

# MAP OF SURVEY PROPERTY LINE ADJUSTMENT

LYING SITUATE WITHIN  
WEST HALF OF SECTION 1 & EAST HALF OF SECTIONS 2 & 11  
TOWNSHIP 38 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN  
JACKSON COUNTY, OREGON

FOR  
**JOHN A. DUKE TRUST**

3081 Payne Road  
Phoenix, Oregon

### LEGEND

- 2 1/2" BRASS CAP SECTION CORNER MONUMENT PER JACKSON COUNTY SURVEYOR RE-ESTAB. NOTES (RECOVERED)
- 2 1/2" BRASS CAP QUARTER CORNER MONUMENT PER JACKSON COUNTY SURVEYOR RE-ESTAB. NOTES (RECOVERED)
- 2 1/2" BRASS CAP DONATION LAND CLAIM CORNER PER JACKSON COUNTY SURVEYOR RE-ESTAB. NOTES (RECOVERED)
- 5/8" IRON PIN, NO OTHER MARKINGS, PER S/N 5135 (RECOVERED)
- 5/8" IRON PIN, NO OTHER MARKINGS, PER S/N 2931 (RECOVERED)
- RE-ESTABLISHED POSITION OF CORNER PER JACKSON COUNTY SURVEYOR FILE NO. 2011-008 & S/N 20414 (RECORD)
- 5/8" X 24" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
- PROPERTY LINE
- ADJUSTED PROPERTY LINE
- BOUNDARY LINE
- CENTERLINE
- EASEMENT LINE
- FENCELINE
- S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR OFFICIAL RECORDS, JACKSON COUNTY
- O.R. OFFICIAL RECORDS, JACKSON COUNTY
- W.C. WITNESS CORNER REFERENCE MONUMENT
- D.L.C. DONATION LAND CLAIM, AS DESCRIBED
- [ ] DEED RECORD PER O.R. 91-01824
- ( ) SURVEY RECORD DATA PER S/N 5135 (HOFFBUHR)
- { } SURVEY RECORD DATA PER S/N 2931 (BOYDEN)
- < > SURVEY RECORD DATA PER S/N 20414 (JACKSON COUNTY)

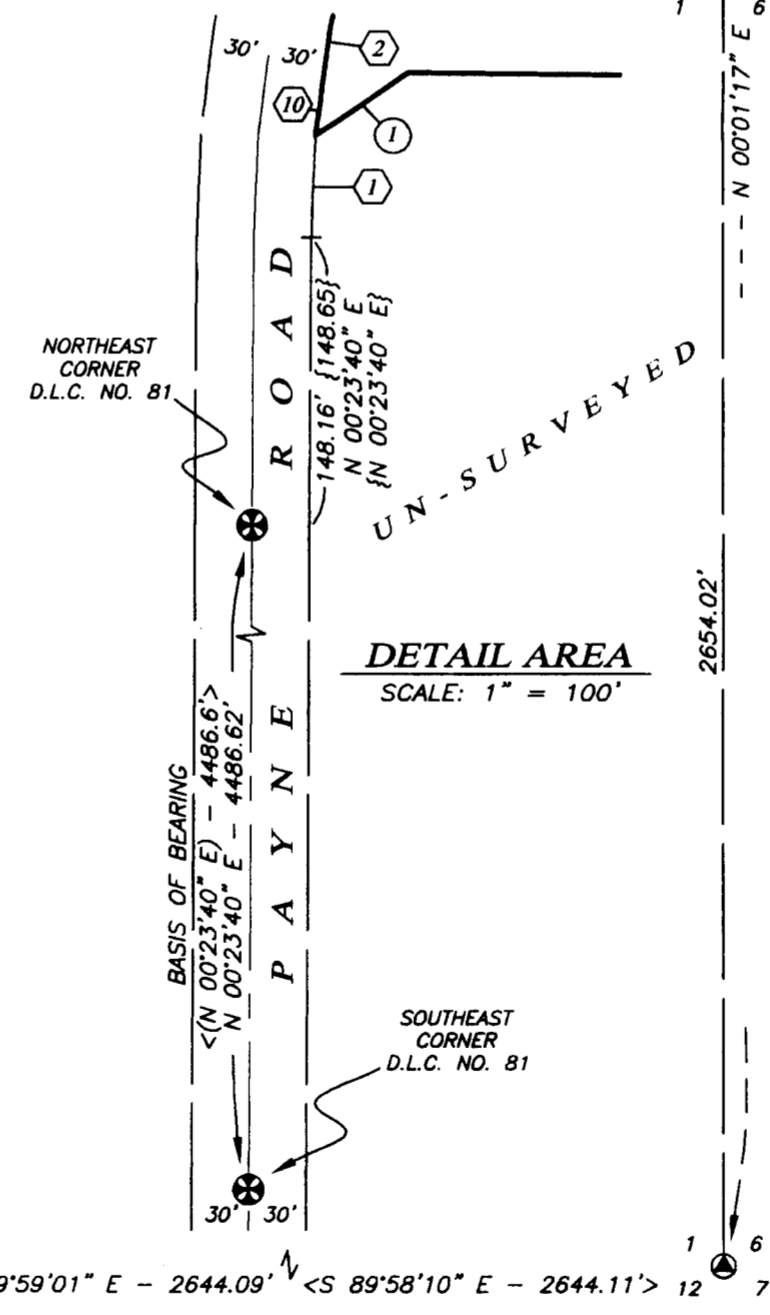
**\*\* RECEIVED \*\***  
Date 7-30-12 By JS  
This survey consists of  
1 sheet(s) Map  
2 page(s) Narrative  
JACKSON COUNTY SURVEYOR

