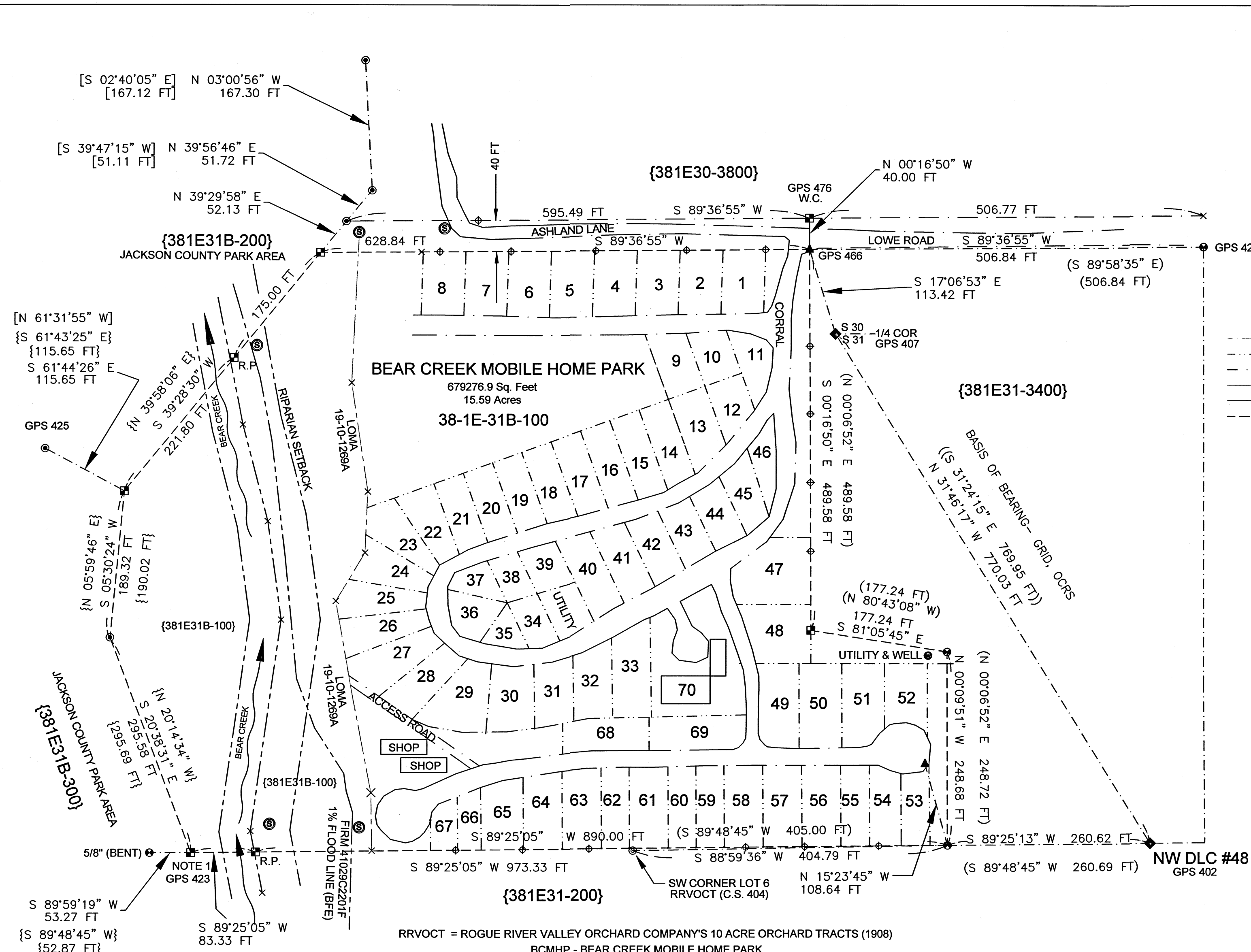
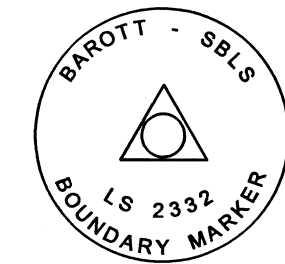


MAP OF SURVEY
 LOCATED IN:
 T.38 S., R.1 E., WILAMETTE MERIDIAN,
 N.W. 1/4 SECTION 31, N.E. 1/4 SECTION 31, S.W. 1/4
 SECTION 30, DONATION LAND CLAIM (DLC) NO.43
 JACKSON COUNTY, OREGON

