

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

PURPOSE OF SURVEY:

THE PURPOSE IS TO SURVEY AND MARK THE NORTHERLY BOUNDARY OF THAT PARCEL OF LAND DESCRIBED IN O.R. 2023-019926 AND TO SURVEY AND MARK THE NORTHERLY AND SOUTHERLY BOUNDARY OF THAT PARCEL OF LAND DESCRIBED IN O.R. 2021-019465, AS SHOWN HEREON.

PROCEDURE:

UTILIZING A NIKON NPL-322+ TOTAL STATION, EXISTING MONUMENTS PER CLYMER HEIGHTS SUBDIVISION, S.N. 1291, AND MONUMENTS OF UNKNOWN ORIGIN WERE RECOVERED AND MEASURED IN A CLOSED-LOOP TRAVERSE.

TAX LOTS 2000, 2100, 2300, 2301, 2400 AND A PORTION OF TAX LOT 3600 WERE ALL SEQUENTIALLY CONVEYED FROM LOT 3, BLOCK 3 OF CLYMER HEIGHTS SUBDIVISION, AS FOLLOWS:

- TAX LOT 2400 WAS CONVEYED FROM CHILSON TO KELLEY IN 1961 PER VOLUME 501, PAGE 317 OF DEED RECORDS. THIS CONVEYANCE MAKES REFERENCE TO MONUMENTS ESTABLISHED IN S/N 1291 WHICH WERE RECOVERED AND HELD BY THIS CURRENT SURVEY.

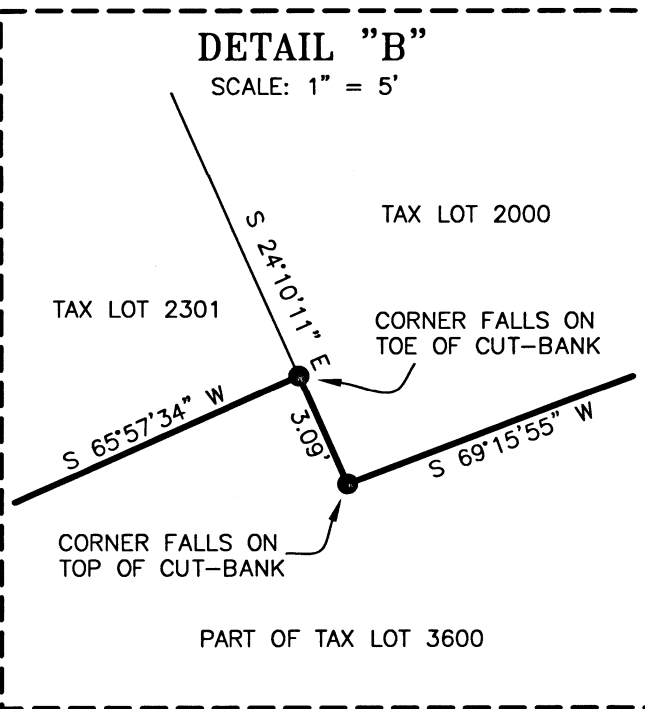
- TAX LOT 2100 WAS CONVEYED FROM CHILSON TO MILES IN 1964 PER VOLUME 567, PAGE 102 OF DEED RECORDS. THE BEARINGS AND DISTANCES WITHIN THIS CONVEYANCE CONFORM TO THOSE SHOWN FOR THE RIGHT-OF-WAY OF PIONEER ROAD (NOW JASMINE DRIVE) ON THE PLAT OF CLYMER HEIGHTS SUBDIVISION. NEAR TO LOCATIONS CALCULATED WITH REFERENCE TO SAID DEED AND SAID PLAT, UNRECORDED MONUMENTS WERE RECOVERED AND HELD AS SHOWN HEREON. THE MONUMENT AT THE SOUTHEASTERLY CORNER OF SAID TAX LOT BEING LOST, WAS RE-MONUMENTED BASED ON MONUMENTS RECOVERED PER SAID PLAT.

- TAX LOT 2000 WAS CONVEYED FROM JONES TO RICKS IN 1971 PER DOCUMENT NO. 71-05088 OF THE OFFICIAL RECORDS OF JACKSON COUNTY. THE BEARINGS AND DISTANCES WITHIN THIS CONVEYANCE CONFORM TO THOSE SHOWN FOR SAID RIGHT-OF-WAY ON SAID PLAT. THE SOUTHWESTERLY CORNER OF SAID TAX LOT WAS DETERMINED BY HOLDING DEED DISTANCE AND DEED RECORD ANGLE FROM SAID RIGHT-OF-WAY. FROM SAID SOUTHWESTERLY CORNER, SAID DEED CALLS TO "THE MOST WESTERLY CORNER OF PARCEL DESCRIBED IN VOLUME 567, PAGE 102". AN UNRECORDED MONUMENT PREVIOUSLY DESCRIBED WAS HELD FOR THIS POSITION.

