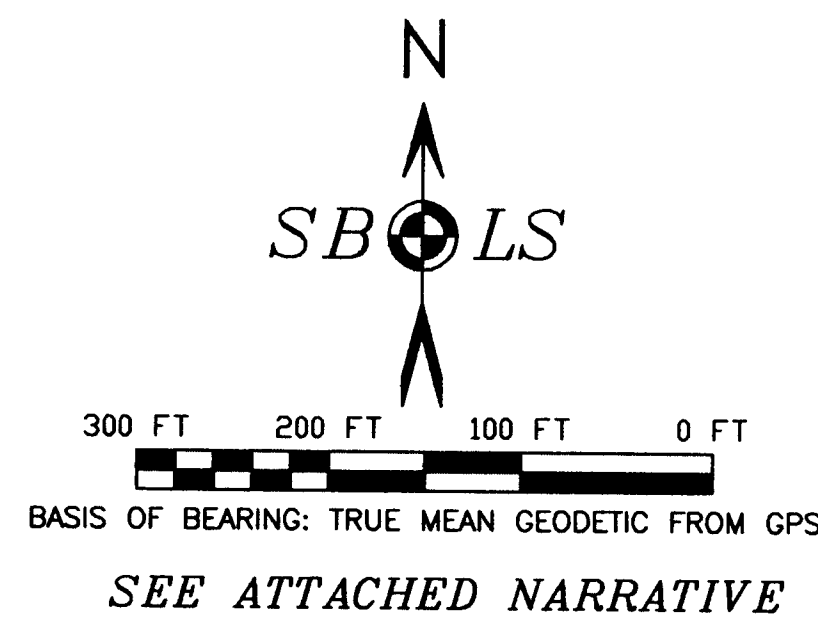
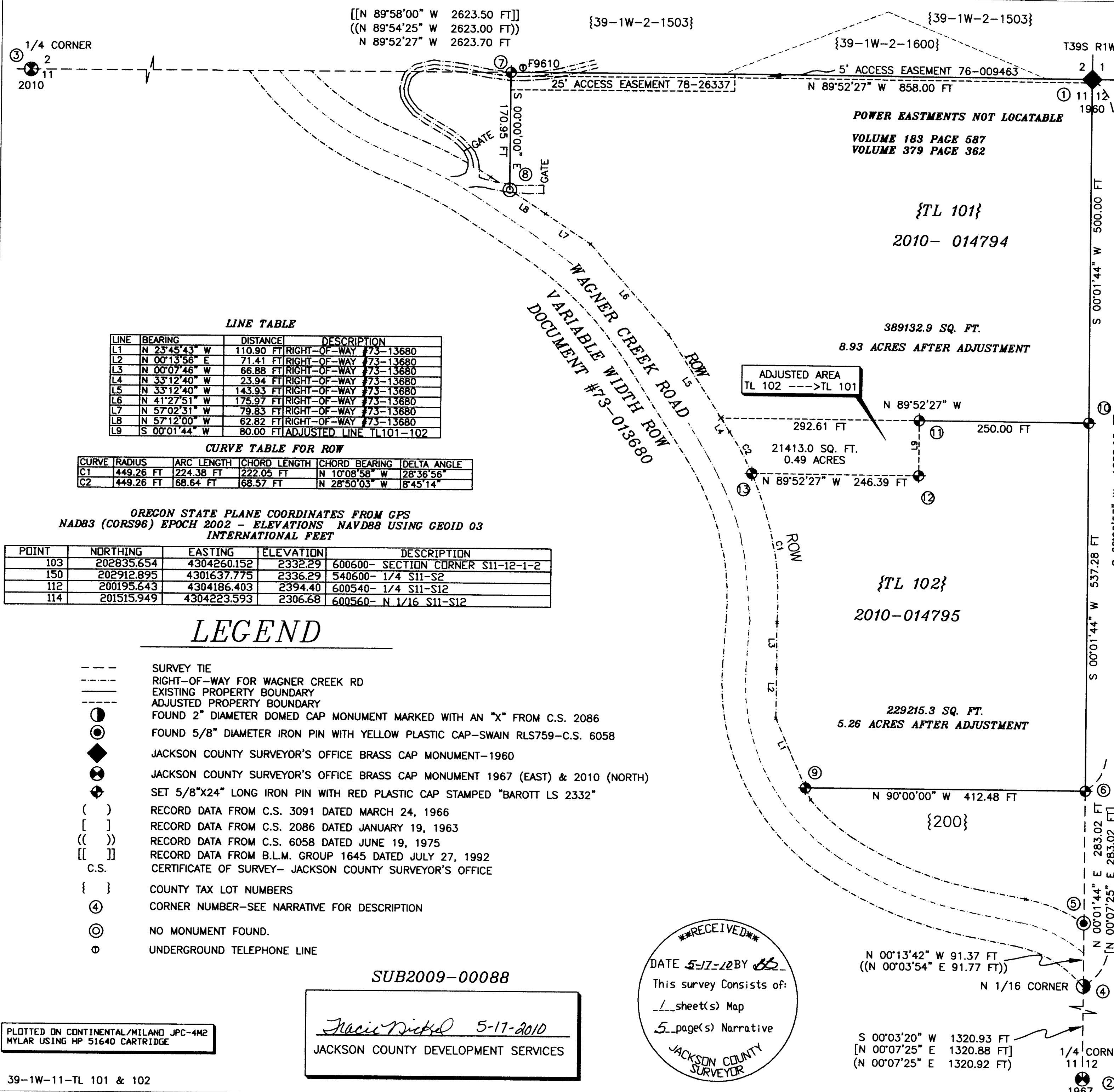


