

PROPERTY LINE ADJUSTMENT

LOCATED IN
BLOCK 3 NICKELL PLAT ADDITION
CITY OF MEDFORD
JACKSON COUNTY, OREGON
T.37 S. R.2 W. NW 1/4 S 36, W.M.

BLOCK 3
LOT 4
NICKELL ADDITION

BLOCK 3
LOT 5
NICKELL ADDITION

NARRATIVE TO COMPLY WITH ORS 209.250

PURPOSE: TO SURVEY AND MONUMENT THE PROPERTY LINE ADJUSTMENT AS DESCRIBED IN DEEDS 2006-008703 AND 2006-008702, JACKSON COUNTY, OREGON.

HISTORY OF SURVEYS: THE ORIGINAL BOUNDARY OF THE W.G. WERNER PROPERTY SITUATED IN LOTS 4 AND 5, BLOCK 3, OF THE NICKELL ADDITION (RECORDED), CITY OF MEDFORD, TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON, WAS SURVEYED BY LELAND P. LOVEJOY ON AUGUST 20, 1953, AND RECORDED AS SURVEY NO. 707.

THE BOUNDARIES OF THE TONKINSON PARCEL (CURRENT TL 3903) WAS SURVEYED BY VERLYN D. THOMAS, PLS NO. 505, DURING RECORDED SURVEY NO. 5371 DATED JULY, 1973. DURING THIS SURVEY, THOMAS FOUND SEVERAL PINS SET BY LOVEJOY.

THE GROVE PROPERTY (CURRENT TL 3907), A PORTION OF WHICH IS INCLUDED IN THIS CURRENT PROPERTY LINE ADJUSTMENT, WAS SURVEYED BY JAMES OLSON ON OCTOBER 20, 1978 AS DOCUMENTED IN RECORDED SURVEY NO. 7461. IT MUST BE NOTED THAT OLSON MAY HAVE MADE A TYPOGRAPHICAL ERROR IN REPORTING ONE OF THE LINES AS "N 89°53' E, 63.60 FEET." THE CORRECT DISTANCE AS REPORTED BY THOMAS, AND VERIFIED BY THIS CURRENT SURVEY, IS 66.30 FEET, MORE OR LESS.

PROCEDURE: PRIOR TO COMMENCEMENT OF THIS SURVEY, A SEARCH WAS MADE FOR ALL MONUMENTS OF RECORD AROUND THE TONKINSON AND GROVE PROPERTIES. MANY OF THE FOUND MONUMENTS ARE LOCATED ALONG FENCE LINES, AND ARE SLIGHTLY DISTURBED, BUT GENERALLY FIT THE DEED DESCRIPTIONS WELL.

HAVING FOUND AND VERIFIED ALL NECESSARY CONTROLLING CORNERS, MONUMENTS WERE SET ALONG THE ADJUSTED PROPERTY LINE BETWEEN THE CURRENT TAX LOTS 3903 AND 3907, AND SHOWN AS "GROVE TO TONKINSON."

EQUIPMENT USED: LEICA TCR703PLUS ELECTRONIC TOTAL STATION.

DATE OF SURVEY: FEBRUARY 17, 2006

SOUTH LINE LOT 3
BASIS OF BEARING
(S 89°53'00" W)
(66.30')

NOTE: STEWART AVE. WAS WIDENED
MONUMENTS WERE DESTROYED

S 76°45'20" W
480.18 FT
CALCULATED TIE FROM C.S. 707 & 7461

SOUTHWEST CORNER OF LOT 5

PLOTTED ON CONTINENTAL/MILANO JPC-4M2
MYLAR
USING HP 51640A CARTRIDGE

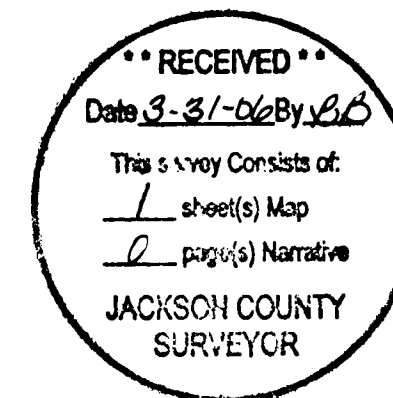
37-2W-36BB (3903 & 3907)

LEGEND

- MONUMENT FOUND C.S. 707, 5371 OR 7461
- ◆ SET 5/8" x 30" IRON PIN WITH RED PLASTIC CAP MARKED BAROTT LS2332
- MONUMENT NOT FOUND
- () RECORD FROM C.S. 5371 OR 7461
- CALCULATED LINE BLOCK 3
- OTHER TAX LOTS
- EXISTING FENCELINE
- BOUNDARY BEFORE ADJUSTMENT
- ADJUSTED PROPERTY LINE
- {3903} JACKSON COUNTY ASSESSOR TAX LOT NO.
- C.S. JACKSON COUNTY SURVEYOR RECORD OF SURVEY NO.



BASIS OF BEARING: C.S. 5371
SOUTH LINE OF LOT 3
REFER TO C.S. 5371



PROPERTY LINE ADJUSTMENT SURVEY

FRED & DOROTHY TONKINSON
1749 STEWART AVE.
MEDFORD, OREGON 97501

STEPHAN BAROTT LAND SURVEYING

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Stephan L. Barott

OREGON
JULY 26, 1988
STEPHAN L. BAROTT
2332
MY CERTIFICATE EXPIRES
DECEMBER 31, 2007

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