

MAP OF SURVEY

(PROPERTY LINE ADJUSTMENT)

(JACKSON COUNTY DEVELOPMENT SERVICES FILE: SUB2007-00098)

LYING WITHIN
THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 36 SOUTH, RANGE 2 WEST,
WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON

FOUND 1" IRON PIPE PER FS 47
(12" DEEP)

NE CORNER LOT 1 G.V.O.T.
& NW CORNER LOT 10 R.I.O.T.

BASIS OF BEARINGS

THE MONUMENTED NORTH LINE OF DLC NO. 55 SHOWN AS S89°54'10"E ON
FILED SURVEY NO. 16910.

ENCUMBRANCE NOTE

THE ELECTRICAL RIGHT-OF-WAY EASEMENT GRANTED PER INSTRUMENT NO.
72-02873 MAY AFFECT THIS PROPERTY, BUT IS NOT LOCATABLE.

APPROVAL:

Jessie Klement 1.6.2010
JACKSON COUNTY DEVELOPMENT SERVICES (FILE: SUB2007-00098) DATE

NOTE

25.0' STRIP OF LAND ALONG THE NORTH LINE OF INSTRUMENT
NO. 97-28674 EXCEPTED FOR "MUTUAL ROAD PURPOSES".

NARRATIVE

PURPOSE:

TO MONUMENT A PROPERTY LINE ADJUSTMENT AS DIRECTED BY THE CLIENT
AND AS APPROVED BY JACKSON COUNTY DEVELOPMENT SERVICES (FILE:
SUB2007-00098).

PROCEDURE:

A NIKON DTM TOTAL STATION WAS USED TO TIE FOUND MONUMENTS FROM
FILED SURVEY NUMBERS 47, 13258 AND 16910 AS WELL AS FOUND BRASS
CAPS AT THE SOUTHEAST CORNER OF DONATION LAND CLAIM (DLC) NO. 52,
THE NORTHEAST CORNER OF DLC NO. 53, THE NORTHWEST CORNER OF DLC
NO. 55 AND THE NORTHEAST CORNER OF DLC NO. 55. SAID FOUND
MONUMENTS, BRASS CAPS AND DEED RECORD WERE USED TO MONUMENT
THE PROPERTY LINE ADJUSTMENT AS SHOWN HEREON.

THE EAST LINE OF LOT 1 OF GRAND VIEW ORCHARD TRACTS (G.V.O.T.)
MEASURES 9.05 FEET LONGER THAN PLAT RECORD. TAX LOTS 3500 & 3501
HAVE DEED DESCRIPTIONS COMMENCING AT THE NORTHEAST CORNER OF
SAID LOT 1. TAX LOT 3600 DEED DESCRIPTION COMMENCES AT THE
NORTHEAST CORNER OF LOT 2 OF SAID G.V.O.T. AND TAX LOT 3700 DEED
DESCRIPTION COMMENCES ON SAID LOT 1 EAST LINE AT A POINT 343.90
FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 1. THIS SITUATION
LEADS ITSELF TO THE CHANCE OF HAVING A 9.05-FOOT GAP BETWEEN TAX
LOTS.

INSTRUMENT NO. 97-28675, PART OF WHICH CONTAINS TAX LOT 3600,
ALLEVIATES SAID GAP POTENTIAL BY CALLING TO THE SOUTH LINE OF
INSTRUMENT NO. 73-00695. INSTRUMENT NO. 97-28674, TAX LOT 3700,
DOES NOT CALL TO SAID SOUTH LINE AND WOULD LEAVE A 9.05-FOOT GAP
BETWEEN ITSELF AND THE PARCEL TO THE NORTH (TAX LOT 3500) IF
STRICTLY ADHERED TO.

THEREFORE, I BELIEVE THE AUTHORS OF INSTRUMENT NO. 97-28674 DID
NOT INTEND TO CREATE SAID 9.05-FOOT GAP AND AM HOLDING THE SOUTH
LINE OF SAID INSTRUMENT NO. 73-00695 AS CONTROLLING THE NORTH
BOUNDARY OF SAID INSTRUMENT NO. 97-28674.

FS 47
FS 13258
FS 13492

FOUND 5/8" SQUARE PIN PER FS 47

SE CORNER LOT 1 G.V.O.T.