- TAX LOT 2301 WAS ORIGINALLY DESCRIBED AS AN EXCEPTION IN A CONVEYANCE FROM JONES TO CRAWFORD IN 1971 PER DOCUMENT NO. 71-05097 OF THE OFFICIAL RECORDS OF JACKSON COUNTY. THE METHOD OF HOLDING DEED RECORD ANGLE AND DISTANCE WAS CONTINUED TO DETERMINE THE SOUTHEASTERLY AND SOUTHWESTERLY CORNERS OF SAID TAX LOT. THE WESTERLY LINE OF SAID TAX LOT WAS ORIGINALLY DESCRIBED AS BEING "NORTH 40°32' WEST 250.00 FEET" PER SAID DEED. SUBSEQUENT DEEDS, INCLUDING O.R. 71-8959, O.R. 96-7737 AND O.R. 2019-2253 HAVE A RECORD BEARING OF "NORTH 4°32' WEST" FOR SAID WESTERLY LINE. BOTH OF THESE RECORD BEARINGS WERE REJECTED IN FAVOR OF AN UNRECORDED 1/2-INCH REBAR, THAT LOCATION ALSO BEING IN AGREEMENT WITH A DISTANCE CALL ALONG SAID RIGHT-OF-WAY THAT IS ALSO INCLUDED IN ALL OF THE ABOVE REFERENCED DEEDS.

- TAX LOT 2300 WAS CREATED AS THE RESULT OF A PROPERTY LINE ADJUSTMENT PER DOCUMENT NO. 2014-021094 OF THE OFFICIAL RECORDS OF JACKSON COUNTY. SAID DEED IS THE ONLY RECORD FOUND IN MY RESEARCH THAT MAKES REFERENCE TO ANY OF THE UNRECORDED MONUMENTS SHOWN HEREON. THE SOUTHEASTERLY CORNER OF SAID TAX LOT WAS DETERMINED BY HOLDING DEED DISTANCE ALONG THE WESTERLY RIGHT-OF-WAY OF JASMINE LANE. FROM SAID SOUTHEASTERLY CORNER, THE SOUTHWESTERLY CORNER WAS DETERMINED BY HOLDING DEED DISTANCE AND DEED RECORD ANGLE FROM SAID RIGHT-OF-WAY. IN PERFORMING THIS SURVEY, AN ENCROACHING RESIDENCE, DRIVEWAY AND WELL, ALL APPEARING TO BE USED BY THE OWNERS OF SAID TAX LOT, WERE MEASURED AS SHOWN HEREON.

IN THE COURSE OF PERFORMING THIS SURVEY, FIVE MONUMENTS OF UNKNOWN ORIGIN WERE RECOVERED: FOUR 1/2-INCH REBAR W/ NO CAP AND ONE 1/2-INCH I.D. IRON PIPE. ALL OF THESE MONUMENTS WERE AT THE BASE OF WELL-RUSTED "L" POSTS, AND ALL WERE IN AGREEMENT WITH AT LEAST ONE DEED CALL. IT IS MY PROFESSIONAL OPINION THAT SAID UNRECORDED MONUMENTS WERE ESTABLISHED BY A SURVEYOR, LIKELY THE SAME SURVEYOR AROUND THE SAME TIME, HAVE BEEN VISIBLE MONUMENTS ACCEPTED BY THE LANDOWNERS FOR A NUMBER OF DECADES, AND SHOULD CONTINUE TO BE ACCEPTED AS SUCH.



BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY IS THE SOUTHEASTERLY LINE OF V501/P317, HAVING A RECORD BEARING OF N 51°25'20" E PER S.N. 1291

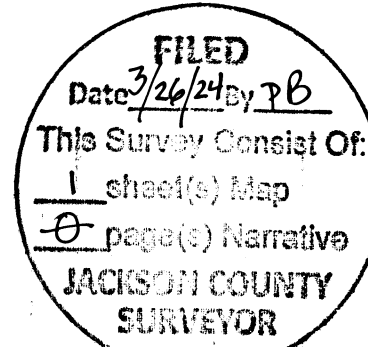
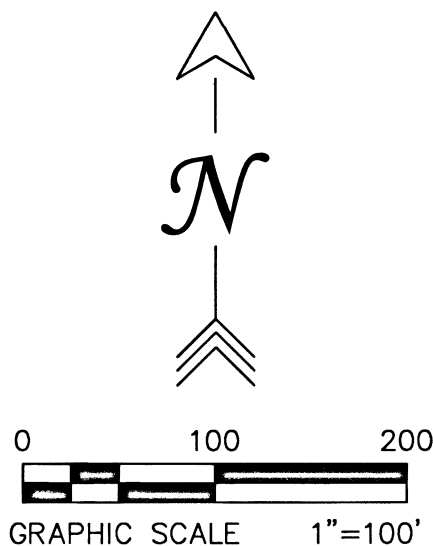
CURVE DATA

	DELTA	RADIUS	LENGTH	CHORD	CH. BEARING
C1	23°02'49"	130.00' [[130.00']]	52.29'	51.94'	N 89°24'55" E
C2	11°58'42"	530.00' [[530.00']]	110.80' [[111.00']]	110.60'	S 72°14'05" W
C3	52°43'48"	70.00' [[70.00']]	64.42' [[64.34']]	62.17'	S 87°52'10" E
C4	37°02'25"	120.15' [[120.15']]	77.67' [[77.59']]	76.33'	N 42°47'46" W
C5	29°58'42"	189.07' [[189.07']]	98.93' [[99.00']]	97.80'	N 9°25'08" W
C6	17°00'53"	530.00' [[530.00']]	157.39' [[157.25']]	156.81'	N 2°53'41" W
C7	37°00'58"	180.15' [[180.15']]	116.39' [[116.34']]	114.37'	S 42°49'41" E
C8	30°01'08"	249.07' [[249.07']]	130.50' [[130.41']]	129.01'	N 9°23'54" W

MAP OF SURVEY

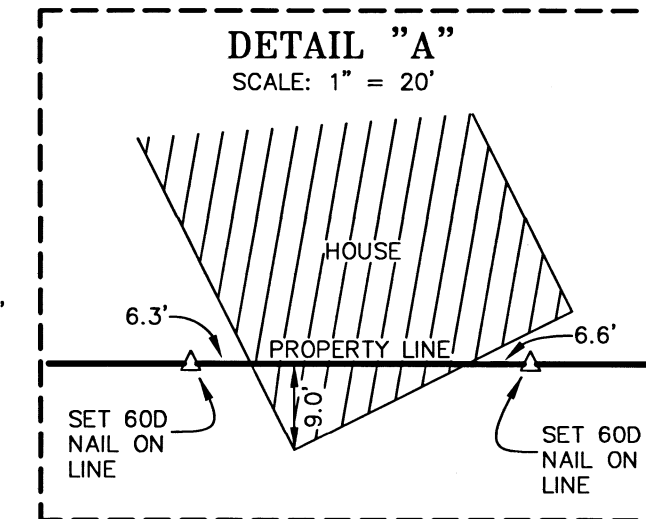
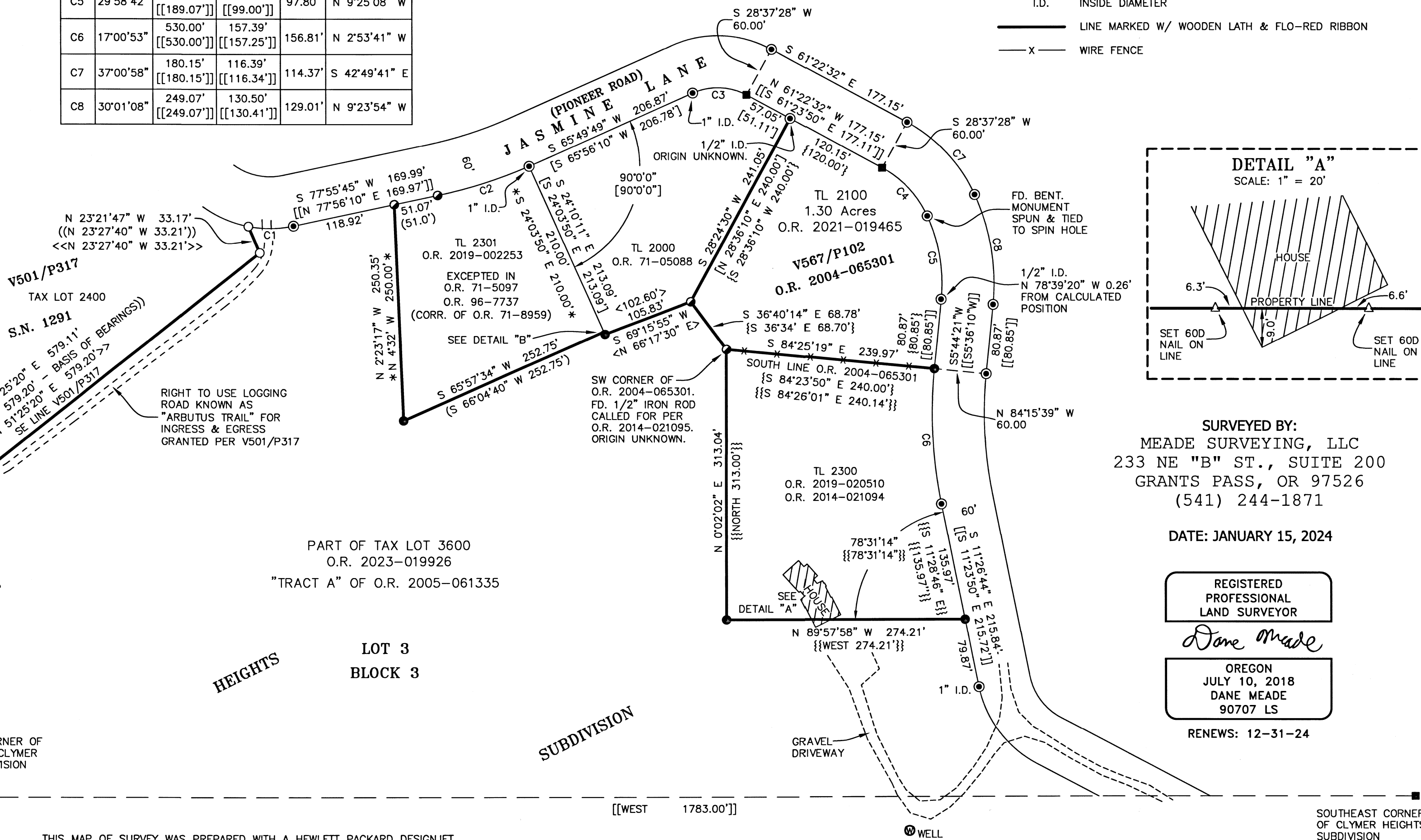
LOCATED IN LOT 3, BLOCK 3 OF CLYMER HEIGHTS SUBDIVISION, SITUATED IN THE E. 1/2 OF SECTION 3, T. 38 S., R. 2 W., W.M., JACKSON COUNTY, OREGON

FOR  
UMPQUA RESOURCES, LLC  
P.O. BOX 815  
MYRTLE CREEK, OR 97457



LEGEND

- SET 5/8" X 30" IRON ROD W/ 1-1/2" ALUMINUM CAP STAMPED "MEADE PLS 90707"
- FD. 5/8" IRON ROD (SMOOTH) PER S.N. 1291
- FD. 1/2" IRON ROD (ORIGIN UNKNOWN)
- ⊙ FD. IRON PIPE PER CLYMER HEIGHTS SUBDIVISION, BEING 3/4" INSIDE DIAMETER UNLESS OTHERWISE NOTED
- CALCULATED POSITION; NOTHING FOUND OR SET
- (( )) RECORD PER S.N. 1291 (E. MCGINTY)
- [[ ]] RECORD PER CLYMER HEIGHTS SUBDIVISION (L. LOVEJOY)
- \* \* RECORD PER O.R. 2019-002253
- ( ) RECORD PER O.R. 2005-061335 & O.R. 2019-002253
- [ ] RECORD PER O.R. 2005-061335 AND O.R. 71-05088
- { } RECORD PER O.R. 2005-061335, O.R. 2004-065301, O.R. 2021-019465 & V567/P102
- < > RECORD PER O.R. 71-05088
- { } RECORD PER O.R. 2014-021095 & O.R. 2019-020510
- << >> RECORD PER V501/P317
- S.N. SURVEY NUMBER ON FILE WITH THE JACKSON COUNTY SURVEYOR
- O.R. OFFICIAL RECORDS OF JACKSON COUNTY, OREGON
- Vxx/Pxx VOLUME AND PAGE OF JACKSON COUNTY RECORD OF DEEDS
- I.D. INSIDE DIAMETER
- LINE MARKED W/ WOODEN LATH & FLO-RED RIBBON
- x — WIRE FENCE



SURVEYED BY:  
MEADE SURVEYING, LLC  
233 NE "B" ST., SUITE 200  
GRANTS PASS, OR 97526  
(541) 244-1871

DATE: JANUARY 15, 2024

REGISTERED PROFESSIONAL LAND SURVEYOR

*Dane Meade*

OREGON  
JULY 10, 2018  
DANE MEADE  
90707 LS

RENEWS: 12-31-24