

MAP OF SURVEY

Located within:

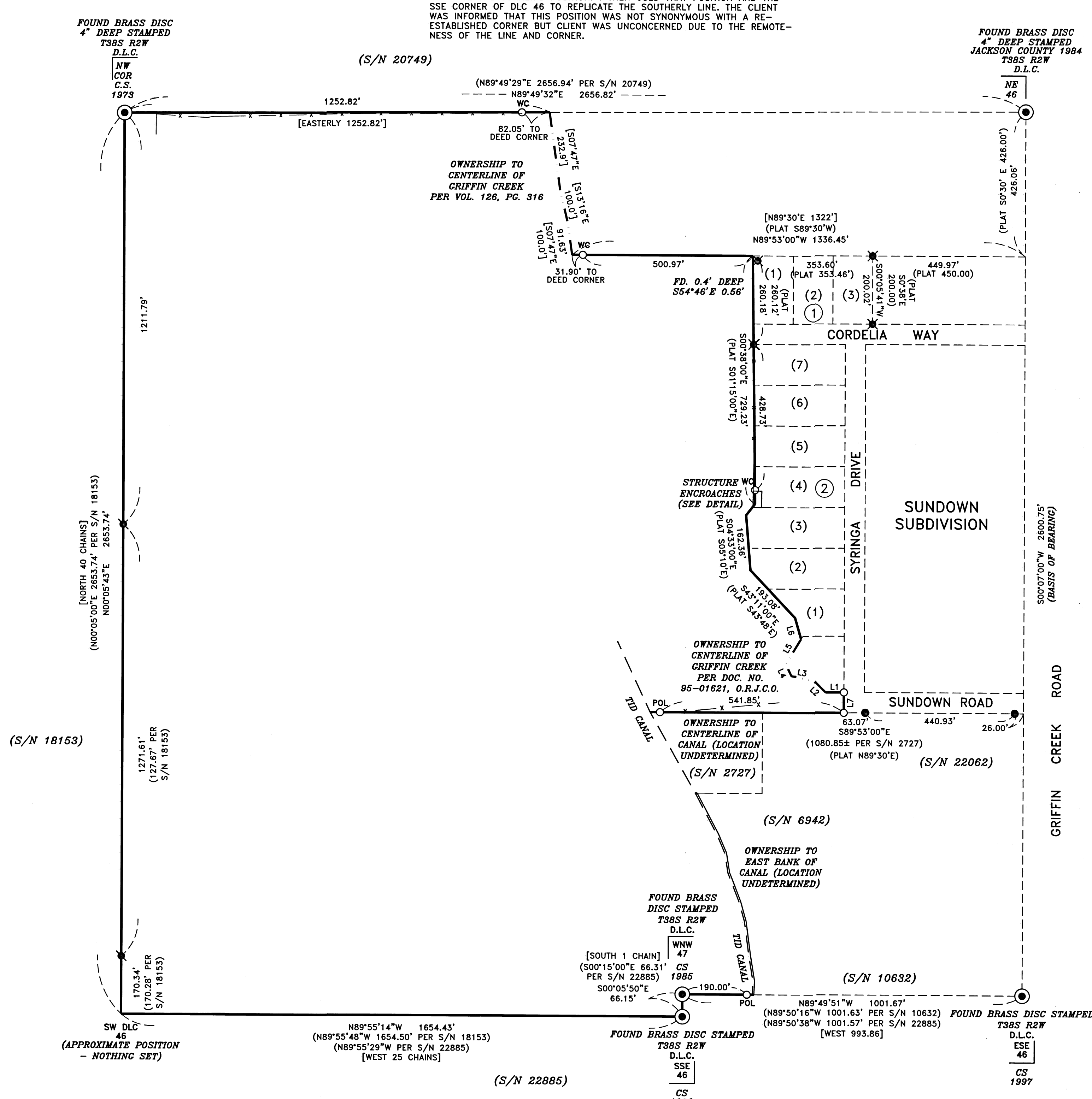
Donation Land Claim No. 46
in the S.W. 1/4 of Section 2 and
Portions of Sections 3, 10 & 11,
Township 38 South, Range 2 West, W.M.,
Jackson County, Oregon

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OF THE OREGON REVISED STATUTES.

SURVEY FOR: ROOT FAMILY LLC
371 GOLF VIEW DRIVE
MEDFORD, OR 97504

PURPOSE: TO SURVEY AND CONDITIONALLY MONUMENT PROPERTY DESCRIBED AS
PARCEL 2 OF DOC. NO. 01-20813 AND RECENTLY CONVEYED AS
DOC. NO. 2021-039329, OFFICIAL RECORDS OF JACKSON COUNTY
PER CLIENTS REQUEST.