C/L GIBBON ROAD

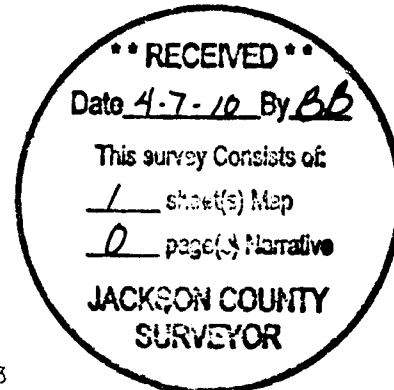
N89°49'40"W 1320.93'

4249.55'

FOUND BRASS CAP
NE CORNER DLC 55



SCALE: 1" = 100'



36-2W-27D TAX LOT 3501
DAVID & RUTH HARPER
INSTRUMENT NO. 1982-01422

C/L TRUAX ROAD

(INSTRUMENT NO. 73-00695)

N89°54'10"W 376.69'

640.20'

36-2W-27D TAX LOT 3500
TODD MILLER
INSTRUMENT NO. 2006-016525

(INSTRUMENT NO. 73-00695)

EXCLUSIVE INGRESS/EGRESS EASEMENT FOR THE BENEFIT
OF TAX LOTS 500, 3800 & ADJUSTED TAX LOT 3600 PER
INSTRUMENT NO. NOT AVAILABLE

N89°54'10"W 640.20'

156.62'

25.00'

(SEE NOTE)

350.00'

25.00'

36-2W-27D TAX LOT 3600
IRENE E. JENNINGS TRUST
PART OF INSTRUMENT NO. 97-28675

INSTRUMENT NO. 2010-004740

BEFORE ADJUSTMENT: 8.08 ACRES
AFTER ADJUSTMENT: 7.62 ACRES

7133.58'

132.18'

25.05'

(NEW LINE)

(OLD LINE)

POOL

129.31'

129.05'

205.15' (D.R. 196.1)

76.10'

129.05'

133.90'

210.00'

150.81'

210.00'

66.19'

210.00'

343.90'

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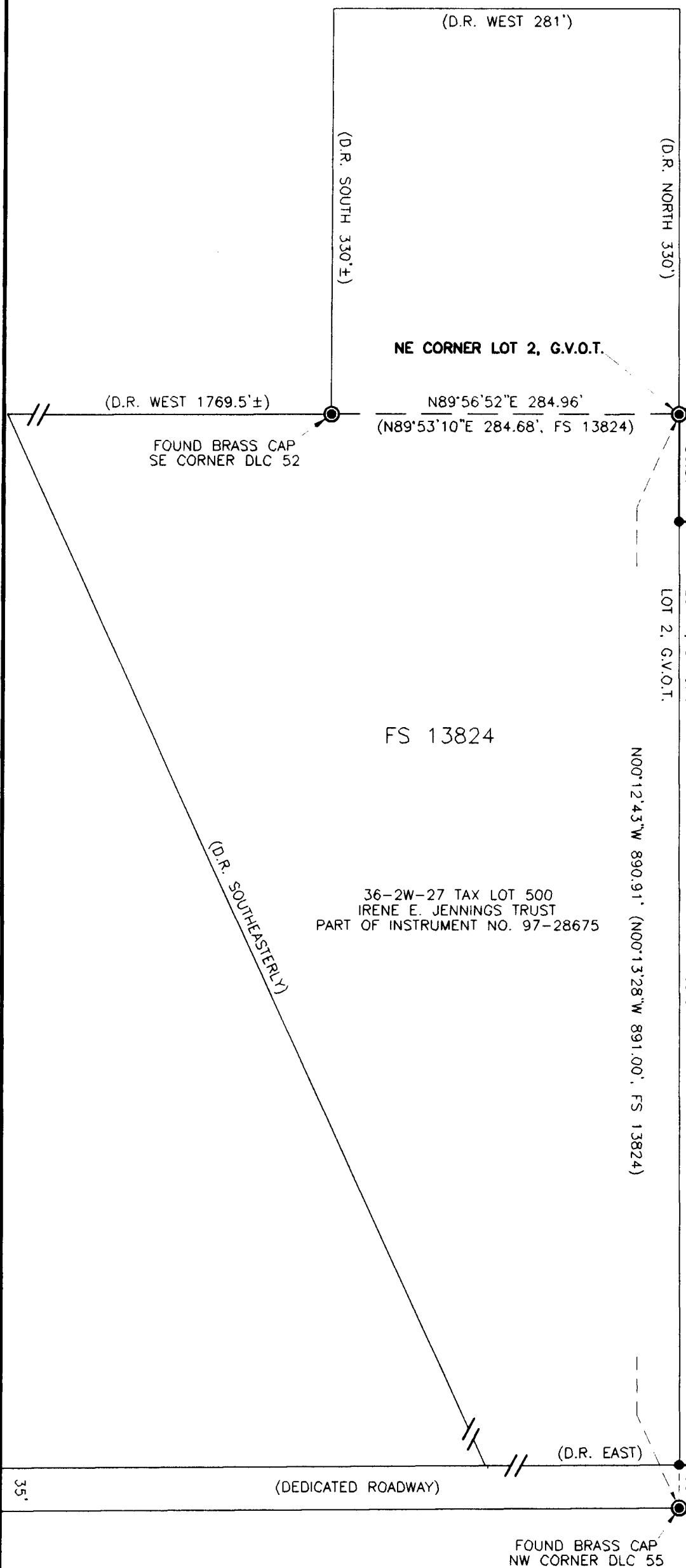
343.90'

