

# Map of Survey

(Property Line Adjustment)

File# 95-20-LLA

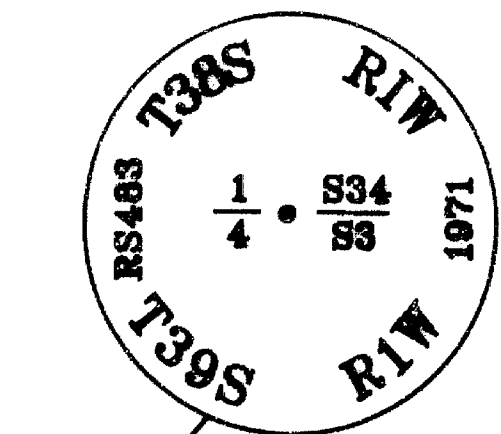
January 18, 1996

Located in the N.E. 1/4 of Section 3, T.39S., R.1W., of The Willamette Base and Meridian, and The S.E. 1/4 of Section 34, T.38S., R.1W., of The Willamette Base and Meridian, Jackson County, Oregon

By: Joseph A. Bova, P.L.S.  
45 Mallard Street  
Ashland, Oregon 97520

For: Ron Sommer  
776 Holton Road  
Talent, Oregon 97540

Fd. 2 1/2" Brass cap on 1" galvanized iron pipe, stamped:



34  
Exposed 8"

OR 93-21795, Parcel 2

CONSOLIDATED TAX LOT 39 1W 3 - TL 1006

BASIS OF BEARING  
N 89°04'50" W 2665.24

Adjusted Tax Lot  
38 1W 3 - 1005  
OR # 18-24217

OR 93-21795,  
Parcel 1

ADJUSTED TAX LOT  
39 1W 3 - 3000  
OR # 98-24276

C/L HOLTON ROAD

REGISTERED PROFESSIONAL LAND SURVEYOR

JANUARY 23, 1996  
JOSEPH A. BOVA  
2418

Renewed Date: December 31, 2001

### LEGEND

- Set 5/8" X 30" iron pin with plastic cap marked "BOVA LS2418"
- Found 1/2" iron pin per Filed Survey No. 1450
- Found brass cap monument as noted
- Indicates existing fence line
- S/N Filed Survey Number
- C/L Center Line
- OR Official Record, Jackson County

38 1W 34 - TL 2200,1200  
39 1W 3 - TL 1005,1006

Basis of Bearing: Filed Survey No. 10860

\*\* RECEIVED \*\*  
Date: 1-11-01 By: [Signature]  
This survey consists of:  
- 1 sheet(s) Map  
- 0 page(s) Narrative  
- JACKSON COUNTY SURVEYOR

