

BOUNDARY LINE ADJUSTMENT MAP

LOCATED IN THE E 1/2 NE 1/4 AND THE SW 1/4 NE 1/4 OF SECTION 34 AND THE W 1/2 OF THE NW 1/4 OF SECTION 35, TOWNSHIP 23 SOUTH, RANGE 5 WEST W.M.

CORNER INFORMATION

(1) EAST QUARTER CORNER OF SECTION 34, T23S, R5W GADB 500140
 FOUND 3/4" INSIDE DIAMETER IRON PIPE, 0.6 FT ABOVE GROUND LEVEL, SET IN EAST-WEST FENCE LINE. LARGE TIMBER TO THE SOUTH AND PASTURE WITH OCCASIONAL TREES TO THE NORTH OF FENCE LINE.
 10"X 20-FOOT-TALL DOUGLAS-FIR SNAG WITH RFP TAG BEARS N65 1/2°W 19.9 FEET AND SCRIBE VISIBLE.
 -19" DOUGLAS-FIR WITH A RFP BEARING TREE TAG BEARS N30°E 10.9 FEET AND WELL HEALED SCAR.
 -30" WHITE FIR WITH A BLM BEARING TREE TAG BEARS S74°W 29.4 FEET WITH A WELL HEALED SCAR AT BASE.
 -32" DOUGLAS-FIR WITH A BLM TAG AND WELL HEALED SCAR BEARS APPROXIMATELY S81°E 86.5 FEET AS PER RECORD, WE DID NOT MEASURE.

(2) SOUTHWEST CORNER OF SECTION 34, T23S, R5W GADB 400100
 FOUND 5/8" IRON ROD WITH DETERIORATED YELLOW PLASTIC CAP MARKED "IE ENGINEERING" PER M134-23. CAP IS 0.1 FT ABOVE GROUND LEVEL AND LIES 0.3 FT EAST OF NORTH-SOUTH FENCE LINE AT JUNCTION OF FENCE LINE BEARS SOUTHWEST FROM CORNER AT A LARGE IRREGULAR 8" DIAMETER CEDAR FENCE POST. CORNER LIES ON FLAT PASTURE GROUND 52 FEET EAST OF CENTERLINE OF COUNTY ROAD.
 -18" WHITE OAK WITH A COUNTY TAG THAT READS S3 1/2°E 15.3 FEET AND A WELL HEALED SCAR NOT AVAILABLE TO MEASURE EAST OF FENCE LINE.
 -11" WHITE OAK WITH A COUNTY TAG GROWN INTO TREE BEARS S36°W 34.5 FEET.
 POWER POLE ID "BSN 1795" BEARS S48°W 34.5 FEET.
 GREEN PHONE JUNCTION BOX "D3" BEARS APPROXIMATELY N72°W 95.1 FEET AS PER RECORD, WE DID NOT MEASURE.

(3) SET 5/8" X 40" IRON ROD
 SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED PLS 2291, LIES 0.6 FT ABOVE GROUND LEVEL ON THE NORTH R/W BOUNDARY OF THE RED HILL COUNTY ROAD #60. IRON ROD LIES 0.9 FEET SOUTH OF WOVEN WIRE FENCE AND 1.7 FEET SOUTHWEST OF A PRESSURE TREATED WOOD FENCE POST, WITH A STEEL U-POST BEARING NORTH 0.2 FT. IRON ROD ALSO LIES NORTH 3.0 FEET FROM THE NORTH EDGE OF THE COUNTY ROAD DITCH LINE.
 -44" DOUGLAS-FIR WITH A LRT TAG AND SCRIBED "BT" FACING TOWARDS IRON ROD BEARS N88°W 43.1 FEET. POWER POLE NEAR THE SW CORNER OF 4 FT X 4 FT PUMP HOUSE BEARS N15°E 60.5 FEET"

(4) SET 5/8" X 40" IRON ROD
 SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED PLS 2291, LIES 0.7 FT ABOVE GROUND LEVEL AND 0.4 FEET SOUTH OF A T-POST IN EAST-WEST FENCE LINE ON FLAT BENCH PASTURE GROUND, 14.8 FEET WEST OF A WOOD POST WITH HINGES FOR THE EAST SIDE OF METAL GATE.
 -44" GRAND FIR WITH LRT TAG AND SCRIBED "BT" IN BASE OF TREE FACING TOWARD IRON ROD BEARS N48°W 22.9 FEET