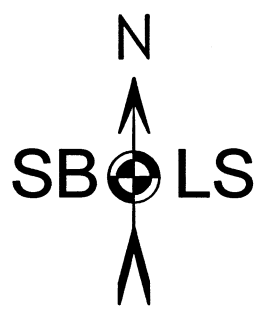
LEGEND

These standard symbols will be found in the drawing

Symbol	Description
---	SURVEY TIES
---	LOTS OR SPACES
---	ACCESS ROAD
---	LOMA 19-10-1269A
---	BEAR CREEK TOP OF BANK
---	BCMHP EXTERIOR BOUNDARY
⊙	WELL OR WATER TANK
×	CALCULATED POINT
▲	3-INCH LONG STAINLESS STEEL SURVEY MARK NAIL & WASHER
■	SET 5/8-INCH X 30-INCH IRON PIN WITH GPC
⊙	3/4-INCH IRON PIPE C.S. 404
⊕	60-P (6-INCH LONG) GALVANIZED IRON SPIKE SET W/ STAKE CHASER
⊙	BCVSS MANHOLE COVER
⊙	5/8-INCH IRON PIN C.S. 3247 OR 4871
⊙	5/8-INCH IRON PIN C.S.12309
◆	BRASS CAP MONUMENT- SEE NARRATIVE
()	RECORD DATA FROM C.S. 12309
[]	RECORD DATA FROM C.S. 4871
{ }	RECORD DATA FROM C.S. 6288
(())	RECORD DATA FROM C.S. 4457
C.S.	FILED SURVEY NO. - JACKSON COUNTY SURVEYOR'S OFFICE
R.P.	REFERENCE POINT
W.C.	WITNESS CORNER (REFERENCE POINT)
GPC	1 3/4-INCH MORASSE-STYLE GREEN PLASTIC CAP STAMPED



RRVOCT = ROGUE RIVER VALLEY ORCHARD COMPANY'S 10 ACRE ORCHARD TRACTS (1908)
 BCMHP - BEAR CREEK MOBILE HOME PARK



BASIS OF BEARING: GRID, OREGON COORDINATE REFERENCE SYSTEM (OCRS) GRANTS PASS-ASHLAND ZONE PER O.A.R. 734-005-0015
 GEODETIC COORDINATES ARE NAD83 (2011) EPOCH 2010.00 UTILIZING OREGON DEPARTMENT OF TRANSPORTATION'S GPS NETWORK (ORGN) FOR A NET WORK ADJUSTED SOLUTION.

**** RECEIVED ****
 Date 6/4/21 By: OB
 This survey consists of:
1 sheet(s) Map
7 page(s) Narrative
 JACKSON COUNTY SURVEYOR

NARRATIVE IS A SEPARATE DOCUMENT

MAP OF SURVEY		
DRAWN	DATE	MICHAEL SKINNER
SBLs	6-3-2021	BEAR CREEK MOBILE HOME PARK
APPROVED	DATE	2195 OLD STAGE ROAD
		CENTRAL POINT, OR 97502
SCALE	SHEET	PROJECT NO.
1"=100'	1 OF 1	2021-04

SBLs
STEPHAN BAROTT LAND SURVEYING

REGISTERED PROFESSIONAL LAND SURVEYOR	1446 ST. ANDREW WAY MEDFORD, OR 97504
<i>Stephan Barott</i>	PHONE: 541-776-1272 CELL: 541-510-8278 e-mail: sbarott@charter.net
OREGON JULY 28, 1988 STEPHAN L. BAROTT 2332	RENEWS: DECEMBER 31, 2021

**Survey Narrative to Comply with
Oregon Revised Statutes, Paragraph 209.250**

SURVEYED FOR: Mike SKINNER
BEAR CREEK MOBILE HOME PARK (BCMHP)
2195 Old Stage Road
Central Point, OR 97502

SURVEYED BY: **STEPHAN BAROTT LAND SURVEYING**
1446 ST. ANDREW WAY
MEDFORD, OREGON 97504

LOCATION: Township 38 South, Range 1 East, Northwest quarter of Section 31 and the Southwest quarter of Section 30, a portion of Donation Land Claim Land Claim (DLC) No. 43, Willamette Meridian, Jackson County, Oregon. (Jackson County Tax ID: 38-1E-31B-100)

BASIS OF BEARING: **Grid, Oregon Coordinate Reference System (OCRS) Grants Pass-Ashland Zone, per O.A.R. 734-005-0015.**

PURPOSE: The purpose of this survey is to survey the exterior boundaries for 38-1E-312B-TL100 as described in Document 2011-007113 recorded in the Deed Records of Jackson County, Oregon. This property, located at 1 Coral Lane, Ashland, Oregon is also known as **Bear Creek Mobile Home Park (BCMHP)**. This survey supports findings from Jackson County Development Services File No. 439-20-0247-ZON.