343.90'

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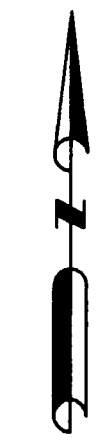
343.90'

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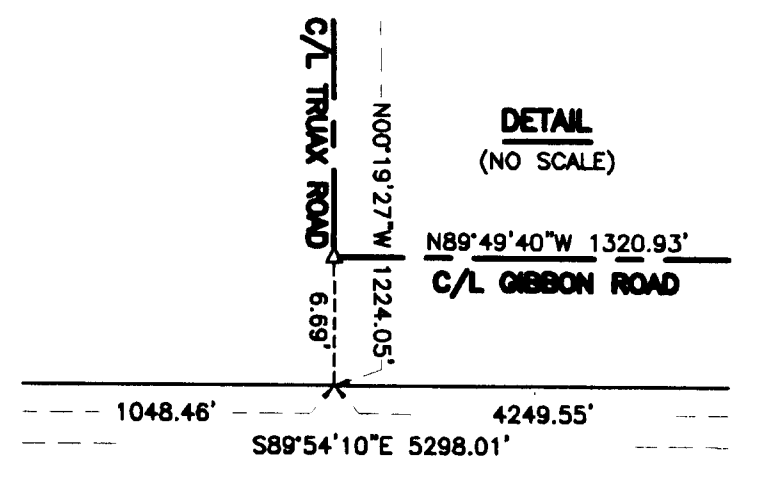


LEGEND

- △ - FOUND 5/8 INCH REBAR PER FS 13258
- - SET 5/8" X 24" REBAR WITH YELLOW PLASTIC CAP STAMPED "BRADSHAW, LS 2271"
- - FOUND MONUMENT AS NOTED
- FS - FILED SURVEY IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR
- D.R. - DEED RECORD
- G.V.O.T. - GRAND VIEW ORCHARD TRACTS
- R.I.O.T. - ROGUELANDS IRRIGATED ORCHARD TRACTS



REGISTERED
PROFESSIONAL
LAND SURVEYOR
Kerry K. Bradshaw
OREGON
JULY 16, 1987
KERRY K. BRADSHAW
2271
EXP. 12-31-11



TIMBERLINE LAND SURVEYING, INC.
LAND SURVEYING-WATER RIGHTS
KERRY K. BRADSHAW, P.L.S. - C.W.R.E.

P.O. BOX 3064
CENTRAL POINT, OREGON 97502
PHONE: (541) 664-2878
FAX: (541) 664-7863

JOB #: 07-009
DATE: 12-30-09
DRAWN BY: TEB
CHECKED BY: KKB

PREPARED FOR:
IRENE E. JENNINGS TRUST
6391 TRUAX ROAD
CENTRAL POINT, OREGON 97502

FILE NAME: 2007107-009 Erskine/final.dwg
SHEET 1 OF 1