

**Survey Narrative to Comply with  
Oregon Revised Statutes, Paragraph 209.250**

**SURVEYED FOR: TIM TUTTLE**  
760 3RD STREET  
JACKSONVILLE, OR 97530

**SURVEYED BY: STEPHAN BAROTT LAND SURVEYING**  
1446 St. Andrew Way  
Medford, Oregon 97504

**LOCATION: Physical address: 760 S Third Street, Jacksonville, Oregon. Legal Description:**  
Township 37 South, Range 2 West, NW quarter Section 32, Willamette Meridian, City of  
Jacksonville, Jackson County, Oregon. (Jackson County Tax Records 37-2W-32BC TL3100,  
TL3302 and 37-2W-32CB TL200)

**BASIS OF BEARING:** Record Survey C.S . 16935-Centerline of 3rd Street.

**HISTORY OF SURVEYS:** Surveys that pertain to these parcels are as follows:

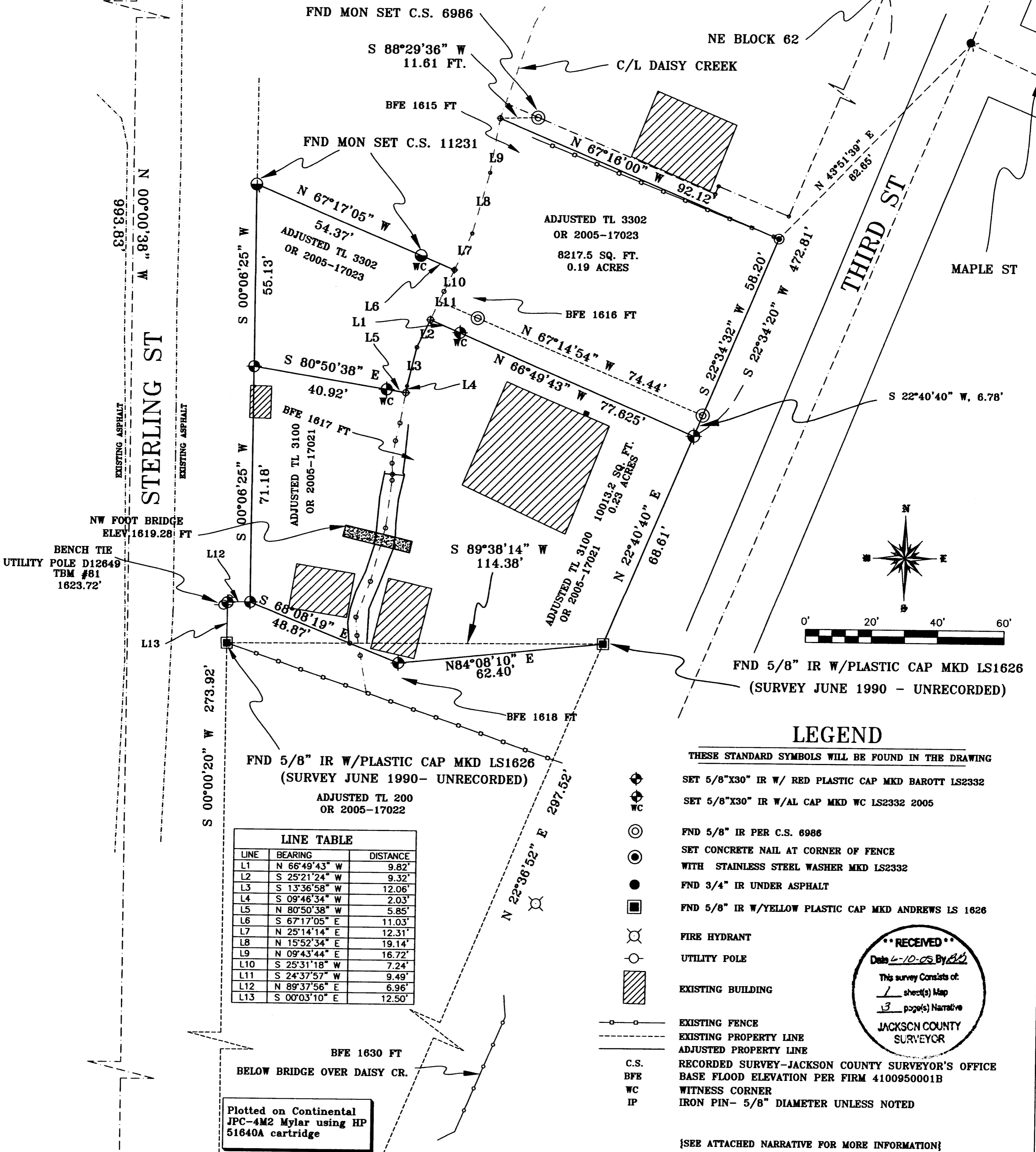
1. Holman Addition to Jacksonville was surveyed by M.L. McCall in March of 1889. This established the current Tax Lot 37-2W-32CB-200 located between Sterling Street and Third Street.
2. Ed McGinty conducted several surveys in the immediate area over a number of years. C.S. 3438 dated march 1967 documented the existing centerline of Third Street.
3. Other surveys by McGinty were researched for additional information are as follows:
  - C.S. 2045 dated 10/19/1962.
  - C.S. 2449 dated 02/01/1964.
  - C.S. 2748 dated 02/05/1965.
  - C.S. 4503 dated Feb. 1971.
  - C.S. 4910 dated 06/22/1972.
4. Verlyn Thomas conducted survey C.S. 6586 dated August 4, 1976. Thomas located the centerline of Third Street from Maple to Oak.
5. Ed McGinty surveyed the current Tax Lot 37-2W-32BC-3302 and 3300 during C.S. 6986. This survey was for an "apparent lot line adjustment" between current Tax Lot 3302 and 3300. However, existing deeds do not reflect the adjusted boundary. Three of the monuments set by McGinty were recovered and are shown on the attached Property Line Adjustment plat.
6. Verlyn Thomas surveyed the line between my client's Northwest line and the adjacent property during C.S. 11231. These parcels are known as the current Tax Lot 37-2W-32BC 3100 and 3200. During this survey, Thomas located the centerline of Daisy Creek and the East right-of-way line for Sterling Street, as well as the centerline of 3rd Street. In his narrative, Thomas documented the history of Applegate Road, Sterling Street, Elm Street, and Third Street.
7. James Hibbs surveyed a parcel north of my client's property during C.S. 16935 dated May 4, 2001. During this survey, Hibbs located the centerline of third Street, the Westerly right of way line, and the Northeast corner for Block 62.