The majority of the previous structures were destroyed by the Almeda Fire. This survey identifies the exterior boundary and provides survey control for the re-creation of the seventy (70) Lots, Parcels, or Spaces previously utilized prior to the Almeda Fire. The interior Lot corners were not surveyed and are projected lines for future development. Additional requirements were to locate Bear Creek and the riparian setback. Floodplain analysis and Letter of Map Amendment (LOMA) was completed by this office in 2019. Refer to LOMA Case No. 19-10-1269A.

PROCEDURE: Prior to commencement of this survey, deed records and surveys of record were reviewed. Previous survey control and mapping was conducted by this office during the LOMA process for LOMA Case No. 19-10-1269A.

This parcel is described as the following per Document 2011-007113:

All of Lot 7, and portions of Lot 1 and 6, all in Block "F," ROGUE RIVER VALLEY ORCHARD CO'S 10 ACRE ORCHARD TRACTS, in Township 38 South, Range 1 East, or the Willamette Meridian, in Jackson County, Oregon, the portion of Lots 1 and 6 being described as follows:

**Survey Narrative to Comply with
Oregon Revised Statutes, Paragraph 209.250**

Beginning at the southwest corner of said Lot 6; thence North 00°05' East, along the west line of said lot, 771.4 feet to the northwest corner thereof; thence South 89°59' East along the north line thereof, 230.0 feet; thence South 00°05' West, 489.32 feet; thence South 80°45' East, 177.254 feet; thence South 00°05' West, 250.00 feet, to a point on the south line of said Lot 1;

thence South 89°30' West, along the south line of said Lots 1 and 6, ad distance of 405.0 feet, to the point of beginning.

The survey for ROGUE RIVER VALLEY ORCHARD CO'S 10 ACRE ORCHARD TRACTS was reviewed as being the basis for this current project. This Subdivision was approved by the County Assessor, Peter Applegate and County Judge, J.R. Neil on September 2, 1908.

During this survey, several access roads were dedicated to the public. One of these 40-foot public roads adjacent to Block F, Lots 1, 2, 3, 4, 6, and 7 is now known as Ashland Lane and Lowe Road. I could find no evidence indicating these public ways were vacated.

The 40-foot strip of the existing Ashland Lane adjacent to the north boundary of Bear Creek Mobile Home Park appears to be a public way. This public way is gated and provides access to an orchard.

Additional surveys of record as noted in the History of Surveys were reviewed as well. Monuments found and set are as noted on the Map of Survey. In addition, random survey control points (6-inch long galvanized iron spikes) along the exterior boundary and adjacent to future construction were set per the client request. Two Reference Points near the Easterly creek bank of Bear Creek were established as noted. The park ownership crosses Bear Creek. There is approximately 2.1 acres of Park ownership westerly of Bear Creek, and adjacent to Jackson County Park / Recreation Area Lands. This 2-acre parcel is frequently used by those who visit the County recreation area.

HISTORY OF SURVEYS: The history of surveys of T.38 S., R.1 E. pertaining to this survey is as follows:

GLO OR GOVERNMENT SURVEYS:

1854- Ives and Hyde, U.S. Deputy Surveyors, surveyed the Township east boundary and a portion of the sub-divisional lines. Refer Contract No 39 dated January 4, 1854.

1856- Sewell Truax, U.S. Deputy Surveyor, surveyed the Nathaniel Myer Donation Land Claim (DLC) No. 43 and the John Barrett Donation Land Claim (DLC) No.48 under Contract No. 63 dated September 6, 1855. The DLC surveys were dated 11-22-1856.

STATE AUTHORITY SURVEYS:

1908- P.M. Morse, Engineer, and R.L. Hughes, *Draughtsman*, created the subdivision plat for THE ROGUE RIVER VALLEY ORCHARDS CO'S 10 ACRE ORCHARD TRACTS, (**RRVOCT**). This

**Survey Narrative to Comply with
Oregon Revised Statutes, Paragraph 209.250**

current survey refers to portion of BLOCK F, Lots 1, 6, and 7. Survey approved by the County Assessor Peter Applegate and J.R. Neil, County Judge on September 2, 1908.