**PROPERTY LINE ADJUSTMENT**  
 LOCATED IN THE NE<sup>1</sup>/<sub>4</sub>NE<sup>1</sup>/<sub>4</sub> SECTION 11,  
 TOWNSHIP 39 SOUTH, RANGE 1 WEST,  
 WILLAMETTE MERIDIAN, JACKSON  
 COUNTY, OREGON



LINE TABLE

LINE	BEARING	DISTANCE	DESCRIPTION
L1	N 23°45'43\" W	110.90 FT	RIGHT-OF-WAY #73-13680
L2	N 00°13'56\" E	71.41 FT	RIGHT-OF-WAY #73-13680
L3	N 00°07'46\" W	66.88 FT	RIGHT-OF-WAY #73-13680
L4	N 33°12'40\" W	23.94 FT	RIGHT-OF-WAY #73-13680
L5	N 33°12'40\" W	143.93 FT	RIGHT-OF-WAY #73-13680
L6	N 41°27'51\" W	175.97 FT	RIGHT-OF-WAY #73-13680
L7	N 57°02'31\" W	79.83 FT	RIGHT-OF-WAY #73-13680
L8	N 57°12'00\" W	62.82 FT	RIGHT-OF-WAY #73-13680
L9	S 00°01'44\" W	80.00 FT	ADJUSTED LINE TL101-102

CURVE TABLE FOR ROW

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	449.26 FT	224.38 FT	222.05 FT	N 10°08'58\" W	28°36'56\"
C2	449.26 FT	68.64 FT	68.57 FT	N 28°50'03\" W	8°45'14\"

OREGON STATE PLANE COORDINATES FROM GPS  
 NAD83 (CORS96) EPOCH 2002 - ELEVATIONS NAVD88 USING GEOID 03  
 INTERNATIONAL FEET

POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
103	202835.654	4304260.152	2332.29	600600- SECTION CORNER S11-12-1-2
150	202912.895	4301637.775	2336.29	540600- 1/4 S11-S2
112	200195.643	4304186.403	2394.40	600540- 1/4 S11-S12
114	201515.949	4304223.593	2306.68	600560- N 1/16 S11-S12