PROCEDURE: UTILIZING CONTROL AND FOUND MONUMENTATION FROM A PREVIOUS SURVEY RECORDED IN THIS AREA (22062), I LOCATED AND TIED RELEVANT GOVERNMENT CORNERS AND MONUMENTATION FROM SUNDOWN SUBDIVISION AND SURVEY NO. 18153. THE NORTH LINE WAS ESTABLISHED BETWEEN THE NORTHEAST AND NORTHWEST CORNERS OF D.L.C. 46 WITH THE MOST NORTHERLY, NORTHEAST CORNER OF THE PROPERTY BEING DESCRIBED AS THE CENTERLINE OF GRIFFIN CREEK. NO ATTEMPT WAS MADE TO DETERMINE THE ACTUAL CENTERLINE. WITNESS CORNERS WERE SET ON THE RESPECTIVE EASTERLY AND WESTERLY BANKS OF THE CREEK AND DIMENSIONS ARE RECORD VALUES. THE MOST EASTERLY, NORTHEAST CORNER AND PORTION OF THE EASTERLY LINE THAT FRONTS SUNDOWN SUBDIVISION WAS DETERMINED USING FOUND ORIGINAL MONUMENTS AND RECORD INFORMATION FROM SAID SUBDIVISION ROTATED TO ACCOMMODATE THE BASIS OF BEARING. ONE MIGHT IMPLY FROM THE SUBDIVISION PLAT THAT THE SOUTHERLY PORTION OF THE PLATS WESTERLY LINE IS THE CENTERLINE OF GRIFFIN CREEK ALTHOUGH IT IS NOT MENTIONED AS SUCH IN THE ENGINEERS CERTIFICATE. REGARDLESS, THE CLIENT HAS NEGLIGIBLE INTEREST IN THE EXACT LOCATION SO NO EFFORT WAS MADE TO LOCATE THE MONUMENTED CORNERS IN THIS AREA. THE PORTION OF THE EASTERLY LINE DIRECTLY SOUTH OF THE SUBDIVISION AGAIN CALLS TO THE CENTERLINE OF GRIFFIN CREEK AND AGAIN RECORD, ROTATED BEARINGS WERE USED. THE EAST-WEST PORTION OF THE BOUNDARY IS AN EXTENSION OF THE SOUTHERLY LINE OF SUNDOWN ROAD ESTABLISHED ON SURVEY NO. 22062. THE WESTERLY END CALLS TO THE CENTERLINE OF THE TALENT IRRIGATION DITCH WHICH HAS BEEN PLACED UNDERGROUND. CLIENT WAS MADE AWARE THAT CALLS TO THE DITCH CENTERLINE AND EASTERLY BANK ARE NOW INDETERMINATE WITHOUT COMPELLING EVIDENCE TO SUPPORT THEIR FORMER LOCATION. I SUGGESTED A POSSIBLE BOUNDARY LINE AGREEMENT TO REMEDY THE SITUATION BUT THE NUMBER OF TAX LOTS INVOLVED MAKES THIS PROBLEMATIC. AS A RESULT, I ESTABLISHED POINTS ON LINE IN TWO LOCATIONS WHERE THE FORMER CANAL WOULD HAVE SERVED AS AN EXACT LOCATION. THE WEST BOUNDARY IS DESCRIBED ALONG THE WEST LINE OF DLC 46. AS THE SOUTHWEST DLC CORNER IS MISSING, I USED MONUMENTATION AND RECORD DISTANCE FROM SURVEY NO. 18153 TO APPROXIMATE THE CORNER'S POSITION. I THEN USED THAT POSITION AND THE SSE CORNER OF DLC 46 TO REPLICATE THE SOUTHERLY LINE. THE CLIENT WAS INFORMED THAT THIS POSITION WAS NOT SYNONYMOUS WITH A RE-ESTABLISHED CORNER BUT CLIENT WAS UNCONCERNED DUE TO THE REMOTENESS OF THE LINE AND CORNER.