1951- L.E. Ager, LS 21, surveyed a portion of Block F of **RRVOCT** to include Lots 1-6. During this survey Ager found and described the Northwest Corner for DLC 48 (NW DLC48). Ager also set iron pipes at the Southwest and Northwest corners for Lot 6, Block F. Ager identified a strip of land 40 feet wide adjacent to the north line of Block F as being Ashland Lane.

Refer to filed survey No. 404 dated 11-21-51.

1966- Verlyn Thomas, LS 505, surveyed a portion of Lot 7, Block "F" of the Rogue River Valley Orchard Tracts (RRVOCT). Thomas found the NW Corner of DLC 48 and the SW corner of Lot 6 (RRVOCT) as described in C.S. 404. Thomas set two iron pins on the north line of Ashland Lane. Refer to filed survey No. 3247 dated September 27, 1966.

1971- Everett L. Swain, RLS 759 Subdivided Section 31, Township 38 South, Range 1 East, W.M. with the purpose of locating the Southwest quarter of the Northwest quarter of Section 31. Corner points pertinent to this current survey are as follows:

Swain found the Northwest Corner of DLC 48 and set a brass cap monument as the one-quarter corner for Sections 30 and 31. These two corner points were recovered and are the basis of bearing of this current survey. The geodetic positions are noted below in this narrative.

Refer to C.S. 4457 dated January 25, 1971.

1972- George Burrell, LS638, surveyed a portion of the west line of Lot 7 Block "F" of the Rogue River Valley Orchard Tracts (RRVOCT). Burrell recovered several iron pins previously established by Thomas in C.S. 3247.

Refer to C.S. 4871 dated May 1972.

1976- Larry Friar, LS 961, surveyed a portion of Lot 7, Block "F" of the Rogue River Valley Orchard Tracts (RRVOCT). Friar found the NW Corner of DLC 48 and the SW corner of Lot 6 (RRVOCT) as described in C.S. 404. Friar recovered several monuments as described by Burrell in C.S.4871. Friar re-established the south and west line of Lot 7 and identified the north line of Ashland Lane. I found two of the three monuments Friar set along the west line of Lot 7.

Refer to filed survey No. 6288 dated February 1976.

1985- George Burrell, LS638, recovered the NW DLC 48 corner while performing a survey to the northeast of said corner point.

Refer to C.S. 10313 dated May 30, 1985.

1990- Larry Friar, LS 961, surveyed a portion of Lots 1 and 6, Block "F" of the Rogue River Valley Orchard Tracts (RRVOCT). Friar found the NW Corner of DLC 48 and the SW corner of Lot 6 (RRVOCT) as described in C.S. 404.

Friar established monuments around his client's parcel in Lots 1 and 6. The west line of this surveyed parcel is identical with the east line of my client's parcel for this current survey for Bear Creek Mobile

**Survey Narrative to Comply with
Oregon Revised Statutes, Paragraph 209.250**

Home Park. Two of the four monuments established by Friar along this line were recovered, as well as one set on the south line of Ashland Lane / Lowe Road.
Refer to filed survey No. 12309 dated October 10, 1990.

No other surveys of record that pertain to this current project were found.

MONUMENTS ACCEPTED FOR CONTROL

Monuments accepted for control as noted on the Map of Survey and as described in the geodetic control paragraph of this narrative.

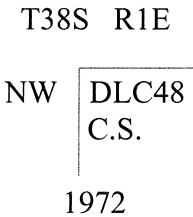
MONUMENTS ESTABLISHED THIS SURVEY

Monuments established this survey are 5/8-inch diameter by 30-inch long iron pins with 1 3/4-inch diameter Green Plastic Morasse-style plastic caps (GPC) unless noted on the Map of Survey.

GEODETTIC POSITIONS FOR CERTAIN CORNER POINTS AS NOTED ON THE MAP OF SURVEY ARE AS FOLLOWS:

Utilizing the Oregon Department of Transportation’s Oregon Geodetic Reference Network (ORGN), a network adjusted solution was computed for all stations (Real Time Kinematic, or RTK). Coordinates are NAD83(2011) Epoch 2010.00. Elevations are NAVD88 utilizing Geoid 12A Ellipsoid model. All surveyed points for this project were converted to the Oregon Coordinate Reference System (OCRS), Grant Pass-Ashland Zone as defined in Oregon Administrative Rules (O.A.R.) 734-05-0015, in International Feet.

