

MAP OF SURVEY

SURVEY FOR:

David P. Duddy
P.O. Box 2517
White City, OR. 97503
and
Duddy Wegner Family Trust
5128 Beagle Road
White City, OR. 97503

SURVEY BY:

Kaiser Surveying
2178 Butte Falls Highway
Eagle Point, OR. 97524

DATE:

July 5, 2021

LOCATION:

N.E. 1/4 and S.W. 1/4 of
Section 11, T.35S., R.2W., W.M.,
Jackson County, Oregon

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

PURPOSE: To survey, monument and mark the exterior boundary of the tracts described in Instrument No. 2020-044392 O.R. and Instrument No. 2020-043586 O.R..

PROCEDURE: Equipment used to perform survey was a Nikon DTM 522 total station and a Trimble R8 GPS receiver and Trimble TSC2 Data Collector. Both of the properties are located in Section 11 of Township 35 South, Range 2 West of the Willamette Meridian. To survey the boundaries of the subject properties it was necessary to make survey ties to Government corners of said Section 11 as shown hereon. Deed documents along with information and found monuments from Filed Survey Nos. 3453, 6822, 19872 and 22184 were used to determine property boundaries.

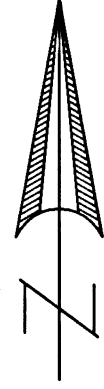
Tract described in Instrument No. 2020-044392 O.R. (Tax Lot 210) is located in the Northeast quarter of said Section 11. The deed description for this tract commences at the North quarter corner and travels along the North-South Section centerline 1749.0 feet to the point of beginning, being the Northwest property corner. The Southwest property corner was computed per deed, continuing Southerly along said North-South centerline 297.00 feet to said corner. The North and South boundaries were then computed parallel with North boundary of the Northeast quarter of said Section 11 per deed, with the Easterly boundary being the Westerly right-of-way line of Jones Road, which was located by survey ties made to found monuments per Filed Survey No. 6822. Some grammar errors were found on this deed description, in which case I referred to first deed out for this property, Instrument No. 73-06403 O.R., for clarification.

The boundary of tract described in Instrument No. 2020-043586 O.R. (Tax Lot 317) is located in the Southwest quarter of said Section 11, with the Southwest quarter being surveyed on Filed Survey No. 3453 being "Beagle Ranchettes", an unrecorded plat. The metes and bounds descriptions in deed documents of properties in the Southwest quarter are found to match calls as shown on said Filed Survey 3453. The deed description of the subject property matches that of Lots 17 and 18 of said "Beagle Ranchettes". In reviewing the map of "Beagle Ranchettes", a misclosure of over 6 feet was found in the outside boundary of the Southwest quarter of Section 11, which also lead to mathematical issues within the map.

In surveying the boundary of the subject property, the Easterly boundary was held being the North-South centerline of Section 11, the Southeast property corner was then computed 40.00 feet Northerly of the South quarter corner along the North-South Section centerline. The Northeast property corner was then computed at a proportionate distance along said North-South centerline. The Southerly boundary being the Northerly right-of-way line of Beagle Road computed 40.00 feet Northerly of and parallel with the South boundary of the Southwest quarter. The Southwest corner was then computed at proportionate distance from the Southeast corner along the said Southerly boundary. From the said Southwest corner, record angle was held to compute the bearing of the Westerly property boundary. The North boundary was determined to be parallel with the South line of the said Southwest quarter, per deed. The Northwest property corner was then computed by bearing-bearing intersection along the determined boundaries.

