

**(X) MONUMENT NOTES**

1. FOUND 1" COPPER PLUG MARKED "ODOT 20162-12" PER RS(5); USED AS GPS BASE POINT - NOT A PROPERTY CORNER.
2. FOUND 1" COPPER PLUG MARKED "ODOT 20132-08" PER RS(5) - NOT A PROPERTY CORNER.
3. FOUND 5/8" REBAR WITH UNREADABLE YELLOW PLASTIC CAP PER RS(1).
4. FOUND REBAR WITH SMASHED, FADED RED CAP PER RS(1).
5. FOUND 5/8" REBAR WITH PINK FLAGGING ATTACHED PER RS(1).
6. FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "LJ FRIAR & ASSOC PC"; BEING THE RESET NORTHEAST CORNER OF LOT 27, BLOCK 2 OF BARNUM SUBDIVISION PER SURVEY NUMBER 23416.

**LEGAL DESCRIPTION**

LEGAL DESCRIPTION PER AMERITITLE TITLE REPORT NO. 585405AM DATED MARCH 28, 2023:

BEGINNING AT THE SOUTHERLY CORNER OF DONATION LAND CLAIM NO. 41 IN TOWNSHIP 38 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON:  
 THENCE NORTH 00°14'25" WEST ALONG THE EAST LINE OF SAID CLAIM 857.50 FEET TO A 3/4" IRON PIPE;  
 THENCE NORTH 34°15'35" EAST 298.82 FEET TO THE TRUE POINT OF BEGINNING;  
 THENCE CONTINUE NORTH 34°15'35" EAST 195 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE PACIFIC HIGHWAY;  
 THENCE NORTH 53°23'50" WEST ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE 175.85 FEET;  
 THENCE SOUTHWESTERLY ALONG THE ARC OF A 52.0 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD BEARS SOUTH 81°36'10" WEST 73.54 FEET) 81.68 FEET;  
 THENCE SOUTH 36°36'10" WEST 19.36 FEET;  
 THENCE SOUTHWESTERLY ALONG THE ARC OF A 190.0 FOOT RADIUS CURVE TO THE RIGHT TO A POINT WHICH BEARS NORTH 53°23'50" WEST FROM THE TRUE POINT OF BEGINNING;  
 THENCE SOUTH 53°23'50" EAST TO THE TRUE POINT OF BEGINNING;

EXCEPTING THEREFROM THAT PORTION DEEDED TO THE STATE OF OREGON, BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION BY DEED RECORDED MARCH 4, 2021 AS DOCUMENT NO. 2021-009783.

**NARRATIVE**

M2C DID NOT SET PROPERTY CORNERS ALONG THE NORTHEAST PORTION OF THE SITE DUE TO THE FUTURE CONSTRUCTION FOR A NEW PARKING LOT ENTRANCE IN THAT AREA AND CURRENT ODOT ROAD CONSTRUCTION BEING DONE AT THE TIME OF THE SURVEY.  
 M2C IS RECORDING THIS SURVEY TO SHOW TIES FROM FOUND MONUMENTS TO REFERENCED SURVEYS AND TO SHOW BOUNDARY ENCROACHMENTS OF SIDEWALK.  
 WE ESTABLISHED THE SOUTH SOUTHEAST CORNER OF DLC NO. 41 BY TYING INTO MONUMENTS PER RS(3 AND 4) ALONG THE SOUTHWEST LINE OF OUR PARCEL.  
 NORTH ROSE STREET WAS ESTABLISHED PER RS(1 AND 2). SOUTH PACIFIC HIGHWAY WAS ESTABLISHED PER RS(1 AND 5).  
 POSSESSION LINES FIT WELL WITH THE MONUMENT BOUNDARY LINES ALONG THE SOUTHEAST AND SOUTHWEST LINES OF THE PROJECT. HOWEVER, THERE IS A SIDEWALK ENCROACHMENT ALONG THE NORTHWEST BOUNDARIES AS SHOWN HEREON.

**BASIS OF BEARING**

HORIZONTAL - OREGON COORDINATE REFERENCE SYSTEM (OCRS): GRANTS PASS - ASHLAND ZONE, NAD 83/2011 BASED ON GPS TIES TO OREGON DEPARTMENT OF TRANSPORTATION NETWORK CONTROL MONUMENTS 2016212 AND 2016208. SEE RS(5).

HELD BEARING BETWEEN MONUMENTS 4 AND 3; BEARING OF SOUTH 26°04'40" EAST.