GPS #402 - FOUND 2 1/2-INCH DIAMETER BRASS CAP MONUMENT (NORTHWEST DLC 48) MARKED:



LATITUDE 42°13’37.96379” NORTH
LONGITUDE 122°44’45.51133” WEST
ELEVATION 1702.440 FEET

Reference C.S. 1664, 3247, 4457, 6288, 10313, 12309

**Survey Narrative to Comply with
Oregon Revised Statutes, Paragraph 209.250**

GPS #407- FOUND 3-INCH DIAMETER BRASS CAP MONUMENT (1/4 CORNER SECTION 30-S31- DOWN 18 INCHES) MARKED:

SWAIN SURVEYING

T38S

S30

1/4 _____

S31

R1E

1971

LATITUDE 42°13'44.45768 NORTH
LONGITUDE 122°44'50.84000" WEST
ELEVATION 1690.07 FEET

Reference C.S. 4457

GPS #425 - FOUND 5/8-INCH DIAMETER IRON PIN WITH YELLOW PLASTIC CAP MARKED:

BURRELL

•

PLS 638

LATITUDE 42°13'43.07233" NORTH
LONGITUDE 122°45'04.36239" WEST
ELEVATION 1632.34 FEET

Reference C.S. 4871 & 6288

GPS #426 - FOUND 5/8-INCH DIAMETER IRON PIN WITH PARTIAL YELLOW PLASTIC CAP, NOT READABLE

LATITUDE 42°13'45.52979" NORTH
LONGITUDE 122°44'44.53733" WEST
ELEVATION 1709.82 FEET

Reference C.S. 12309

**Survey Narrative to Comply with
Oregon Revised Statutes, Paragraph 209.250**

GPS #423 - FOUND 5/8-INCH DIAMETER IRON PIN. PLACED GREEN PLASTIC CAP (GPC) WITH 1 3/4" DIAMETER MORASSE STYLE GREEN PLATIC CAP (GPC) DIRECTLY OVER FOUND IRON PIN. CAP MARKED:

BAROTT – SBLS

.

LS 2332
BOUNDARY MARKER

LATITUDE 42°13'37.92376" NORTH
LONGITUDE 122°45'01.91102" WEST
ELEVATION 1639.51 FEET

Reference C.S. 6288

GPS #476 – SET 5/8-INCH X 30-INCH IRON WITH 1 3/4" DIAMETER MORASSE STYLE GREEN PLATIC CAP (GPC) WITNESS CORNER FOR THE NORTHEAST CORNER OF BCMHP, ON THE NORTH LINE OF ASHLAND LANE, MARKED:

BAROTT – SBLS

.

LS 2332
BOUNDARY MARKER

LATITUDE 42°13'45.92595" NORTH
LONGITUDE 122°44'51.27263" WEST
ELEVATION 1693.09 FEET

GPS #466 – SET 3-INCH LONG STAINLESS STEEL SURVEY MARK NAIL WITH STAINLESS STEEL WASHER MARKED:

BAROTT - SBLS

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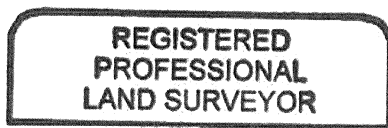
LS 2332

**Survey Narrative to Comply with
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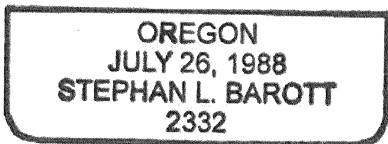
LATITUDE 42°13'45.53095" NORTH
LONGITUDE 122°44'51.27410" WEST
ELEVATION 1692.71 FEET

EQUIPMENT:

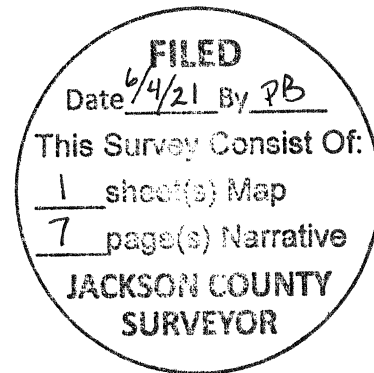
Equipment utilized throughout this survey includes a Leica TCRP-1203 Electronic Total Station and Leica GS14 GNSS RTK GPS Receiver adjusted utilizing Oregon Department of Transportation (ODOT ORGN) GPS network, NAD83(2011) EPOCH 2010.00. Elevations are NAVD88 using Geoid 12A. Additional Geodetic Positions are on file with this office.



Stephan Barott



RENEWS: DECEMBER 31, 2021



DATE OF SURVEY: JUNE 3, 2021