(5) SET 5/8" X 40" IRON ROD
 SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED PLS 2291, LIES 0.4 FT ABOVE GROUND LEVEL AND 0.4 FEET SOUTH OF A T-POST IN A EAST-WEST FENCE LINE ON A WESTERLY SLOPE OF A GRASS FIELD, 108 FEET EAST OF EAST BANK EDGE OF POLLOCK CREEK.
 -44" GRAND FIR WITH LRT TAG AND SCRIBED "BT" IN BASE OF TREE FACING TOWARD IRON ROD BEARS N74°E 65.8 FEET. SAME BEARING TREE AS IRON ROD (2).

(6) SET 5/8" X 40" IRON ROD
 SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED PLS 2291, LIES 0.5 FT ABOVE GROUND LEVEL ON WESTERLY GENTLE SIDE SLOPE AND 0.25 FEET SOUTH OF METAL U-POST. CORNER IS LOCATED 3 FEET EAST OF OLD 28" STUMP AND 14 FEET SW OF OLD ROAD GRADE BEARING NW-SE.

(7) SET 5/8" X 40" IRON ROD
 SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED PLS 2291, LIES 0.6 FT ABOVE GROUND LEVEL ON EAST EDGE OF SMALL CUTBANK OF OLD NORTH-SOUTH ROAD GRADE AND 0.2 FEET SOUTH OF A METAL U-POST.

(8) SET 5/8" X 40" IRON ROD
 SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED PLS 2291, LIES 0.7 FT ABOVE GROUND LEVEL ON WESTERLY GENTLE SLOPE ON TOP OF SMALL SPUR RIDGE AND 0.2 FEET SOUTH OF METAL U-POST. CORNER IS LOCATED ON THE WEST EDGE OF AN OLD NORTH-SOUTH TRAIL.

(9) SET 5/8" X 40" IRON ROD
 SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED PLS 2291, LIES 0.4 FT ABOVE GROUND LEVEL ON WESTERLY SLOPE APPROXIMATELY 80 FEET WEST OF FLAT BENCH AND 0.3 FEET SOUTH OF METAL U-POST.

(10) SET 5/8" X 40" IRON ROD
 SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED PLS 2291, LIES 0.4 FT ABOVE GROUND LEVEL CORNER IS LOCATED 2.0 FEET SOUTH OF EAST-WEST FENCE LINE AND 0.4 FEET SOUTH OF A METAL U-POST
 -12" WHITE OAK WITH LRT TAG AND SCRIBED "BT" IN BASE OF TREE BEARS N77°E 3.0 FEET
 -11" DOUGLAS FIR WITH LRT TAG AND SCRIBED "BT" IN BASE OF TREE BEARS N68°W 8.5 FEET

OWNER UNIT 1 & 2
 CASPIAN RED HILL VINEYARD LLC
 20980 NE NIEDERBERG RD.
 DUNDEE OR 97115

UNIT 1:
 WATER SUPPLY: WELL
 SEWER SUPPLY: SEPTIC
 ZONE: FG
 PLAN: AGG
 LEGAL LOCATION: T23S-R5W-S34 & S35 TL100 & 300
 PROPERTY ID NUMBERS: R58581(100), R58854 & R58868(300)

UNIT 2:
 WATER SUPPLY: WELL
 SEWER SUPPLY: SEPTIC
 ZONE: FG
 PLAN: AGG
 LEGAL LOCATION: T23S-R5W-S34 TL200
 PROPERTY ID NUMBERS: R58595 & R58602

