (exact)

All bearings and distances shown on the accompanying map are projected (grid) values based on the projection definition herein and above. This projection was utilized in order to minimize the difference between projected (grid) distances and horizontal (ground) distances at the topographic surface within the design area of this coordinate system. The basis of bearings is Geodetic North. Note that the grid bearings depicted do not equal geodetic bearings due to meridian convergence.

Pursuant to field checks for those found monuments reported on Survey Number 22894, which was performed by this office, it was discovered that many of the monuments along the southerly right-of-way of Meadow Lane were either destroyed or disturbed due to recent construction. The 5/8-inch iron pin set per Survey Number 5354, which was one of the monuments held to establish said right-of-way per Survey Number 22894, was found to be out-of-position when compared to the original position tied by this office.

A search was made for other monuments of record located easterly of the previous survey. When analyzing the relationship between the recently tied monuments and the previously established right-of-way resolution per Survey Number 22894, it was found that holding the original 1-inch iron pipe set per ROGUE ACRES, the recently tied monument at the angle point common to Lots 19 and 20, set per Survey Number 5354, and the record 30.00 foot offset therefrom, placed the remaining monuments along the southerly and northerly rights-of-way of Meadow Lane to match within reasonable tolerances. This was found to be a superior resolution than that which was established per Survey Number 22894 and was held to establish the right-of-way of Meadow Lane.

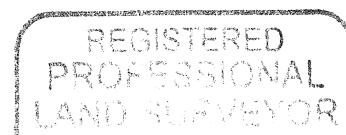
During the course of this survey, it was discovered that the line of occupation which was originally monumented per Survey Number 2366, and later re-traced and monumented per Surveys Numbered 3915 and 22449, did not match the line common to those tracts of land described in Instruments Numbered 2019-007587 and 2020-016127 (being two of the three parent tracts of land associated with the subject property line adjustment). The line common to said tracts of land are described as being coincident with the boundary common to Lots 17 and 18 of ROGUE ACRES while Survey Number 2366 depicts the monumented line of occupation as being 15 feet northerly of the boundary common to said Lots 17 and 18. Said line of occupation was resolved holding the found monuments. The line common to Lots 17 and 18 was determined by holding a 15.00-foot offset southerly from the resolved line of occupation as shown on Survey Number 2366 as it was considered to be the best available evidence as to its location.

The remaining boundaries of the parent tracts of land per Instruments Numbered 2019-007587, 2020-013486 and 2020-016127 were resolved utilizing found monuments as shown on the accompanying map. Said boundaries were extended to the meandering ordinary (or mean) high water line as determined and located by this office. Resultant Tracts 1 and 2 were then established pursuant to the approved Jackson County Development Services File Number 439-20-00048-SUB, and subsequent Instruments Numbered 2020-045644 and 2020-045645.

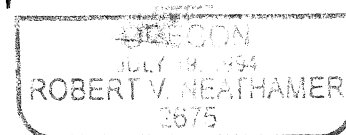
Determining any existing riparian rights and/or resolving any discrepancies between the lines of ownership along the Rogue River was not within the scope of this survey. As a result, the boundaries depicted along the river are shown for reference only and are not to be relied upon as exact locations of the lines of ownership. Refer to the Survey Narrative contained in Survey Number 21813 for additional information.

Established monuments, as depicted on the accompanying map on November 12, 2020.

Print Date: December 3, 2020



Robert V. Neathamer



RENEWAL: DEC. 31, 2020