BASIS OF BEARINGS

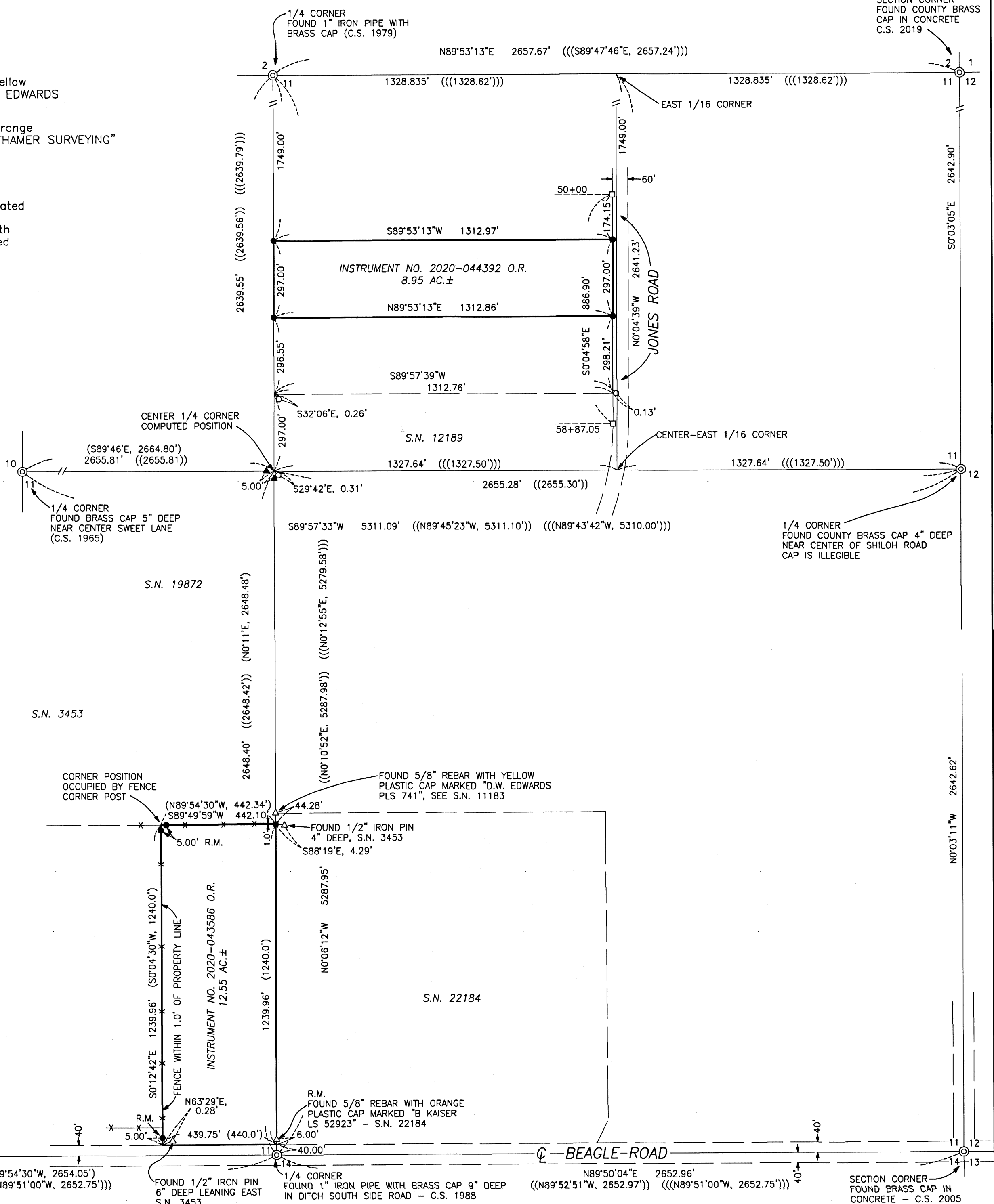
G.P.S. NAD 83 [2011] - PROJECTED
ON TO GRID BEARING PER OREGON
COORDINATE REFERENCE SYSTEM
[OGRS] GRANTS PASS-ASHLAND ZONE



SCALE: 1" = 300'

LEGEND

- = Found 5/8" Rebar with Yellow Plastic Cap marked "D.W. EDWARDS PLS 741" - S.N. 12189
 - ▲ = Found 5/8" Rebar with Orange Plastic Cap marked "NEATHAMER SURVEYING" S.N. 19872
 - = Found 5/8" Rebar S.N. 6822
 - △ = Found Monument as Indicated
 - = Set 5/8" x 24" Rebar with Orange Plastic Cap marked "B. KAISER LS 52923"
- S.N. = Filed Survey Number
County Surveyors Office
- C.S. = County Surveyor
- R.M. = Reference Monument
- () = Record/S.N. 3453
- (()) = Record/S.N. 19872
- ((())) = Record/S.N. 12189
- x-x- = Fence



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Bary D. Kaiser
OREGON
JULY 15, 2003
BARY D. KAISER
No. 52923
EXP. 6-30-23

** RECEIVED **
Date 7/20/21 By PB
This survey consists of:
1 sheet(s) Map
8 page(s) Narrative
JACKSON COUNTY
SURVEYOR

SECTION CORNER
FOUND BRASS CAP IN CONCRETE
PARTIALLY LEGIBLE - C.S. 1988

10 11
15 14

S89°49'59"W 2652.55' (N89°54'30"W, 2654.05')
((N89°52'51"W, 2652.49')) ((N89°51'00"W, 2652.75'))

FOUND 1/2" IRON PIN
6" DEEP LEANING EAST
S.N. 3453

R.M.
FOUND 5/8" REBAR WITH ORANGE
PLASTIC CAP MARKED "B KAISER
LS 52923" - S.N. 22184

BEAGLE ROAD

N89°50'04"E 2652.96'
((N89°52'51"W, 2652.97')) ((N89°51'00"W, 2652.75'))

SECTION CORNER
FOUND BRASS CAP IN
CONCRETE - C.S. 2005

352W 11 - Tax Lot Nos. 210 & 317