

PROPERTY LINE ADJUSTMENT SUB2006-00130

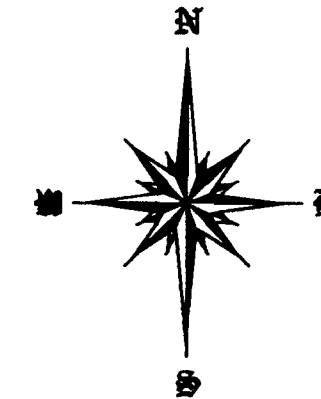
T.38 S. R. 2 W., SW 1/4 SECTION 13, W.M.
DLC 49
JACKSON COUNTY, OREGON

0.13 ACRES
MICHAEL TO TUTLAND



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°52'32" W	41.10 FT
L2	S 04°03'39" W	168.01 FT
L3	S 85°31'24" E	28.88 FT
L4	S 00°08'26" E	165.42 FT
L5	N 00°08'26" W	34.03 FT



BASIS OF BEARING: GEODETIC FROM GPS

NARRATIVE

PURPOSE OF SURVEY: TO LOCATE AND MONUMENT THE BOUNDARIES OF CARL MICHAEL (TAX LOT 2601) AND GUY TUTLAND (TAX LOT 2621) AS DESCRIBED IN DEEDS 76-16836 AND 92-06030. IN ADDITION TO THE EXTERIOR BOUNDARIES, PURPOSE IS TO SET MONUMENTS FOR THE PROPERTY LINE ADJUSTMENT TO RESOLVE AN ENCROACHMENT OF A BUILDING I DISCOVERED WHILE PERFORMING SURVEY NO. 18671. TO VERIFY THIS ENCROACHMENT, CARL MICHAEL HIRED ME TO SURVEY HIS PROPERTY. HAVING VERIFIED THE ENCROACHMENT BY GUY TUTLAND ONTO CARL MICHAEL'S PROPERTY, THEY AGREED TO RESOLVE IT WITH A PROPERTY LINE ADJUSTMENT. GUY TUTLAND THEN HIRED ME TO PERFORM THE SURVEY. THIS SURVEY WILL COMBINE THE TWO SURVEYS AND RESOLVE THE ENCROACHMENT. NO PREVIOUS MAP OF SURVEY WAS RECORDED BY ME, FOR THE TUTLAND OR MICHAEL PROPERTIES.

HISTORY OF SURVEYS: SURVEYS OF SEVERAL ADJACENT PROPERTIES WERE CONDUCTED BY DAVID A. EDWARDS, PLS #2339. REFER TO JACKSON COUNTY RECORD OF SURVEY NO. 13060 DATED JUNE 1, 1992; SURVEY NO.13728 DATED NOVEMBER 15, 1993; SURVEY NO. 14595 DATED JUNE 19, 1995. THE MOST RECENT SURVEY OF THE ADJACENT PROPERTY WAS CONDUCTED BY THIS OFFICE ON 3-19-2005 AND RECORDED AS SURVEY NO. 18671. DURING THESE SURVEYS, SEVERAL DISCREPANCIES IN DEED DESCRIPTIONS AND SEVERAL ENCROACHMENTS OF DRIVEWAYS, FENCES, WELLS, AND OTHER MAN MADE FEATURES WERE DISCOVERED. SEVERAL OF THESE ENCROACHMENTS ARE PLAINLY VISIBLE ON THE COUNTY FRONT COUNTER "TAX LOT OVERLAYS," AND HAVE BEEN OF RECORD SINCE AT LEAST 1992. EDWARDS DID NOT SURVEY ALL OF THE PARCELS IN THE IMMEDIATE AREA OF THIS CURRENT SURVEY, BUT HE DID RECOVER THE CONTROLLING CORNERS, INCLUDING THE CORNERS FOR DONATION LAND CLAIM NO. 49. EDWARDS ALSO ESTABLISHED THE POSITION FOR THE "NORTHWEST CORNER OF TRACT C, VOLUME 476, PAGE 114," WHICH IS THE POINT OF BEGINNING FOR MANY OF THE PARCEL DESCRIPTIONS. NO SURVEY OF EITHER OF MY CLIENT'S PROPERTY IS OF RECORD.