**LEGEND**

- SURVEY TIE
- - - RIGHT-OF-WAY FOR WAGNER CREEK RD
- EXISTING PROPERTY BOUNDARY
- - - ADJUSTED PROPERTY BOUNDARY
- ⊙ FOUND 2\" DIAMETER DOMED CAP MONUMENT MARKED WITH AN \"X\" FROM C.S. 2086
- ⊙ FOUND 5/8\" DIAMETER IRON PIN WITH YELLOW PLASTIC CAP-SWAIN RLS759-C.S. 6058
- ◆ JACKSON COUNTY SURVEYOR'S OFFICE BRASS CAP MONUMENT-1960
- ⊕ JACKSON COUNTY SURVEYOR'S OFFICE BRASS CAP MONUMENT 1967 (EAST) & 2010 (NORTH)
- ⊕ SET 5/8\"X24\" LONG IRON PIN WITH RED PLASTIC CAP STAMPED \"BAROTT LS 2332\"
- ( ) RECORD DATA FROM C.S. 3091 DATED MARCH 24, 1966
- [ ] RECORD DATA FROM C.S. 2086 DATED JANUARY 19, 1963
- (( )) RECORD DATA FROM C.S. 6058 DATED JUNE 19, 1975
- [[ ]] RECORD DATA FROM B.L.M. GROUP 1645 DATED JULY 27, 1992
- C.S. CERTIFICATE OF SURVEY- JACKSON COUNTY SURVEYOR'S OFFICE
- { } COUNTY TAX LOT NUMBERS
- ④ CORNER NUMBER-SEE NARRATIVE FOR DESCRIPTION
- ⊙ NO MONUMENT FOUND.
- ⊕ UNDERGROUND TELEPHONE LINE

SUB2009-00088

*Naic Nickol 5-17-2010*  
 JACKSON COUNTY DEVELOPMENT SERVICES

**\*\*RECEIVED\*\***  
 DATE 5-17-12 BY BB  
 This survey consists of:  
1 sheet(s) Map  
5 page(s) Narrative  
 JACKSON COUNTY SURVEYOR

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

**PROPERTY LINE ADJUST**

<b>DRAWN</b> SBLs	<b>DATE</b> 3-18-10	<b>YAFFA ROSENTHAL</b> 9685 WAGNER CR RD TALENT, OR 97540
<b>APPROVED</b>	<b>DATE</b>	<b>39-1W-11-101 &amp; 102</b>
<b>SCALE</b> 1\"=100'	<b>SHEET</b> 1 OF 1	<b>PROJECT NO.</b> 2009-36

**S B L S**  
**STEPHAN BAROTT LAND SURVEYING**

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Stephan Barott*

1446 ST. ANDREW WAY  
 MEDFORD, OREGON 97504  
 PHONE 541-776-1272  
 FAX 541-776-2956  
 CELL 541-510-8278  
 sbarott@charter.net

REGISTERED PROFESSIONAL LAND SURVEYOR  
 DREGON JULY 26, 1988  
 STEPHAN L. BAROTT  
 2332  
 MY CERTIFICATE EXPIRES  
 DECEMBER 31, 2011

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

Corners #9, 13- Witness Corners set on the approximate Northeasterly right-of-way line for Wagner Creek Road.

At the corner point, I set a 5/8" X 24" long iron pin with a red plastic cap marked BAROTT LS 2332."

Corner #8- No monument found or set.

**DATE OF SURVEY: March 18, 2010**

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Stephan Barott*

OREGON  
JULY 26, 1988  
STEPHAN L. BAROTT  
2332

EXPIRES: 12-31-2011

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

T39S R1W  
 1/4 S11 | 12 COR  
 C.S.  
 1967

Accessories as described by BLM in 1992 - Group No. 1645

Also from which, a 1-inch diameter iron pipe with a yellow plastic plug marked "STEWART LS 2057" established during filed survey No. 17722 bears North 00°00'49" West, 50.20 feet. (record North 00°07'25" East, 50.04 feet)

3. The one-quarter corner for Sections 2 and 11, Township 39 South, Range 1 West, of the Willamette Meridian, Jackson County, Oregon.