ELM STREET (NOT TO SCALE)

(C.S. 11231 N 67°16'00" W, 431.98')

5/8" IP

N.22°34'20" E.  
380.69 ft.  
Basis of Bearing - C.S. 16935



BENCH TIE  
UTILITY POLE D12649  
TBM #81  
1623.72'

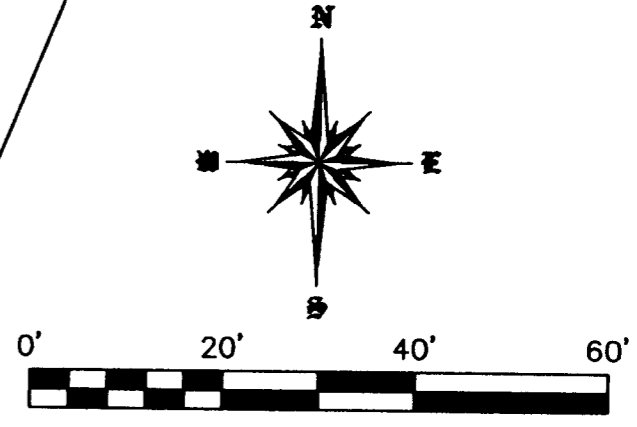
NW FOOT BRIDGE  
ELEV. 1619.28' FT

GRAHAM STREET

37-2W-32BC TL3100 & 3302  
37-2W-32CB TL200

Plotted on Continental  
JPC-4M2 Mylar using HP  
51640A cartridge

LINE	BEARING	DISTANCE
L1	N 66°49'43" W	9.82'
L2	S 25°21'24" W	9.32'
L3	S 13°36'58" W	12.06'
L4	S 09°46'34" W	2.03'
L5	N 80°50'38" W	5.85'
L6	S 67°17'05" E	11.03'
L7	N 25°14'14" E	12.31'
L8	N 15°52'34" E	19.14'
L9	N 09°43'44" E	16.72'
L10	S 25°31'18" W	7.24'
L11	S 24°37'57" W	9.49'
L12	N 89°37'56" E	6.96'
L13	S 00°03'10" E	12.50'



LEGEND

- THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING
- SET 5/8"X30" IR W/ RED PLASTIC CAP MKD BAROTT LS2332
  - SET 5/8"X30" IR W/AL CAP MKD WC LS2332 2005
  - FND 5/8" IR PER C.S. 6986
  - SET CONCRETE NAIL AT CORNER OF FENCE WITH STAINLESS STEEL WASHER MKD LS2332
  - FND 3/4" IR UNDER ASPHALT
  - FND 5/8" IR W/YELLOW PLASTIC CAP MKD ANDREWS LS 1626
  - FIRE HYDRANT
  - UTILITY POLE
  - EXISTING BUILDING
  - EXISTING FENCE
  - EXISTING PROPERTY LINE
  - ADJUSTED PROPERTY LINE
  - C.S.
  - BFE
  - WC
  - IP
  - RECORDED SURVEY-JACKSON COUNTY SURVEYOR'S OFFICE
  - BASE FLOOD ELEVATION PER FIRM 4100950001B
  - WITNESS CORNER
  - IRON PIN- 5/8" DIAMETER UNLESS NOTED

