

# PROPERTY LINE ADJUSTMENT MAP OF SURVEY

## SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

**PURPOSE:** Pursuant to Clients instructions and the Notice of Staff Decision by the Jackson County Development Services, File Number SUB 2012-00030, to perform a boundary survey, establish monuments at the boundary corners of the resultant adjusted tracts and to process and file a Map of Survey in the office of the Jackson County Surveyor.

**PROCEDURE:** Utilizing Trimble 5700 GPS equipment, a Trimble S6 Robotic Total Station, Trimble TSC2 Data Collectors with Trimble Survey Controller software and Real-time Kinematic GPS methods, all found monuments were tied within closed loop traverses or via redundant ties. Records utilized for this survey: Instruments Numbered 2012-010343, 2012-011308 and 2012-011309 of the Official Records of Jackson County, Oregon and a plat recorded August 31, 1993, as Partition Plat Number P-71-1993 of the Records of Partition Plats, Jackson County, Oregon, Index Volume 4 at Page 71 (also filed as Survey Number 13634 in the office of the Jackson County Surveyor), and Survey Number 21058 as filed in the office of the Jackson County Surveyor.

Utilizing the found monuments and the established centerlines and exterior boundaries per Survey No. 21058, previously performed by this company, and Instruments Numbered 2012-020646 and 2012-020650, established the adjusted tract boundaries as depicted hereon. Established monuments at computed tract corners, 1.00' witness monuments were set for corner due to fence post being at computed position, on June 4, 2012.

A portion of which being Parcel 2 of Partition Plat Number P-71-1993, being located within Donation Land Claim No. 69 in the Northwest One-quarter of Northwest One-quarter of Section 23, Township 37 South, Range 2 West of the Willamette Meridian, Jackson County, Oregon.

### LEGEND:

- Indicates a set 5/8-inch diameter by 24 inches long iron pin with a plastic cap marked "NEATHAMER SURVEYING".
- ▲ Indicates a found 5/8-inch diameter iron pin with a plastic cap marked "NEATHAMER SURVEYING" per SN 21058.
- Indicates a found 5/8-inch diameter iron pin with plastic cap marked "TEMPLIN LS 2354" per SN 13634.
- ⦿ Indicates a found 5/8-inch diameter iron pin with plastic cap marked "HOFFBUHR SURVEYING R. ROBERTS LS 1656" per SN 10471.
- ⊙ Indicates a brass cap as noted hereon.
- Indicates a computed position, nothing found or set.
- VOL PG Indicates an instrument recorded by Volume and Page of the Deed Records of Jackson County, Oregon.
- INST Indicates an instrument recorded by number pursuant to the Official Records of Jackson County, Oregon.
- SF Indicates square feet.
- ( ) Indicates record data per Survey Number 13634.
- × Indicates centerline of an existing fence line.

### PREPARED FOR:

**ROBERT H. & SUSAN A. HEBBLEWHITE**  
1416 Ross Lane  
Medford, OR 97501

### MATTERS OF RECORD:

PURSUANT TO A REPORT PREPARED BY A LOCAL FIRST AMERICAN TITLE OFFICE, ORDER NO. 7169-180524, WITH AN EFFECTIVE DATE OF JUNE 27, 2012, THE FOLLOWING EXCEPTIONS MAY APPLY TO TRACT 2 HEREON:

Regulations, liens, assessments, rights of way and easements of the Rogue Valley Sewer Services.

The rights of the public in and to that portion of the premises hereon described lying within the limits of streets, roads and highways.

Any rights, interest or claims which may exist or arise by reason of the following matter(s) disclosed by Partition Plat Number P-71-1993 of, "Records of Partition Plats", Jackson County, Oregon, and filed as Survey Number 13634 in the Office of the Jackson County Surveyor: The fact that an existing shed encroaches on the southerly boundary. Said shed was not found on the property, however, a concrete slab garage is near the location of said shed as depicted on said plat (Near southerly boundary of Tract 2). Overlap is no longer applicable as a result of the property line adjustment per Instrument No. 2012-018041 and this property line adjustment per Instrument No. 2012-020650 as depicted hereon. DEPICTED HEREON.

Any rights, interest or claims which may exist or arise by reason of the following matter(s) disclosed by Partition Plat Number P-71-1993 of, "Records of Partition Plats", Jackson County, Oregon, and filed as Survey Number 13634 in the Office of the Jackson County Surveyor: The fact that an existing fence does not follow the southerly boundaries. DEPICTED HEREON.