FLAG	Δ	RADIUS	ARC	T	CHORD
1	04°36'10"	670.20' {670.00'}	53.84'	26.93'	N 02°42'35" E - 53.82'
2	17°13'31"	670.20' {670.00'}	201.49'	101.51'	N 13°37'15" E - 200.73'
3	18°41'41"	730.21' {730.00'}	238.26' {238.18'}	120.20'	N 12°53'11" E - 237.20'
4	12°20'20"	1870.55' {1870.00'}	402.83' {402.71'}	202.20'	N 09°42'31" E - 402.05'
5	68°10'03"	230.07' {230.00'}	273.72'	155.67'	S 18°12'18" E - 257.86'
6	35°21'14"	170.13' {170.00'}	104.98' {104.90'}	54.22'	S 33°35'36" E - 103.32'
7	35°21'14"	230.13' {230.00'}	142.03' {141.92'}	73.36'	N 33°35'36" W - 139.79'
8	13°15'06"	260.20' {260.00'}	60.18' {60.13'}	30.22'	S 38°43'44" W - 60.05'
9	74°00'06"	70.05' {70.00'}	90.48' {90.41'}	52.79'	N 52°54'56" W - 84.32'
10	21°49'41"	670.20' {670.00'}	255.33' {255.25'}	129.23'	N 11°19'10" E - 253.79'

FLAG	BEARING	DISTANCE	DEED/SURVEY RECORD
1	S 55°00'00" W	58.05'	{ S 55°W } [71.32']
2	N 22°14'01" E	118.90'	{ N 22°13'20" E } [118.86']
3	N 03°32'21" E	165.10'	{ N 03°31'40" E } [165.06']
4	N 15°52'41" E	268.57'	{ N 15°52'00" E } [268.49']
5	N 15°52'41" E	197.70'	{ N 15°52'00" E }
6	S 15°52'41" W	70.87'	{ N 15°52'00" E }
7	S 52°18'23" E	79.90'	{ S 52°18'00" E }
8	N 89°59'22" W	282.12'	{ (WEST) } (282.13')
9	S 39°49'12" W	82.14'	{ (S 39°10'00" W) } (81.60')
10	S 09°27'26" W	149.43'	{ (S 09°35'00" W) } (149.43')
11	S 09°27'26" W	155.53'	{ (S 09°35'00" W) } (155.57')
12	S 00°07'34" E	250.89'	{ (SOUTH) } (250.95')
13	S 00°04'54" E	249.58'	{ (SOUTH) } (251.05')
14	S 15°54'59" E	335.77'	{ (S 16°00'00" E) } (335.51')
15	S 51°16'14" E	253.19'	{ (S 51°21'15" E) } (253.00')
16	N 51°16'14" W	253.19'	{ (N 51°21'15" W) } (253.00')
17	N 15°54'59" W	234.55'	{ (N 16°00'00" W) } (234.37')
18	S 89°45'16" W	242.49'	{ (WEST) } (242.73')
19	S 37°38'16" W	60.01'	{ [S 37°36'26" W] } [62.00']

### DETAIL AREA

SCALE: 1" = 100'



**APPROVALS:**  
*James R. Kemp*  
JACKSON COUNTY DEVELOPMENT SERVICES  
FILE NO. SUB2010-00063\_PLA  
DATE: 7-30-2012

Assessor's Map No. 38 1W 11 A, Tax Lot 100  
Assessor's Map No. 38 1W 02 DA, Tax Lot 1800  
Assessor's Map No. 38 1W 01, Tax Lots 200 & 265  
Assessor's Map No. 38 1W 02 DD, Tax Lots 100 & 200  
Assessor's Map No. 38 1W 02 AD, Tax Lots 1100 & 1400

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Shawn Kampmann*  
OREGON  
JULY 14, 1998  
SHAWN KAMPMANN  
2883 LS  
RENEWAL DATE: 6/30/2013

SURVEYED BY:  
**POLARIS LAND SURVEYING LLC**  
P.O. BOX 459  
ASHLAND, OREGON 97520  
(541) 482-5009

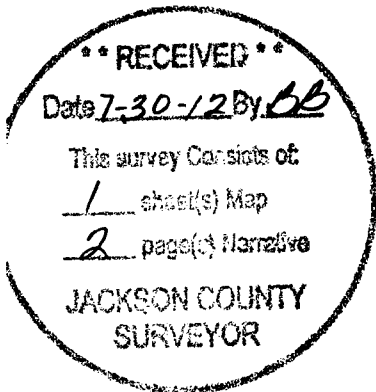
DATE: JULY 6, 2012  
PROJECT NO. 594-10

PROCEDURE: (CONTINUED)

issue has plagued the area for decades, the Jackson County Surveyor's office undertook an extensive multiyear project in order to re-establish a number of these section corners which involved consultation and analysis of evidence with the regional Bureau of Land Management (B.L.M.) cadastral survey department, resulting in a determination utilizing the method of double proportioning to re-establish the Southwest Corner of Section 1 and the four quarter section corners in all four cardinal directions therefrom, which was filed as Survey No. 20414.