RECEIVED  
Date 4-10-05 By *BB*  
This survey consists of:  
1 sheet(s) Map  
3 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

{SEE ATTACHED NARRATIVE FOR MORE INFORMATION}

STEPHAN BAROTT LAND SURVEYING 1446 ST. ANDREW WAY MEDFORD, OR 97504		
REGISTERED PROFESSIONAL LAND SURVEYOR <i>Stephan L. Barott</i>		
OREGON JULY 26, 1988 STEPHAN L. BAROTT 2332 MY CERTIFICATE EXPIRES DECEMBER 31, 2005		
<b>PROPERTY LINE ADJUST</b>		
DRAWN S.BAROTT	DATE 5-15-05	TIM TUTTLE 760 3RD STREET Jacksonville, OR 97530
APPROVED	DATE	
SCALE 1"=20'	SHEET 1 OF 1	PROJECT NO. 2004-02

*Flott*  
PLANNING DEPT.  
CITY OF JACKSONVILLE

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**EQUIPMENT USED:** Equipment used include a Leica TCR 703 Electronic Total Station and Pro Shot L4 Laser Level.

**DATE OF SURVEY:** May 15, 2005

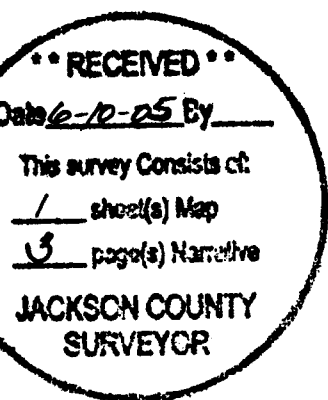
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Stephan L. Barott*

OREGON  
JULY 28, 1888  
STEPHAN L. BAROTT  
2332

*My certificate expires December 31, 2005*

**SURVEYED BY:** *STEPHAN L. BAROTT*  
*1446 ST. ANDREW WAY*  
*MEDFORD, OREGON 97504*



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8. James Andrews, PLS 1626, surveyed the current Tax Lot 37-2W-32CB-200 in June 1990. Monuments set by Andrews were recovered during this current survey. I did not find a recorded survey documenting these monuments. I contacted James Andrews and informed him of my obligation to report these found monuments, especially since they were being held as controlling corners for this Property Line Adjustment survey. Andrews researched his files and sent me a copy of the Record of Survey diagram. He indicated that at some point a fire had destroyed a portion of his records. He indicated he may have lost track of his 1990 survey or just forgot to file it. It must be noted that after researching his survey and recovering his set monuments, I agree with his procedure and courses as shown on his Record of Survey diagram. His client at the time was Larry Denn, also the current owner of Tax Lot 200.

**PURPOSE OF SURVEY:**

The purpose of this **PROPERTY LINE ADJUSTMENT SURVEY** is to resolve encroachments of existing buildings. Additional purpose is to increase the size of current Tax Lot 3302 to include a portion of existing Tax Lot 3100 lying West of Daisy Creek. Tim Tuttle, owner of Tax Lots 3302 and 3100, and Larry Denn, owner of Tax Lot 200 agreed to adjust the boundaries as described in Property Line Adjustment Deeds OR 2005-17021, OR 2005-17022, and OR 2005-17023. An additional requirement of this survey is to indicate the 100 year flood boundary as determined from the FIRM 4100950001B dated December 1979. This survey was performed by me in 2004.

**PROCEDURE:**

This survey began with a thorough investigation of existing deeds, where many discrepancies were found. Over the years, numerous buildings have been built on adjacent properties in this general vicinity. Several Lot Line Adjustments and/or Boundary Line Agreements have been necessary to resolve these encroachments. These current parcels also have encroachments as shown on the attached plat.

To complicate matters, Survey 6986 indicated a Lot Line Adjustment was performed, but the deeds of record do not reflect the adjusted boundary.

To resolve the discrepancies and encroachments for this current survey, Lot Line Adjustment deeds 2005-17021, 17022, and 17023 were recorded by the current owners of these three tax lots (37-2W-32CB 3100 & 3302, 37-2W-32CB 200). This survey monuments those three deeds.

Tim Tuttle, Janet Baker, and Larry Denn made an application to the City of Jacksonville for this Property Line Adjustment. A FINAL ORDER OF APPROVAL was granted on February 2, 2005.

Surveys No. C.S. 6986, C.S. 11231, C.S. 16935 and information found in the unrecorded Andrews Survey were held for control. Monuments set are described on the attached plat. Witness Corners were set on the Creek bank of Daisy Creek where indicated. The true property line between Tax Lots 3100 and 3302 along the centerline of Daisy Creek are shown as L2, L3, and L4. Elevation for the Flood Plain survey was determined by a tie to network monument "12384-24" established at the corner of Third and California Streets by the Oregon Department of Transportation during C.S 17499 dated July 17, 2002.