Easement granted Pacific Bell Telephone Company, Inc., including the terms and provisions thereof, as set forth in Document No. 88-11335, Official Records of Jackson County, Oregon. DEPICTED HEREON.

A Line of Credit Trust Deed, including the terms and provisions thereof, as set forth by Document No. 2012-018042, Official Records of Jackson County, Oregon.

PURSUANT TO A REPORT PREPARED BY A LOCAL FIRST AMERICAN TITLE OFFICE, ORDER NO. 7169-180936, WITH AN EFFECTIVE DATE OF JUNE 28, 2012, THE FOLLOWING EXCEPTIONS MAY APPLY TO TRACT 3 HEREON:

Subject to the statutory powers of the Rogue Valley Sewer Services.

Easement granted Pacific Bell Telephone Company, Inc., including the terms and provisions thereof, as set forth in Document No. 88-11335, Official Records of Jackson County, Oregon. DEPICTED HEREON.

Covenants, conditions, restrictions and/or easements; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status, or national origin to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes; Recording Information: 94-04068.

An overlap by an existing shed as shown on Partition Plat No. P-71-1993 of "Records of Partition Plats", Jackson County, Oregon. Said shed was not found on the property, however, a concrete slab garage is near the location of said shed as depicted on said plat (Near southerly boundary of Tract 2). Overlap is no longer applicable as a result of the property line adjustment per Instrument No. 2012-018041 and this property line adjustment per Instrument No. 2012-020650 as depicted hereon. DEPICTED HEREON.

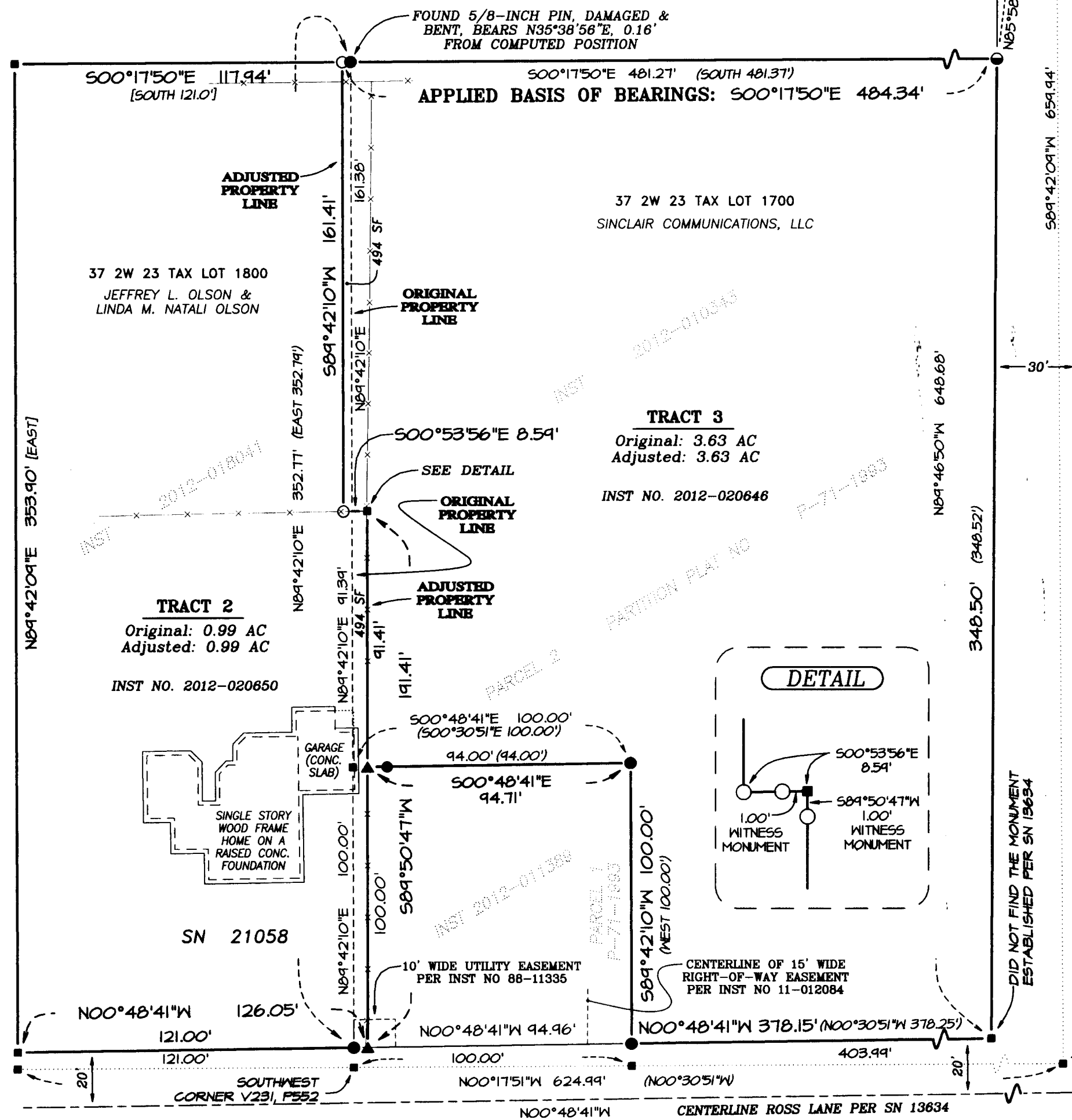
An existing fence as shown on the recorded Plat and Dedication. DEPICTED HEREON.