PREPARED BY: KEN HOFFINE, PLS 2291, PE 12,639
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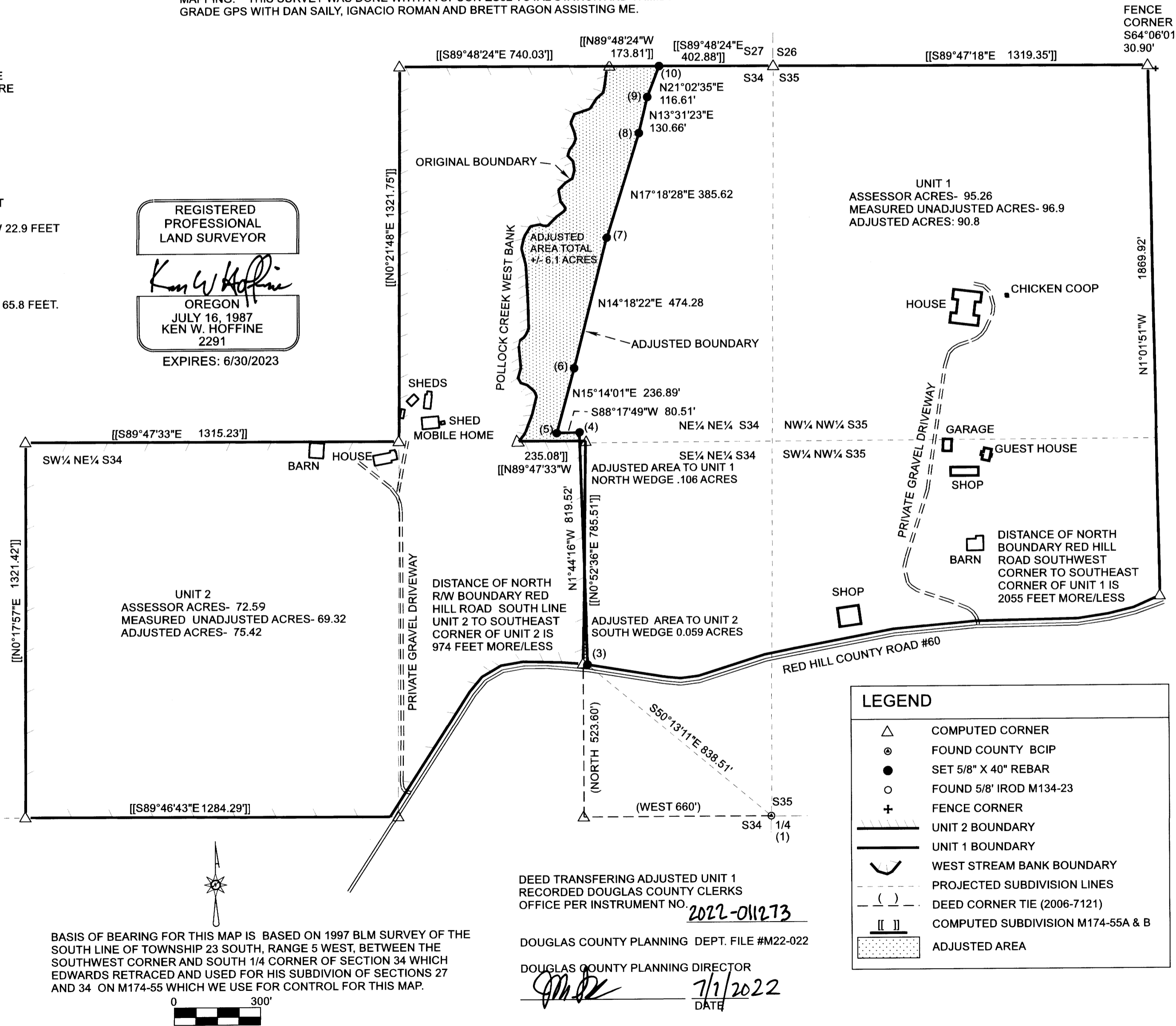
NARRATIVE