But although utilizing the proportioning method for re-establishing lost corners is considered to be only used as a last resort, conflicts and disputes may arise regarding where landowners believe their corners or lines actually are, as well differences with long standing lines of possession, fencelines, etc. This method of "double" proportioning, as defined in the Manual of Instructions for the Survey of the Public Lands of the United States, is the method used by the B.L.M. when there is no remaining conclusive evidence that can be relied upon beyond a reasonable doubt. In this particular case, the re-established Southwest Corner of Section 1 falls 30 feet west of a long standing fence line separating Tract 1 of this survey with an orchard tract to the east. Because the fence also falls at the toe of a steep slope, it may have been originally placed in that location for practical reasons rather than as a boundary fence, at this point in time there is no discernible way to know with any certainty. Therefore without making any legal judgment as to whether the re-established corner position is the "true" corner or not, for the purpose of this survey, I hold the corner for position as shown.

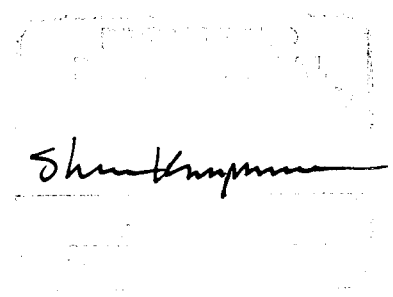
In response to an October 28, 2011 letter of inquiry for an opinion from Jackson County Surveyor, Kerry Bradshaw, to B.L.M. Chief Cadastral Surveyor for Oregon, Mary Hartel, based on the evidence provided, the B.L.M. Chief in her letter dated December 9, 2011, stated that "it is likely that the B.L.M. would accept the 2008 County Surveyor Restoration in the course of an official survey." These letters were furnished to me from Jackson County Surveyor File No. 2011-008.



**BASIS OF BEARING:** The Basis of Bearing for this survey is the east line of Donation Land Claim No. 81 in Township 38 South, Range 1 West of the Willamette Meridian, having a record plat bearing of North 00°23'40" East, as referenced on Survey No. 2931 on file in the office of the Jackson County Surveyor.

**DATE:** July 6, 2012  
**PREPARED BY:** Shawn Kampmann, Professional Land Surveyor

POLARIS LAND SURVEYING, LLC  
P.O. Box 459  
Ashland, Oregon 97520  
(541) 482-5009



RENEWAL DATE: 6/30/13

SURVEY NO. 21104

**SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250  
OREGON REVISED STATUTES**

**SURVEY FOR:** John A. Duke Trust  
3081 Payne Road  
Phoenix, Oregon 97501

**LOCATION:** The West Half of Section 1 & East Half of Section 2 & 11, Township 38  
South, Range 1 West, Willamette Meridian, Jackson County, Oregon.

**PURPOSE:** To survey and monument a Property Line Adjustment of those tracts of  
land described within Instrument No. 91-01824 of the Official Records  
of Jackson County, Oregon.

**PROCEDURE:** Utilizing an electronic Leica TCRP 1203 robotic total station with  
ranging prisms and a Leica 1200 Smart Station Global Navigation  
Satellite System (GNSS) survey grade receiver, I locate and tie the  
Northwest, Northeast & Southwest corners, as well as the North & West  
Quarter corners of Section 1, in order to establish limited survey control  
within the boundaries of this project for points of reference for the  
remaining un-surveyed portion of this project. Although a full survey in  
not required for this project per O.R.S. 92.055, because of factors such as  
the complexity of the deed boundary for these tracts, primarily Tract 2,  
as well as the potential for future land divisions within Tract 2 that would  
require a full survey, this technically "un-surveyed" plat will help lay  
the groundwork for future surveys when needed. To facilitate this goal,  
I also located and tied the Northeast & Southeast corners of Donation  
Land Claim No. 81, as well as recovered monuments along the rights of  
way for Payne Road, David Lane & Terri Drive and along the westerly  
line of the subject tracts to retrace portions of Survey No.'s 2931 &  
5135, on file in the office of the Jackson County Surveyor.

There has been a long history of survey problems in this area due to  
numerous lost and obliterated corners controlling the boundaries of many  
section and township lines, which would be prohibitively expensive and  
impractical from a cost perspective for individual landowners to attempt  
to resolve with private surveys. This has resulted in much consternation  
and confusion because the most tracts of land in this area have deed calls  
to these section lines and corners, and aliquot parts thereof. Because this