Order Confirming Joint Plan of Reorganization under Chapter II, Title II, United States Code of (prior owner) Freedom Communications Holdings, Inc., et al, Case No. 09-13045 (BLS), in the United States Bankruptcy Court for the District of Delaware, was recorded May 7, 2010 as Document No. 2010-14449, Official Records of Jackson County, Oregon.

The Deeds of Trusts and Assignment of Rents, including the terms and provisions thereof, as set forth by Documents Numbered 2010-014450 and 2010-014451, Official Records of Jackson County, Oregon.

A Line of Credit Trust Deed and Assignment of Rents, including the terms and provisions thereof, as set forth by Document No. 2010-014450, Official Records of Jackson County, Oregon.

Matters arising by virtue of the Special Warranty Deed, including the terms and provisions thereof, as set forth by Document No. 2012-010343, Official Records of Jackson County, Oregon.



FD. 3" BRASS CAP PER JACKSON COUNTY RE-ESTABLISHMENT NOTES DATED MARCH 9, 1981, MARKING THE S.E. CORNER OF D.L.C. 69 (BEING COMMON WITH THE N.E. CORNER D.L.C. 70)

DID NOT FIND THE MONUMENT ESTABLISHED PER SN 13634

DID NOT FIND THE MONUMENT ESTABLISHED PER SN 13634

### APPROVALS:

JACKSON COUNTY DEVELOPMENT SERVICES FILE NUMBER SUB 2012-00030

*Charles Bennett* 7-12-12  
APPROVAL SIGNATURE DATE SIGNED

**\*\* RECEIVED \*\***  
DATE 7-20-12 BY *CB*

This survey consists of:  
1 sheet(s) Map  
2 page(s) Narrative

JACKSON COUNTY SURVEYOR

**REGISTERED PROFESSIONAL LAND SURVEYOR**

*Robert V. Neathamer*

OREGON JULY 19, 1994  
**ROBERT V. NEATHAMER**  
2875  
Renewal Date 12/31/12

### BASIS OF BEARINGS:

Grid North referenced to the Oregon Coordinate Reference System (OCRS) Grants Pass-Ashland zone, referenced to the NAD83 (CORS 96) (Epoch 2002.000) datum, obtained via GPS methods and the Oregon Real Time GPS Network. Basis applied to the east line of Tract 3 as depicted hereon. The Convergence Angle along said line (OCRS Grid North to Geodetic North), is clockwise  $00^{\circ}11'06''$ .

OCRS Grants Pass-Ashland zone is a Transverse Mercator Projection on the North American Datum of 1983. Published information: Latitude of Origin,  $41^{\circ}45'00''N$ ; Central meridian,  $123^{\circ}20'00''W$ ; False northing, 0 meters; False easting, 50,000,000 meters; Central meridian scale is 1.0000043 (exact).

**PREPARED BY:** Neathamer Surveying, Inc.  
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PLOT DATE: July 11, 2012 PROJECT NUMBER: 10003-Q1

Sheet 1 of 1 CN NR