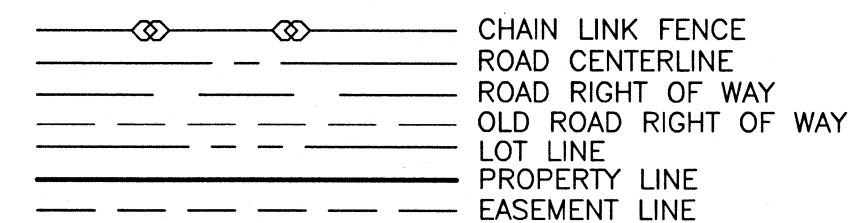
**SURVEY NOTES**

1. INSTRUMENT USED: SOKKIA IX 3" TOTAL STATION AND TOPCON VR GPS.
2. SURVEY COMPLETED 06/22/2023.
3. ALL MONUMENTS SHOWN AS FOUND VISITED 06/2023.
4. MTN2COAST (M2C) WAS RETAINED BY CHARLIE SEVERS WITH JSA CIVIL TO COMPLETE A BOUNDARY SURVEY OF THE JACKSON COUNTY MAP/TAX PARCEL 381W09A 2400.

**RS(X) REFERENCED SURVEYS**

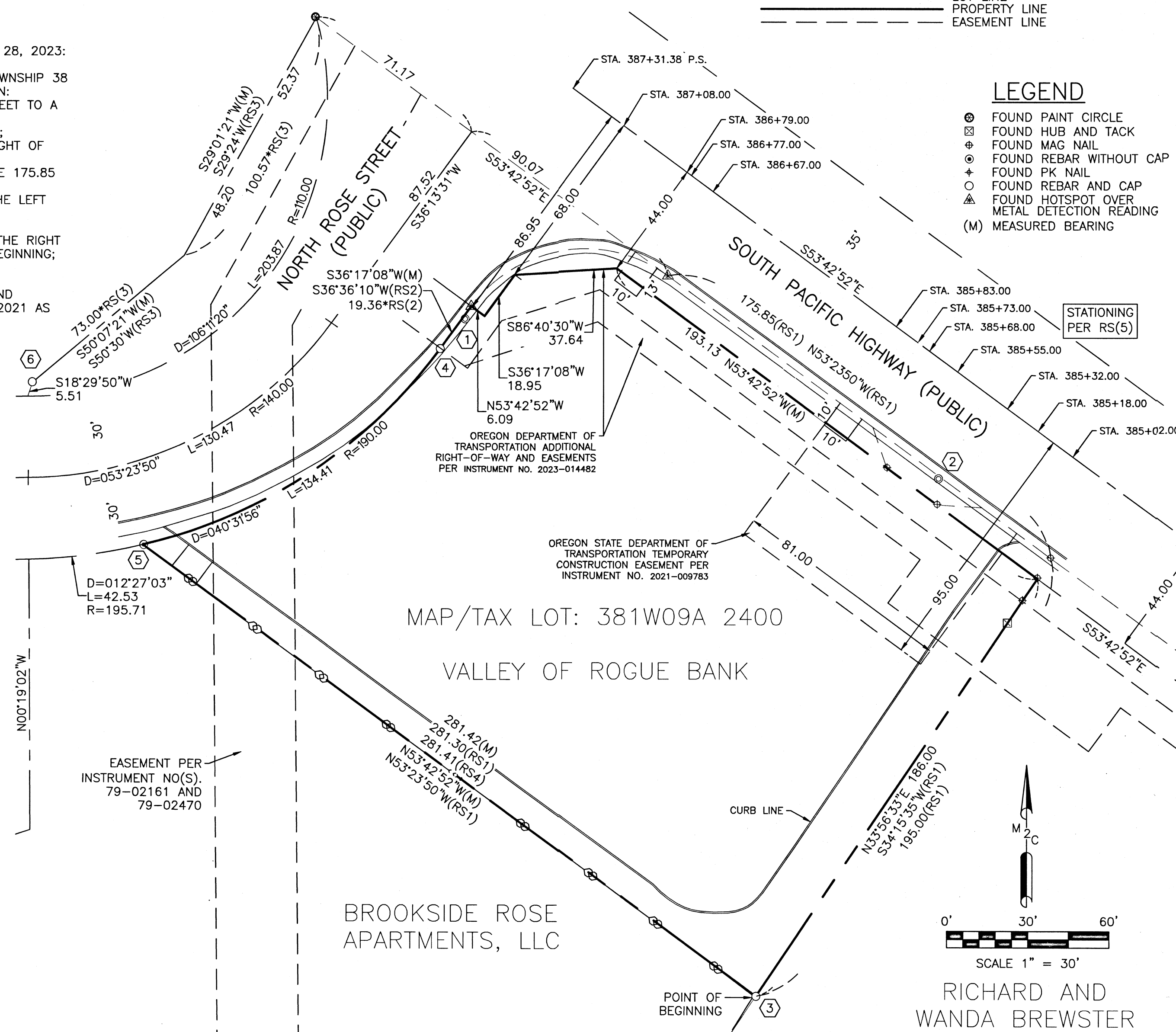
1. JACKSON COUNTY SURVEY NO. 8019.
2. BARNUM SUBDIVISION SURVEY NO. 8254.
3. JACKSON COUNTY SURVEY NO. 7829.
4. JACKSON COUNTY SURVEY NO. 11000.
5. OREGON DEPARTMENT OF TRANSPORTATION HORIZONTAL CONTROL, RECOVERY AND RETRACEMENT MAP, JACKSON COUNTY SURVEY NO. 22683.