BOTH DISCRETE PARCELS UNIT 1 AND UNIT 2 ARE OWNED BY CASPIAN RED HILL VINEYARD LLC. THE PURPOSE OF THIS SURVEY IS TO MOVE THE EXISTING BOUNDARY LINE OF THESE TWO PARCELS EASTERLY AS SHOWN ON THIS MAP. THE ORIGINAL EXISTING NORTHERLY PORTION OF THE BOUNDARY BETWEEN THE UNITS IS LOCATED IN THE NE 1/4 NE 1/4 OF SECTION 34 AND IS DESCRIBED AS THE WEST BANK OF POLLOCK CREEK. THIS IS A MEANDERING CREEK LOCATED IN A FLAT BOTTOM DRAW WITH ITS BOUNDARY MOVING EVERY YEAR DUE TO ACCRETION OR RELICTION. THE SOUTHERLY PORTION OF THE ORIGINAL BOUNDARY IN THE SE 1/4 NE 1/4 OF SECTION 34 IS A METES AND BOUNDS DESCRIPTION TO THE NW CORNER OF THE E 1/2 SE 1/4 NE 1/4 OF SECTION 34 WHICH HAS NOT BEEN SURVEYED AND ESTABLISHED. WITH THIS SURVEY WE ESTABLISHED A NEW BOUNDARY LINE BETWEEN UNIT 1 AND UNIT 2 WITH A METES AND BOUNDS DESCRIPTION SETTING IRON RODS ALONG LINES WHERE THE GROUND IS CONDUCIVE TO STRAIGHT FORWARD AND RELATIVELY EASY ESTABLISHMENT AND MAINTENANCE OF A FENCE LINE WITH AN ADJACENT ROADWAY. IN 2018 DAVID EDWARDS LAND SURVEYING FILED MAP M174-55 WHICH EDWARDS PERFORMED AN EXTENSIVE SURVEY FINDING THE NEAREST MONUMENTS OF CONTROL TO PROPERLY MATHEMATICALLY PROPORTION THE SUBDIVISION OF THE NE 1/4 OF SECTION 34 WHICH WE COMPUTE AND SHOW ON THIS MAP. WE FOUND AND USED THE EAST 1/4 CORNER (1) OF SECTION 34 AND THE SW CORNER (2) OF SECTION 34 WHICH ARE ALSO POINTS USED FOR CONTROL BY EDWARDS SURVEY. WE INITIATED THIS SURVEY WITH A GPS SURVEY OF CORNERS (1) AND (2) AND ESTABLISHED OTHER RANDOM LOCAL GPS CONTROL POINTS ALONG THE NEW BOUNDARY LINE SETTING IRON ROD CORNERS (3) THROUGH (10). WE THEN RAN A RANDOM CONVENTIONAL SURVEY TRAVERSE WITH A TOTAL STATION TO TIE IN THE SET IRON RODS TO OUR CONTROL POINTS TO CREATE THIS MAP. WE DETERMINED THE EXISTING DEED BOUNDARY OF UNIT 1 WHICH IS THE WEST BANK OF POLLOCK CREEK FOR MAPPING PURPOSES FROM 2014 TO 2016 OREGON LIDAR CONSORTIUM DATA SETS PROCESSED FOR DOGAMI AND OREGON DEPARTMENT OF FORESTRY IN A GIS FORMAT. WE OBTAINED THIS DATA IN A HORIZONTAL NAD83 AND VERTICAL NAVD88 DATUM LATITUDE/ LONGITUDE FORMAT WHICH WE THEN TRANSLATED AND ROTATED TO OUR LOCAL CONTROL NETWORK POINTS FOR MAPPING. THIS SURVEY WAS DONE WITH A TOPCON ES62 TOTAL STATION AND TRIMBLE GEO 6000 CENTIMETER GRADE GPS WITH DAN SAILLY, IGNACIO ROMAN AND BRETT RAGON ASSISTING ME.

FILED DATE: 7-7-2022 BY: *[Signature]*
 THIS SURVEY CONSISTS OF:
 MAP: M181-4
 NARRATIVE:
 CORNER RPT: _____

DATE: JUNE 16, 2022

REGISTERED PROFESSIONAL LAND SURVEYOR
[Signature: Ken W. Hoffine]
 OREGON
 JULY 16, 1987
 KEN W. HOFFINE
 2291
 EXPIRES: 6/30/2023



DEED TRANSFERRING ADJUSTED UNIT 1
 RECORDED DOUGLAS COUNTY CLERKS
 OFFICE PER INSTRUMENT NO. 2022-011273

DOUGLAS COUNTY PLANNING DEPT. FILE #M22-022

DOUGLAS COUNTY PLANNING DIRECTOR
[Signature] 7/1/2022
 DATE

BASIS OF BEARING FOR THIS MAP IS BASED ON 1997 BLM SURVEY OF THE SOUTH LINE OF TOWNSHIP 23 SOUTH, RANGE 5 WEST, BETWEEN THE SOUTHWEST CORNER AND SOUTH 1/4 CORNER OF SECTION 34 WHICH EDWARDS RETRACED AND USED FOR HIS SUBDIVISION OF SECTIONS 27 AND 34 ON M174-55 WHICH WE USE FOR CONTROL FOR THIS MAP.

MAP FILE M181-4

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