PROCEDURE: UTILIZING CONTROL MONUMENTS ESTABLISHED BY THIS OFFICE DURING SURVEY NO. 18671, I COMPLETED A TRAVERSE AROUND MY CLIENTS PROPERTIES, TIED ALL FOUND MAN MADE OBJECTS, AND SET MONUMENTS AS SHOWN. SEVERAL DISCREPANCIES WERE NOTED IN THE DEEDS VS. THE POSITION OF THE MAN MADE OBJECTS SUCH AS FENCES AND DRIVEWAYS. MANY OF THE SAME "TYPE OF ENCROACHMENTS" AS EDWARDS DISCOVERED ON THE ADJACENT PARCELS ALSO WERE FOUND ON AND NEAR MY CLIENT'S PARCELS. MOST OF THE ACCESS ROADS (DRIVEWAYS) AND FENCES CROSS EACH OTHERS PARCELS AS SHOWN, AND HAVE BEEN USED AS THEIR "APPARENT PROPERTY BOUNDARY" FOR MANY YEARS. THE EXISTING CENTERLINE FOR DARK HOLLOW ROAD WAS TIED, BUT MONUMENTS WERE NOT ESTABLISHED ON THE OFFICIAL RIGHT-OF-WAY LINE.

EQUIPMENT: EQUIPMENT USED INCLUDE LEICA TCRP 1203 SMARTSTATION, ELECTRONIC TOTAL STATION. RTK ADJUSTED TO ODOT GPS NETWORK SOLUTION BASELINES

STEPHAN BAROTT LAND SURVEYING

REGISTERED PROFESSIONAL LAND SURVEYOR

Stephan Barott

OREGON
JULY 26, 1988
STEPHAN L. BAROTT
2332
MY CERTIFICATE EXPIRES
DECEMBER 31, 2009

1446 ST. ANDREW WAY
MEDFORD, OREGON 97504

541-776-1272
fax 541-776-2956
sbarott@charter.net

PROPERTY LINE ADJUST

DRAWN SLB	DATE 1-05-08	GUY TUTLAND CARL MICHAEL
APPROVED	DATE	5201 DARK HOLLOW MEDFORD, OR 97501
SCALE 1"=100'	SHEET 1 OF 1	PROJECT NO. 2006-09