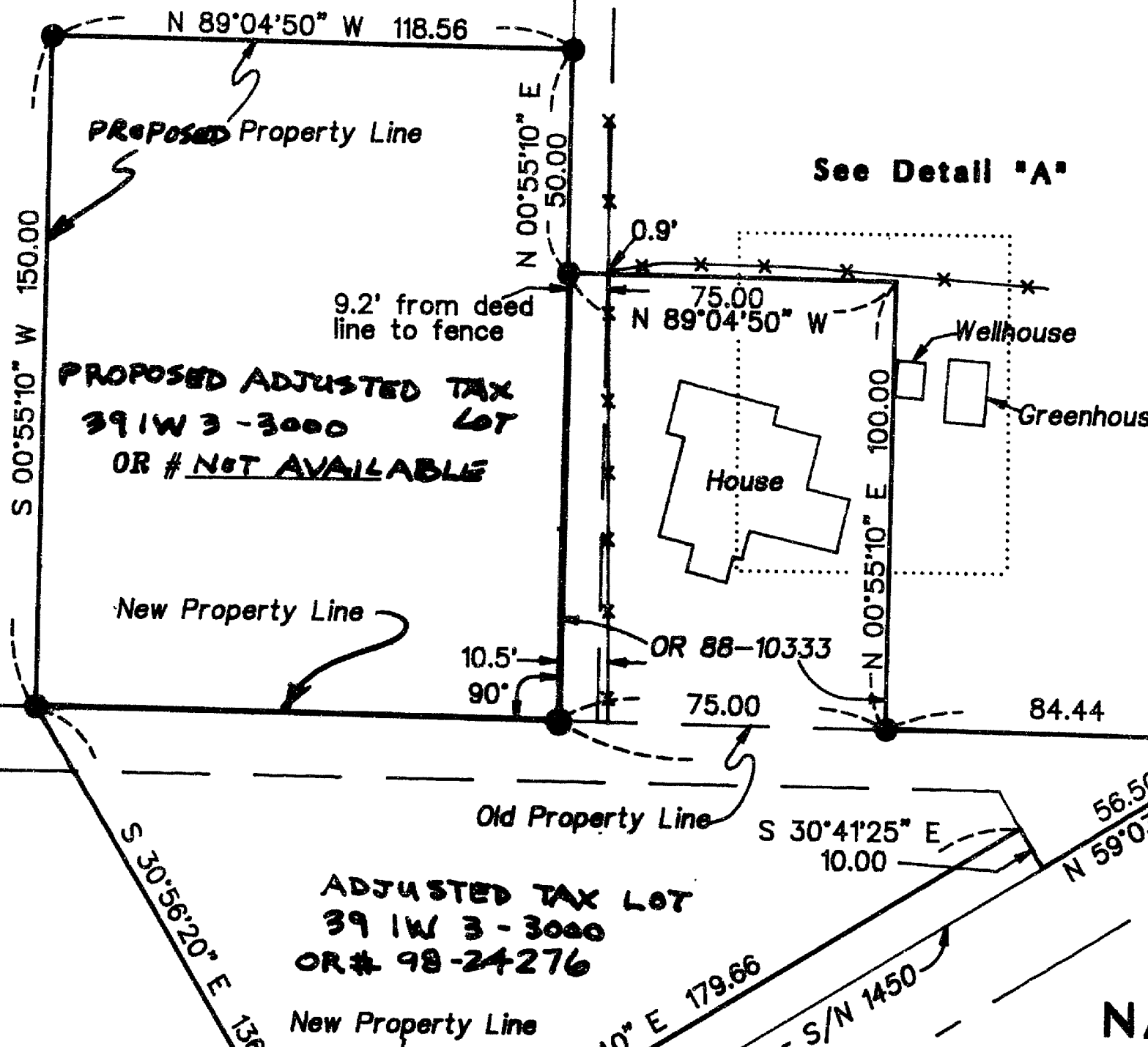
Approved by the Jackson County Department of Planning and Development.

By: [Signature] Date: 2-14-96

East Line Vol. 78, Pg. 387 and OR 75-00213, Parcel No. 1

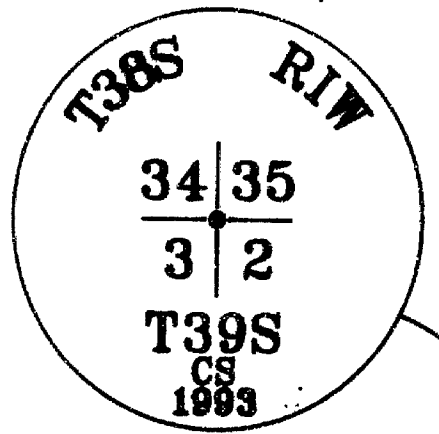
West Line Vol. 75, Pg 627  
West line OR 86-27013

Adjusted Tax Lot 38 1W 34 - 1200 OR # NOT AVAILABLE



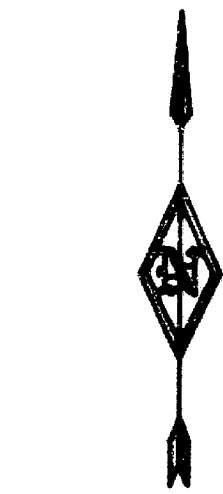
Scale: 1"=50'

Fd. 2 1/2" Brass cap in concrete, stamped:

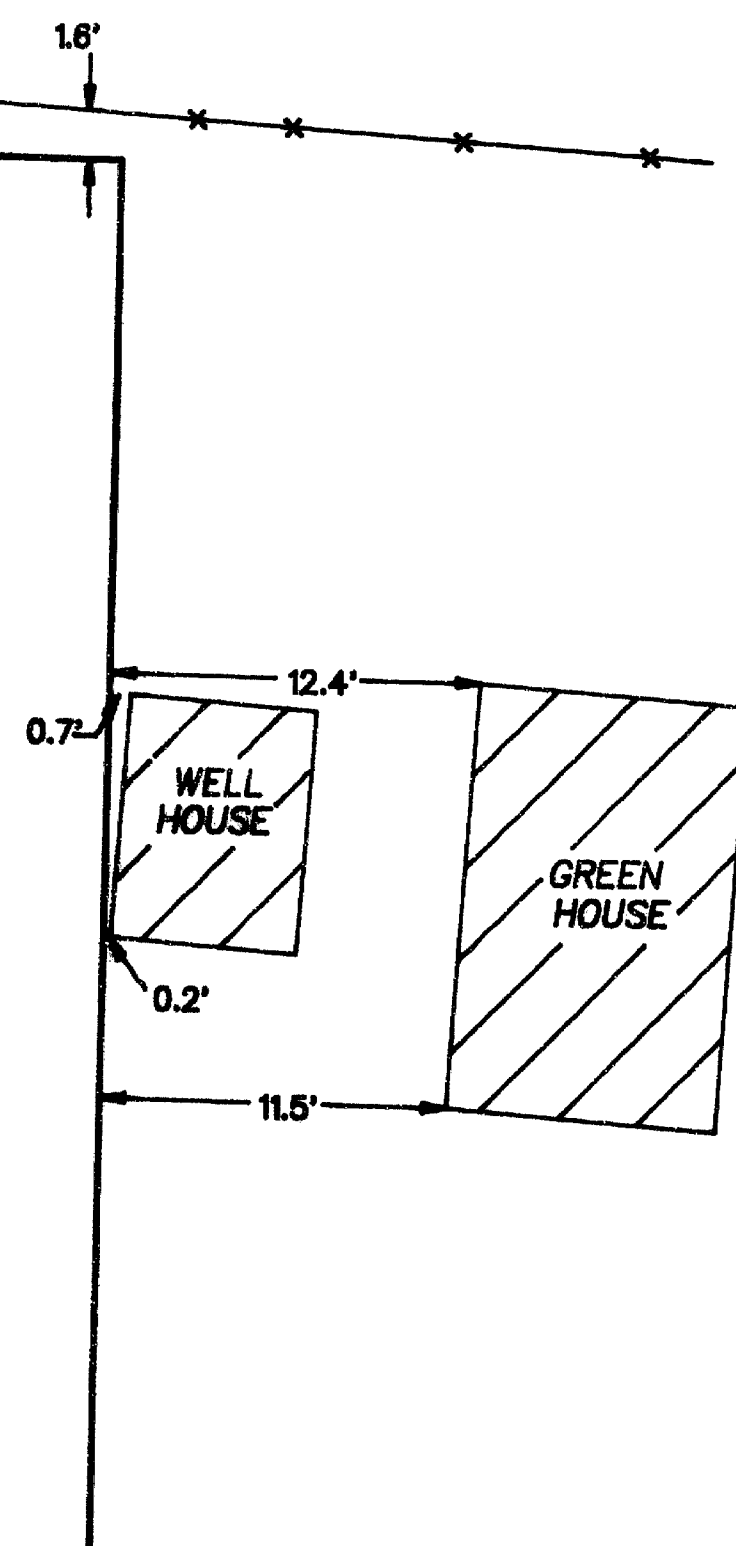
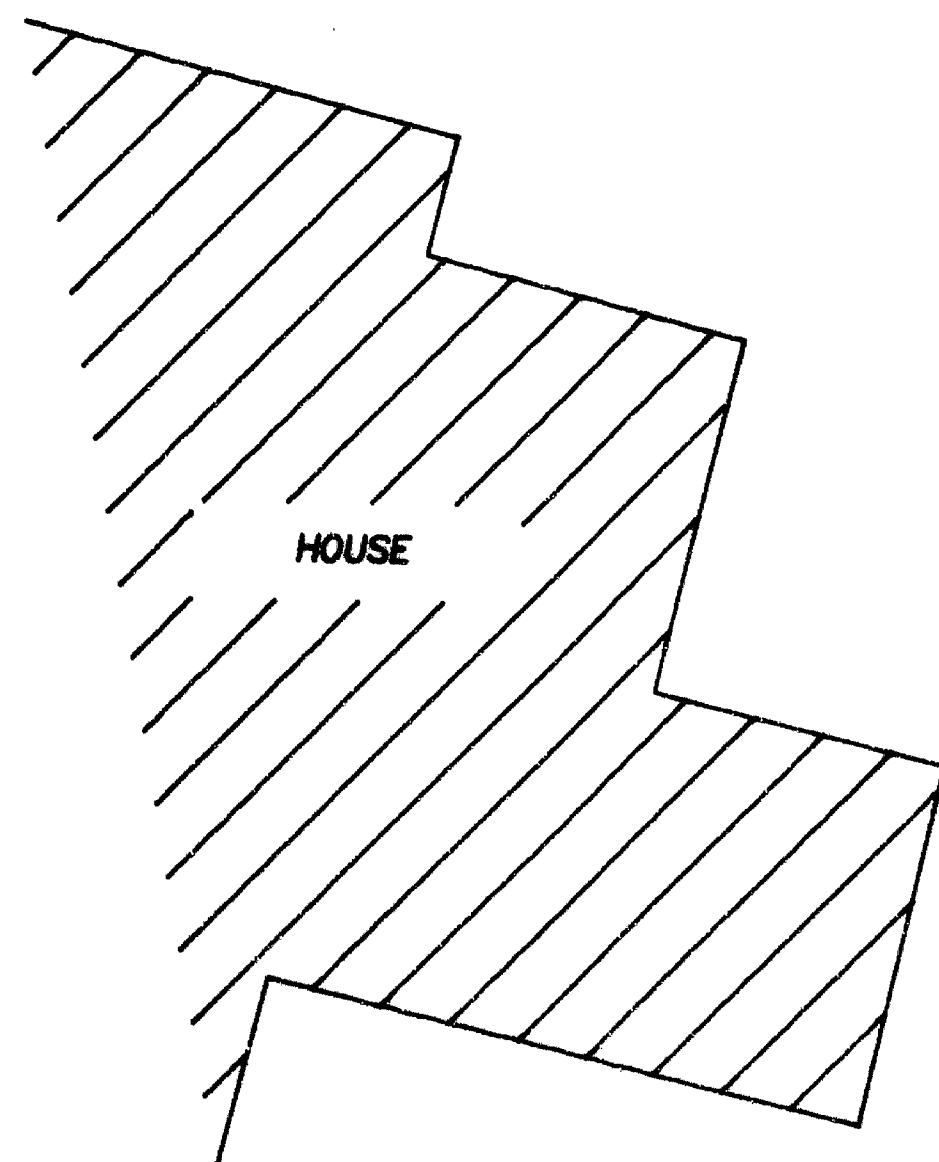