At the corner point, I found a Jackson County Surveyor's Office 2 1/2" brass cap monument, marked:

JACKSON COUNTY SURVEYOR  
 T39S R1W  
 1/4 S 2  
 S11  
 2010  
 UNLAWFUL TO DISTURB

Accessories as described by County Re-estabs, Series II Book I, Page 22.

4. North one-sixteenth corner for Sections 11 and 12, Township 39 South, Range 1 West, Willamette Meridian, Jackson County, Oregon.

At the corner point, I found the Ager 1 1/2-inch diameter iron pipe with a domed metal cap, 15 inches below ground surface. Cap marked with an "X."

From which, a 1/2-inch X 15-inch long iron pin with a plastic cap marked "SBLS CONTROL" bears North 54°38'18" East, 52.86 feet.

Found Swain monument (corner #5) as noted on Map of Survey.

**CORNERS ESTABLISHED THIS SURVEY:**

Corners #6, #7, #10, #11, #12.

At the corner point, I set a 5/8" X 24" long iron pin with a red plastic cap marked BAROTT LS 2332."

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

Using information recorded by Swain during Filed Survey No. 6058 along with Document No. 73-13680, I computed the approximate Northeasterly right-of-way line for Wagner Creek Road (identical with the Westerly boundary of my client's property). Original survey evidence for said Right-of-way line could not be found. Witness corners were set as indicated on the Map of Survey at the approximate right-of-way line. The existing centerline of Wagner Creek Road does not match the centerline of the easement as recorded to some extent.

GPS control points at random locations are marked with 1/2" X 15" long iron pins with plastic cap marked 'SBL CONTROL.' Coordinates for all GPS points are on file with this office.

Monuments established are 5/8-inch X 24-inch long iron pins with red plastic cap marked "BAROTT LS 2332."

**BASIS OF BEARING:** True Mean Geodetic from GPS.

**EQUIPMENT:**

Equipment utilized throughout this survey includes a Leica TCRP-1203 Electronic Total Station and Leica Smartstation RTK GPS. Coordinates adjusted utilizing Oregon Department of Transportation (ODOT) GPS network (ORGN). Datum used is NAD83 (CORS 96- Epoch 2002) International Feet and NAVD88 (Geoid 03).

**CORNERS ACCEPTED FOR CONTROL:**

1. The section corner for Sections 1 and 2, 11 and 12, Township 39 South, Range 1 West, of the Willamette Meridian, Jackson County, Oregon.

At the corner point, I found a Jackson County Surveyor's Office 2 1/2" brass cap monument, marked:

T39S R1W  
SEC.  
2 | 1  
-----  
11 | 12  
COR.  
1960

Accessories as described by BLM in 1992 - Group No. 1645

2. The one-quarter corner for Sections 11 and 12, Township 39 South, Range 1 West, of the Willamette Meridian, Jackson County, Oregon.

At the corner point, I found a I found a Jackson County Surveyor's Office 2 1/2" brass cap monument, marked:

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

& 102). Development Services approved the tentative partition for the Property Line Adjustment. This survey will correct and/or modify the property boundaries to reflect the tentative plat approval.

**HISTORY OF SURVEYS:** The history of surveys of T.39 S., R.1 W. pertaining to this survey is as follows:

Filed Surveys as noted are recorded in the Jackson County Surveyor's Office, Medford, Oregon.

The original subdivision for this portion of Township 39 South, Range 1 West was performed by U.S. Deputy Surveyor Sewell Truax under General Land Office Contract No. 80 dated July 8, 1859.

The East line of Section 11 was surveyed by L.E. Ager, LS 21 during Filed Survey No. 2086 dated January 19, 1963. During this survey, Ager established the North one-sixteenth corner for Sections 11 and 12, and set monuments along what is now my client's southerly line for Tax Lot 102.

The North line of Section 11 was surveyed by Charles Hurst, LS 483 during Filed Survey No. 3091 dated March 24, 1966. During this survey, Hurst established monuments along what is now my client's North and West line for Tax Lot 101.