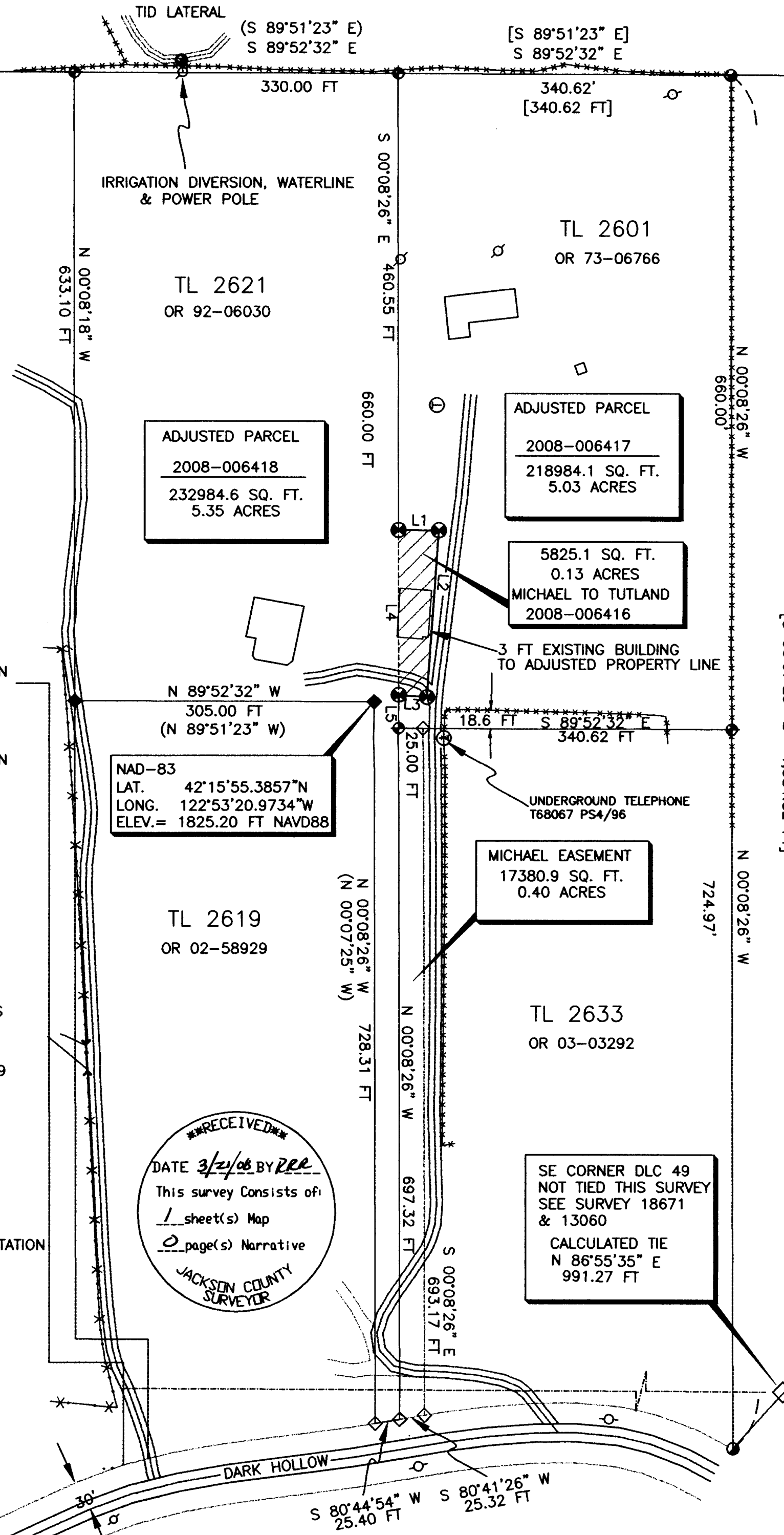
LEGEND

- SET 5/8-INCH X 24-INCH IRON PIN WITH RED PLASTIC CAP MARKED BAROTT LS2332
- ◆ SET 5/8-INCH X 30-INCH IRON PIN WITH RED PLASTIC CAP MARKED BAROTT LS2332
- FND 5/8-INCH IRON PIN FROM C.S. 13728
- ◆ FND 5/8-INCH IRON PIN FROM C.S. 18671
- ◇ CALCULATED POINT
- ⊙ UTILITY POLE
- CALCULATED LINE- OTHER TAX LOTS
- LINE TO BE ADJUSTED
- NEW ADJUSTED LINE
- CALCULATED SOUTH LINE OF DLC 49
- EXISTING PROPERTY LINES
- C.S. RECORDING NO. JACKSON COUNTY SURVEYOR'S OFFICE
- () RECORD FROM C.S. 18671
- [] RECORD FROM C.S. 13728
- ODOT OREGON DEPARTMENT OF TRANSPORTATION

Charles Bennett
JACKSON COUNTY DEVELOPMENT SERVICES
SUB2006-00130

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

38-2W-13-TL 2621 & 2601



RECEIVED
DATE 3/21/08 BY RRR
This survey consists of:
1 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

SE CORNER DLC 49
NOT TIED THIS SURVEY
SEE SURVEY 18671 & 13060
CALCULATED TIE
N 86°55'35" E
991.27 FT