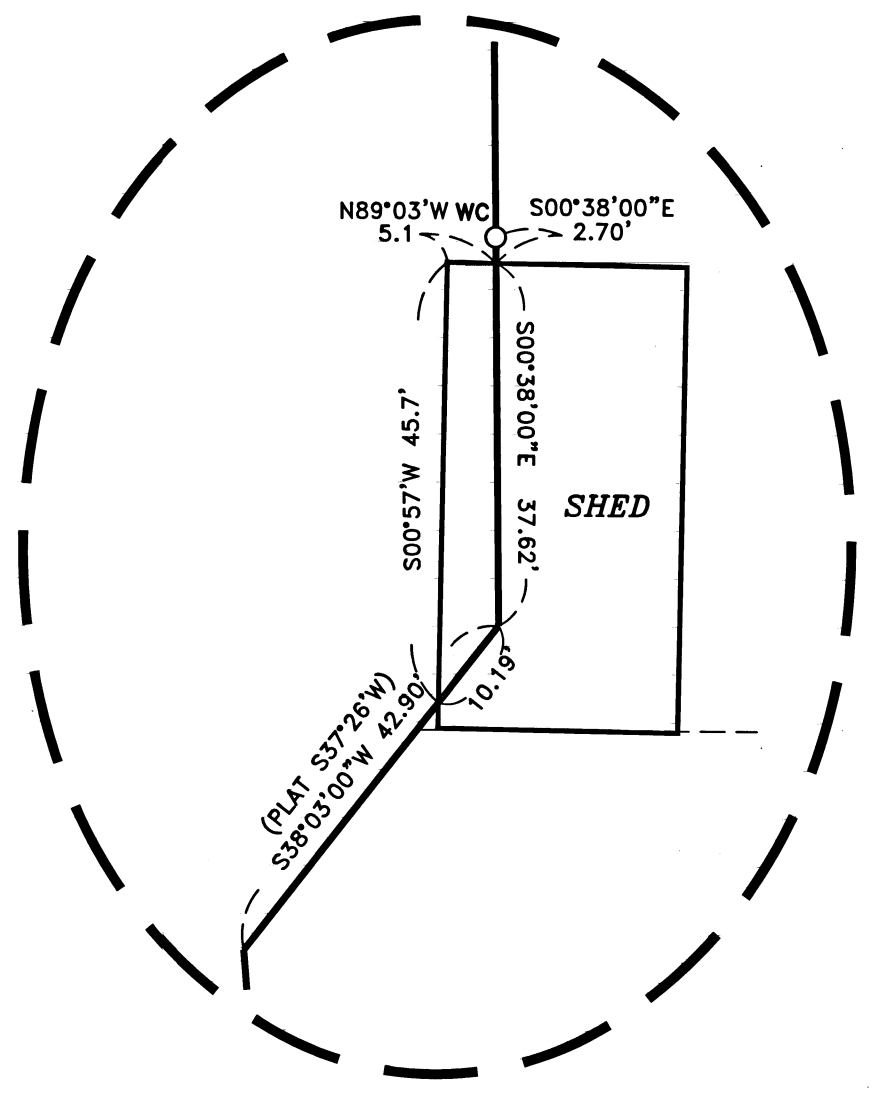


LINE	BEARING	DISTANCE	*BEARING	*DISTANCE
L1	N89°53'00\"W	54.00'	S89°30'00\"W	54.00'
L2	N45°44'00\"W	50.60'	N46°21'00\"W	50.60'
L3	N78°37'00\"W	65.75'	N79°14'00\"W	65.75'
L4	N25°17'00\"W	38.85'	N25°54'00\"W	38.85'
L5	N31°25'00\"E	86.00'	N30°48'00\"E	86.0'
L6	S15°59'00\"E	64.64'	*S16°36'00\"E	*64.48'
L7	S00°07'00\"W	60.00'	*S00°30'00\"E	*60.00'

*RECORD PER DOC. NO. 95-01621, O.R.J.C.O.
*RECORD PER SUNDOWN SUBDIVISION PLAT

DETAIL

1" = 20'



HOFFBUHR & ASSOCIATES, INC.
880 GOLF VIEW DR. STE. 201 MEDFORD, OREGON
(541) 779-4641

- = SET 5/8" x 24" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2349"
- = FOUND 5/8" RON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2349" PER S/N 22062.
- ⊙ = FOUND 5/8" RON PIN WITH PLASTIC CAP STAMPED "KAMPMAN PLS 2883" PER S/N 18153.
- ⊗ = FOUND 5/8" RON PIN PER SUNDOWN SUBDIVISION
- ⊙ = FOUND BRASS DISC AS NOTED.
- S/N = SURVEY NUMBER
- WC = WITNESS CORNER
- POL = POINT ON LINE
- [] = RECORD PER PARCEL 2 DOC. NO. 01-20813, O.R.J.C.O.
- O.R.J.C.O. = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON
- x — = EXISTING FENCELINE

REGISTERED PROFESSIONAL LAND SURVEYOR
David M. Minneci
OREGON
JULY 26, 1988
DAVID M. MINNECI
2349
EXPIRES 12/31/22

FILED
Date 09/22/21 by SS
This Survey Consist Of:
1 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR