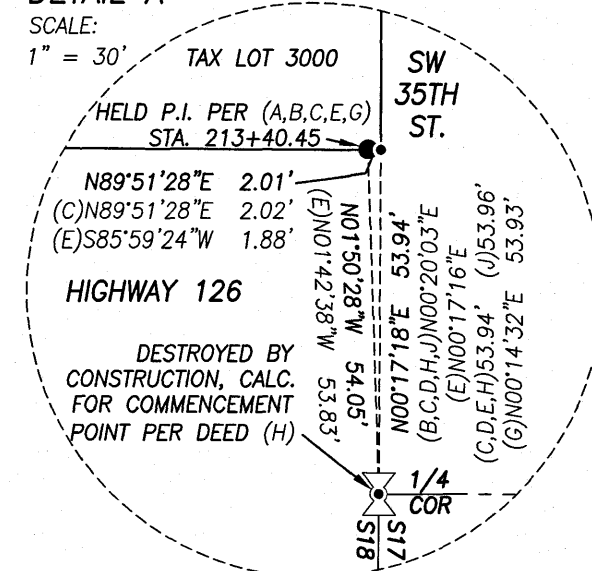


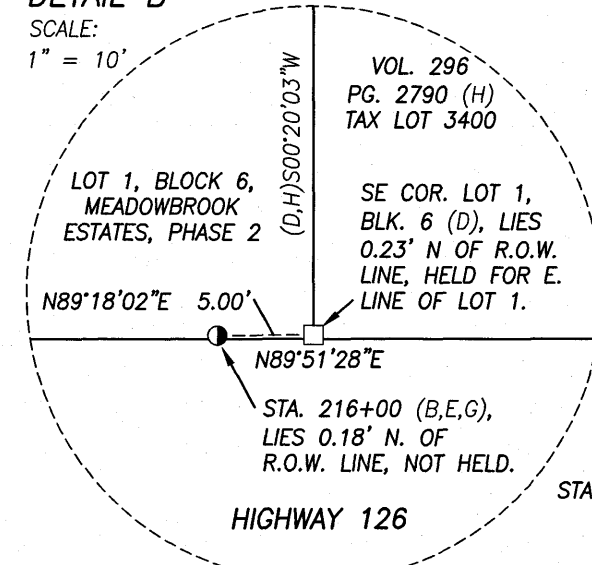
RECORD OF SURVEY FOR
WAYNE & HELEN MARTIN JOINT TRUST
 SITUATE IN THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST
 ONE-QUARTER (SW1/4 NW1/4) OF SECTION 17,
 TOWNSHIP 15 SOUTH, RANGE 13 EAST, W.M.,
 CITY OF REDMOND, DESCHUTES COUNTY, OREGON

SURVEY DATE: APRIL 18, 2025

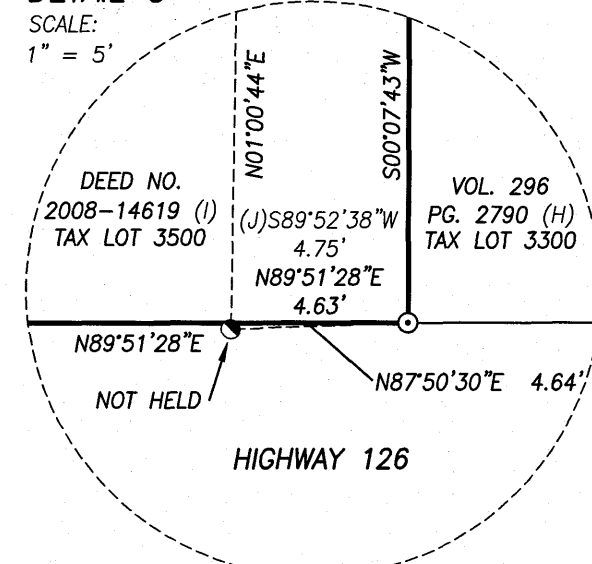
DETAIL A



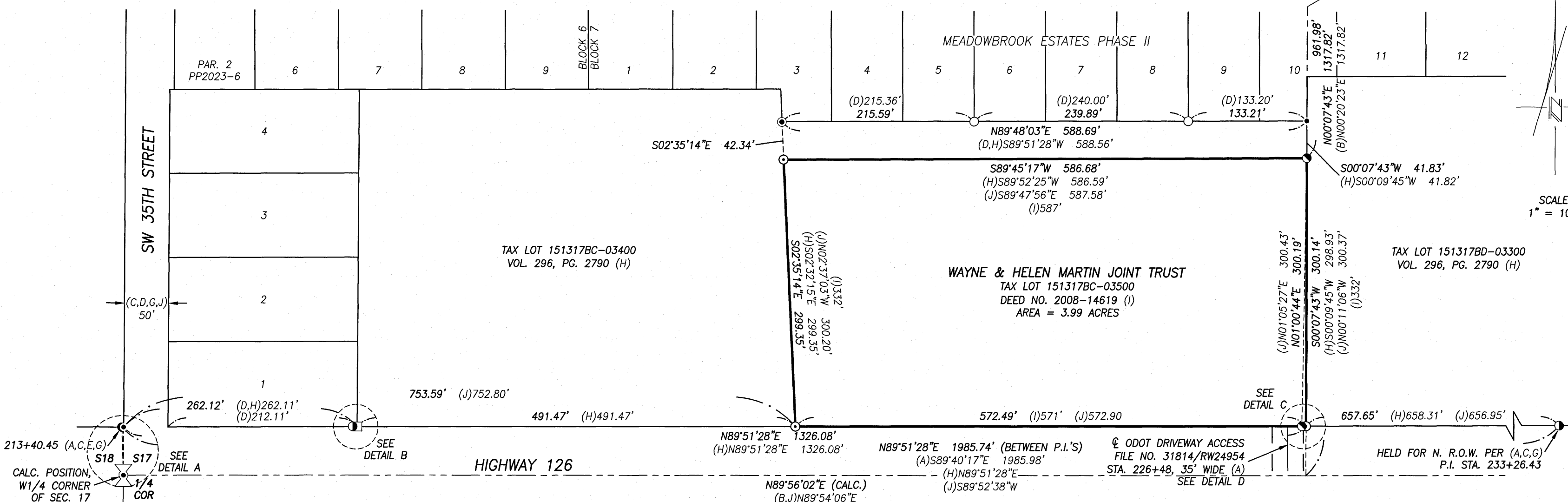
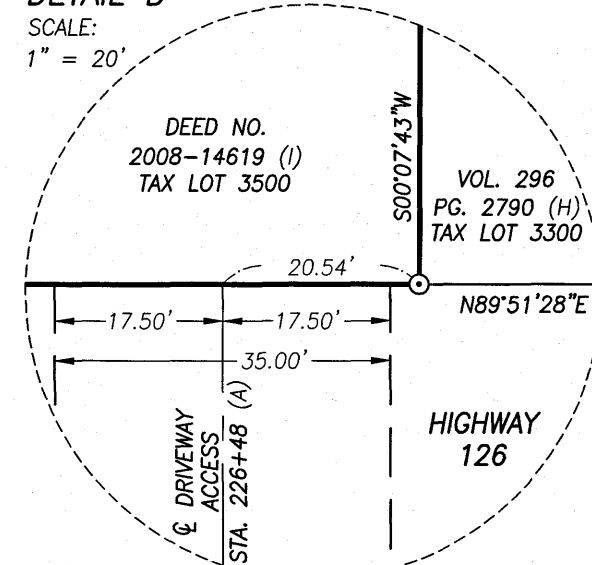
DETAIL B



DETAIL C



DETAIL D



NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO REESTABLISH THE BOUNDARY MONUMENTS OF THE LANDS DESCRIBED IN STATUTORY BARGAIN AND SALE DEED NO. 2008-14619 (I), DESCHUTES COUNTY OFFICIAL RECORDS.

DURING THE COURSE OF THIS SURVEY, THE FOUND MONUMENTS WERE MEASURED USING RTK GPS EQUIPMENT. THE CONTROLLING LINES AND METHOD FOR RE-ESTABLISHING MISSING MONUMENTS FOR THIS SURVEY ARE AS FOLLOWS:

THE NORTH RIGHT-OF-WAY OF HIGHWAY 126 WAS HELD BETWEEN THE FOUND P.I. MONUMENTS AT STATION 213+40.45 AND STATION 233+26.43 PER (A) AND (G), ESTABLISHING THE SOUTH LINE OF SUBJECT PROPERTY. THE DISTANCE BETWEEN THESE MONUMENTS CLOSELY AGREES WITH THE HIGHWAY STATIONING AND THE WEST P.I. WAS HELD AT STATION 213+40.45 AS THE BASIS FOR FURTHER ROAD STATION CALCULATIONS.

THE FOUND NW1/16 CORNER OF SECTION 17 AS ESTABLISHED PER (F) AND THE FOUND NORTHEAST CORNER OF THE SUBJECT PROPERTY WERE BOTH HELD, AND THE LINE BETWEEN THEM WAS EXTENDED SOUTHERLY TO THE INTERSECTION WITH THE NORTH HIGHWAY 126 RIGHT-OF-WAY LINE TO ESTABLISH THE EAST PROPERTY LINE AND THE SOUTHEAST CORNER. THE MONUMENT FOUND NEAR THE SOUTHEAST CORNER WAS NOT DOCUMENTED ON ANY RECORDED SURVEYS, BUT IS SHOWN IN UNRECORDED AND UNFILED SURVEY (J). SAID CALCULATED SOUTHEAST CORNER LIES DIRECTLY UNDER THE EXISTING FENCE AND LONG-ESTABLISHED LINE OF OCCUPATION AND THE CALCULATED POSITION AGREES CLOSELY WITH SURVEY (J), AS WELL AS WITH THE DEED CALL FOR THE POSITION OF THE POINT OF BEGINNING OF THE PARCEL TO THE EAST (TAX LOT 3300) PER DEED (H). THE DEED FOR THE SUBJECT PROPERTY (I) IS JUNIOR THE SURROUNDING PARENT PARCELS, AND THUS THE DEED CONTROLLING THE SURROUNDING PARENT PARCELS WAS UTILIZED TO HELP RE-ESTABLISH THE BOUNDARIES OF THE SUBJECT PROPERTY.

THE WEST LINE OF THE PROPERTY WAS CALCULATED BY HOLDING THE FOUND MONUMENT AT THE SOUTHWEST CORNER OF LOT 3, BLOCK 7 OF MEADOW ESTATES PHASE II (D), AND THE CALCULATED POSITION OF THE SOUTHEAST CORNER OF THE PARCEL TO THE WEST (TAX LOT 3400) PER THE DEED CALL IN (H) FROM THE SOUTHEAST CORNER OF LOT 1, BLOCK 6 OF (D). THE SOUTHWEST CORNER POSITION THUS ESTABLISHED AT THE INTERSECTION WITH THE CALCULATED WEST LINE AND THE NORTH HIGHWAY RIGHT-OF-WAY LIES DIRECTLY UNDER A LONG-ESTABLISHED FENCE LINE THAT DEFINES THE LINE OF OCCUPATION. THE NORTHEAST CORNER WAS PLACED AT THE RECORD DISTANCE FROM THE NORTH RIGHT-OF-WAY OF THE HIGHWAY PER DEED (H) WHICH PLACED THE CALCULATED POSITION AT THE BASE OF AN EXISTING FENCE CORNER POST, ALSO IN AGREEMENT WITH THE LINES OF OCCUPATION, AND WHERE A DESTROYED IRON ROD WAS ALSO FOUND LYING ON THE GROUND.

THE NORTH LINE WAS HELD BETWEEN THE NOW RE-ESTABLISHED NORTHWEST CORNER AND THE FOUND NORTHEAST CORNER, RESULTING IN A LENGTH THAT CLOSELY AGREED WITH THE LENGTH OF SAID LINE PER (H), (I), AND (J). MONUMENTS FOUND ALONG THE SOUTH LINE OF BLOCK 7 PER (D) AS SHOWN, AGREE WITH BOTH THE PLAT (D) AND DEED (H), GIVING FURTHER SUPPORT TO THE RESOLVED EAST AND NORTH PROPERTY LINES.

FOR THIS SURVEY, THE POSITION OF THE DESTROYED W1/4 CORNER OF SECTION 17 WAS CALCULATED BY HOLDING THE RECORD POSITION PREVIOUSLY USED IN SURVEY (E), THUS ESTABLISHING THE POINT OF COMMENCEMENT FOR THE PARCELS DESCRIBED IN DEED (H).

THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH RIGHT-OF-WAY LINE OF HIGHWAY 126 PER SURVEYS (C) AND (D).

REFERENCE SURVEYS AND DEEDS

- (A) - ODOT MCKENZIE HIGHWAY DRG. NO. 88-19-9, AUGUST 1960.
- (B) - SECTIONAL SURVEY BY MANSFIELD, 1971 (CS01142)
- (C) - PLAT OF MEADOWBROOK ESTATES BY MANSFIELD, 1977 (CS08185)
- (D) - PLAT OF MEADOWBROOK ESTATES PHASE II BY MANSFIELD, 1978 (CS08188)
- (E) - BOUNDARY SURVEY BY BATEMAN, 1993 (CS11671)
- (F) - PLAT OF VILLAGE POINTE PHASES 4-7 BY MANLEY, 2007 (CS17246)
- (G) - PRE-CONSTRUCTION RECORD OF SURVEY BY HAGLUND, 2016 (CS19238)
- (H) - BARGAIN AND SALE DEED VOL. 296, PG. 2790, RECORDED 4/2/2008, D.C.O.R.
- (I) - STATUTORY BARGAIN AND SALE DEED NO. 2008-14619, RECORDED 4/27/1993, D.C.O.R.
- (J) - PLAT NO. 3 - MILE AWAY RANCH, UNIT ONE BY MANSFIELD, UNRECORDED SURVEY, 1971

LEGEND

- - SET 1/2" PIPE WITH YPC MARKED "POVEY & ASSOC."
- - FOUND 1/2" ROD (NO CAP)
- - FOUND 5/8" ROD (NO CAP)
- - FOUND 5/8" REBAR (NO CAP)
- - FOUND 5/8" REBAR WITH YPC, ILLEGIBLE
- - FOUND 1/2" PIPE (NO CAP)
- - FOUND 3/4" PIPE (NO CAP)
- - FOUND 1" PIPE (NO CAP)
- - CALCULATED POINT, NOTHING FOUND OR SET
- YPC - YELLOW PLASTIC CAP
- D.C.O.R. - DESCHUTES COUNTY OFFICIAL RECORDS
- CALC. - CALCULATED

DESCHUTES COUNTY SURVEYOR
 FILED 06/24/2025 BY: Collins

JUNE 17, 2025

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

OREGON
 MARCH 09, 2021
 MATTHEW G. BANTON
 96574

RENEWS: 12/31/25

P&A POVEY AND ASSOCIATES
 P.O. BOX 131, REDMOND, OR 97756
 (541) 548-6778 25-015ROS.DWG