The East line of Section 11 was surveyed by Everett L. Swain, LS 759 during Filed Survey No. 6058 dated June 19, 1975. During this survey, Swain did not accept the North one-sixteenth corner for Sections 11 and 12 established by Ager, finding it "0.61 feet out of position." Swain set a monument on the apparent section line at the northeast right-of-way line for Wagner Creek Road, 91.77 feet north of his calculated North one-sixteenth corner position.

The East line of Section 11 was surveyed by Martin C. Stewart, LS 2057 during Filed Survey No. 17722 dated March 21, 2003. During this survey, Stewart reported finding the Swain "yellow plastic cap" at the North one-sixteenth corner. However, Swain did not set one at that location.

No other surveys pertinent to this current survey are of record.

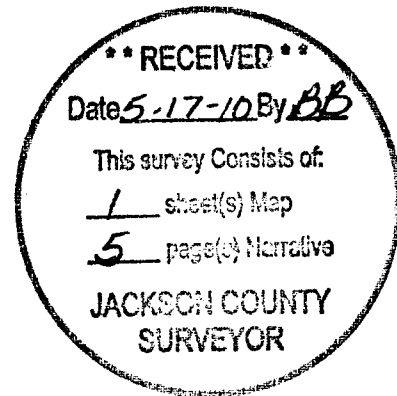
**PROCEDURE:** Prior to commencement of this survey, Deed records and surveys noted above, as well as adjacent parcel Deed records were evaluated.

Survey grade GPS and an electronic total station were used to establish control along the North and East lines of Section 11, as well as the boundaries of the current Tax Lots 101 and 102.

At the Northwest corner of my client's parcel (corner #7), I found the 5/8-inch diameter iron pin established by Hurst, in the northerly edge of a private road and badly bent to the northwest. I replaced said iron pin.

At the Southeast corner of my client's parcel (corner #6), I found a 3/4-inch diameter iron pipe established by Ager, in poor condition. I replaced said iron pipe.

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



**SURVEYED FOR: YAFFA ROSENTHAL**  
9685 WAGNER CREEK ROAD  
TALENT, OR 97540

**SURVEYED BY: SBLs**  
**STEPHAN BAROTT LAND SURVEYING**  
1446 ST. ANDREW WAY  
MEDFORD, OREGON 97504

**LOCATION:** Township 39 South, Range 1 West Northeast ¼ of the Northeast ¼, Section 11, Willamette Meridian, Jackson County, Oregon. (Jackson County Tax Records 39-1W-11- TL 101 & TL 102.

**BASIS OF BEARING:** Geodetic bearing (True Mean) from GPS.

**PURPOSE:** The purpose of this survey is to complete a Property Line Adjustment between Tax Lots 101 and 102 as described in Jackson County Development Services SUB2009-00088.

This Property Line Adjustment will resolve a building encroachment and establish the legal lot descriptions for these two tax lots.

**HISTORY OF PARCELS AND LEGAL DESCRIPTIONS:**

The original U.S. Government Patent Document #612 (ORRAA 003841) went to John Holton on 08/15/1865 for the NE1/4 of the NE1/4 of Section 11.

All Deed Records (Volume and Page or Document No.) noted are recorded in the Clerk's Office of Jackson County, Oregon.

The South boundary of the current Tax Lot 102 was described in Volume 251 Page 499 dated June 14, 1944, and again in Document No. 69-08376 dated September, 1969.

The current Tax Lots 101 and 102 were originally described as being that portion of Document No. 69-06101 lying Northeasterly of Wagner Creek Road. They were again described in Document No. 77-20754. This document described the dividing line for current Tax Lot 101 and 102 as being 300 feet South of the Section Line for Section 2 and 11. Document 79-26947 moved this line to 500 feet South of the Section Line for Section 2 and 11.

My client purchased this property from the Van Natta's on November 29, 2006. It must be noted the description (in error) once again reverted back to the "300 feet South of the Section Line for Section 2 and 11 as the dividing line for the two tax lots in question." This line was clearly changed to "500 feet South of the Section Line for Section 2 and 11 as the dividing line for the two tax lots in question" by the previous owner as recorded in Document No. 79-26947. My client owns both parcels (Tax Lot 101