**LINE TYPES**



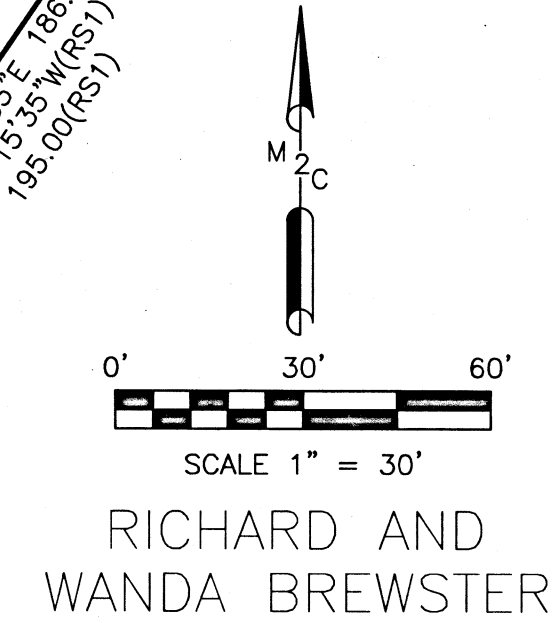
**LEGEND**

- ⊙ FOUND PAINT CIRCLE
- ⊠ FOUND HUB AND TACK
- ⊕ FOUND MAG NAIL
- ⊙ FOUND REBAR WITHOUT CAP
- + FOUND PK NAIL
- FOUND REBAR AND CAP
- ▲ FOUND HOTSPOT OVER METAL DETECTION READING
- (M) MEASURED BEARING



MAP/TAX LOT: 381W09A 2400  
 VALLEY OF ROGUE BANK

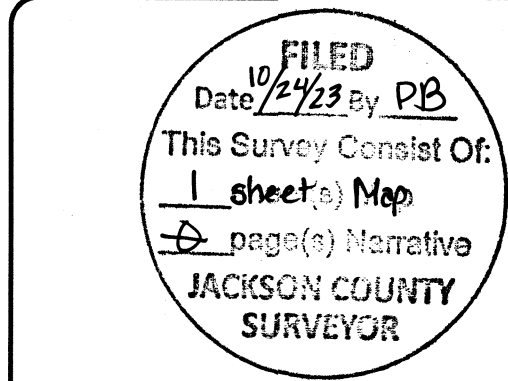
BROOKSIDE ROSE APARTMENTS, LLC



RICHARD AND WANDA BREWSTER

CLIENT: JSA CIVIL, LLC  
 ADDRESS: 111 TUMWATER BLVD SE, SUITE C210  
 TUMWATER, WA 98501

ASSESSOR'S MAP/TAX LOT:  
 381W09A 2400



REGISTERED PROFESSIONAL LAND SURVEYOR  
 OREGON  
 JULY 09, 2002  
 BLAIR E PRIGGE  
 38985  
 RENEWS: 12/31/2024

**MTN2COAST LLC**  
 PROFESSIONAL LAND SURVEYORS  
 2320 MOTTMAN RD SW, STE 106  
 TUMWATER, WA 98512  
 360-688-1949

RECORD OF SURVEY FOR JSA CIVIL		
DRAWN BY TLM	DATE 09/26/2023	JOB NUMBER 23-131
CHECKED BY BEP	SCALE 1"=30'	SHEET NUMBER SV-1
AUDITORS INDEX SW 1/4 OF THE NE 1/4, SEC 9, T38S, R1W, W.M.		