34  
35  
Flush

### Detail "A"



Scale: 1"=10'



### NARRATIVE ( To comply with O.R.S. 209.250)

#### PURPOSE:

To monument a property line adjustment per Jackson County File #95-20-LLA and the applicant.

#### PROCEDURE:

The northerly right-of-way line of Holton Road was held at 20 feet northerly of the centerline as shown on filed survey number, (S/N) 1450, Jackson County Surveyor's Office. No instrument defining the northerly line of Holton Road was found in the chain of title. Part of the current deed lying northerly of Holton Road, (and involved in this property line adjustment), Jackson County Official Records Instrument Number, (OR), 93-21795, calls to a line 30 feet northerly of and parallel with the centerline of Holton Road, thus creating the apparent gap as shown hereon.

The westerly line of my client's deed, OR 88-10333, appeared to overlap the current deed to the west, (OR 75-00213 Parcel No. 1, and involved in this property line adjustment), by 7.92 feet. Further research traced this back to the conveyances in Volume 75, Page 627, (Imbler et ux to Hobart, senior deed) and Volume 78, Page 387 (Imbler et ux to Prader, overlapping deed), Deed Records, said county, as shown hereon. This situation was verified by Jackson County Title Company in their special report #L-66412, November 28, 1995. The west line of the above mentioned senior deed was held for the east line of OR 75-00213 Parcel No. 1 and monumented as shown. Said east line and the west line of the current deed for the property to the east, (OR 86-27013), now form a gap as shown.

Tax lots 1005 and 1006 were consolidated concurrent with this property line adjustment.

The new property lines were created as shown and monumented. The survey was held pending sign-off by interest holders and recordation of the deeds prior to notation hereon. PROPOSED PROPERTY LINES HAVE BEEN APPROVED BY JACKSON COUNTY HEREON AND ARE PENDING RECORDATION OF DEEDS.