

21261

Property Line Adjustment - Map of Survey

Located in
Northwest quarter of Section 26
T 38 S, R 3 W, WM.
Jackson County, Oregon
November 17, 2012

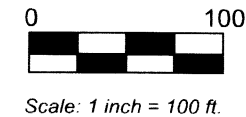
Jackson County Development Services
File No. SUB2012-00032

Approved: *[Signature]* Date 4-19-2013

[S88°36'00"E 741.84']

Section corner location as determined on CS 9216 and retraced by BLM Survey Group No. 1840 in 1997.

(Bearings rotated to match basis of bearings CS 20876)



Survey for:
Ron Naumann
325 Haven Road
Jacksonville, Oregon 97530

	TL 408	TL 411
Original area	0.98 ac	2.67 ac
Exchange area	+0.17 ac	-0.17 ac
Adjusted area	1.15 ac	2.50 ac

Adjusted TL 408 = 2013-015741 ORJC
Adjusted TL 411 = 2013-015739 ORJC

Survey by:
Roger Roberts, PLS
3365 Green Acres Drive
Central Point, Oregon 97502

REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]
OREGON
JULY 14, 1978
ROGER R ROBERTS
No. 1656
Renewal Date: Dec 31, 2012

**** RECEIVED ****
Date 5/17/13 By [Signature]
This Survey Consists of
1 sheet(s) Map
1 pages Narrative
**JACKSON COUNTY
SURVEYOR**

SW corner of DLC 42

HAVEN ROAD

N 00°15'21" E 553.58' ((N00°16'30" E 553.50'))

Vol 210, Page 446 JCDR

Vol 579, Page 502 JCDR
92-11899 ORJC

1/4 corner (11" deep)

Section 27

Section 26

T38S R3W Sec 26 TL 408 & 411

Corner is 0.9' west & 1.5' south of fence corner.

TL 408
1.15 Acres

75-14883 ORJC
01-41083 ORJC

Corner is in fence line

S 89°43'30" E 198.55'
S 00°23'48" W 4.00'
S 59°43'49" E 29.78'
N 04°08'45" E 11.59'

69-00644 ORJC
78-23243 ORJC

Southeast corner of SUNNY ACRES SUBDIVISION

D=27°13'24"
R=40.00'
A=19.01'
S 13°24'32" E
LC=18.83'

TL 404

15' easement for ingress and egress to benefit TL 411

Doc. No. 2010-42045 ORJC

TL 411
2.50 acres

83-17154 ORJC
93-22826 ORJC

67-00076 ORJC

Filed Surveys No. 20114 and No. 20876

LEGEND

- = Set 5/8"x24" rebar with orange plastic cap marked "R ROBERTS LS 1656"
- ⊙ = Found 5/8" rebar with red plastic cap marked "Barott LS 2332"
- ⊗ = Found 2" aluminum cap marked "WC LS 2332 2008". (* See note below)
- = Found 1.5" dia. pipe, 6" deep, southeast corner of Sunny Acres Subdivision
- ⊕ = Found 3/4" iron rod, 9" deep, Sunny Acres Subdivision
- ⊙ = Found Jackson County Surveyor 3" dia. brass cap monument

* Note: Found alum. cap bears N 59°44' W 0.88' from southeast corner of TL 408.

- () = Record information from filed County Surveys No. 20114 and No. 20876
- [] = Record information from BLM survey Group No. 1840, Oregon
- { } = Calculated measurements
- JCDR = Jackson County Deed Records
- ORJC = Official Records Jackson County
- x-x- = Wire fence

21261

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
 OREGON REVISED STATUTES

SURVEY FOR: Ron Naumann
 325 Haven Road
 Jacksonville, Oregon 97530

LOCATION: Northwest quarter of Section 26, T38 S, R 3W, WM.
 Jackson County, Oregon

PURPOSE: Property line adjustment to eliminate a strip of land that lies between TL 408 and TL 404, both owned by Naumann. In exchange, Naumann has created a 15 ft. wide access easement for the benefit of TL 411 for the purpose of meeting the requirement of access to a public road.

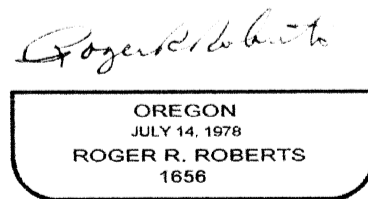
PROCEDURE: All properties involved lie within the boundaries of Government Lot 3. The only private surveys of record within Government Lot 3 are CS 20114, filed in 2008, and CS 20876, filed in 2011. Both surveys located and set monuments relative to the locations of the north, south and east boundaries of said Government Lot. This survey is a retracement of a portion of those surveys, with only minor differences found in measurements.

The location of the west boundary of TL 408 is dependant on the west boundary of Section 26. At the time of the platting of SUNNY ACRES SUBDIVISION, in 1951, the location of the northwest corner of Section 26 had become obliterated. A note on the subdivision plat indicates that the section line was determined by a line between the monumented west quarter of Section 26 and the monumented west quarter of Section 23, a mile north. A 3/4 inch dia. iron pipe was then set on this determined line at the south boundary of DLC 42. That monument was located on this survey. However, the position of the northwest corner of Section 26 was determined during the course of filed survey CS 9216, in 1982. In a dependent resurvey by the BLM in 1997, Group No. 1840 Oregon, measurements were made between the south boundary of DLC 42, the west quarter corner of Section 26, and monumentation set on said Filed Survey CS 9216. The resulting BLM platted measurements compared well with those shown on the three above referenced surveys. The BLM measurements were therefore used to determine the location of the northwest corner of Section 26, after a bearing rotation of 00°02'00" clockwise. From this information, the true location of the intersection of the west boundary of Section 26 with the south boundary of DLC 42 was determined, and found to be 2.20 ft. east of the found 3/4 inch dia. pipe.

Due to the fact that controlling deeds to properties in Government Lot 3 were described at a time when the location of the northwest corner of Section 26 was unknown, and the 3/4 inch diameter pipe was existent, it was decided to hold the position of the found pipe for the purpose of this survey. The historic line of occupation, represented by a long established fence line along the west boundary of TL 408, is in agreement with this decision.

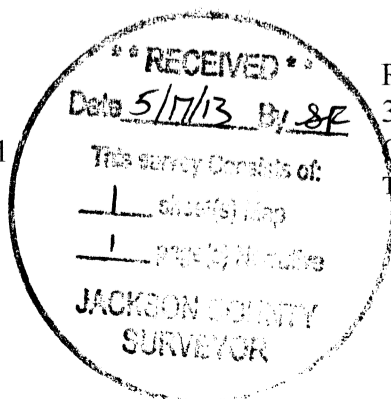
Basis of bearing: CS 20876, along the south boundary of Donation Land Claim No. 42.

Date: November 17, 2012



OREGON
 JULY 14, 1978
 ROGER R. ROBERTS
 1656
 EXPIRES 12-31-2014

T38S R3W Sec 26, TL 408 & TL 411



Roger R Roberts
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 Central Point, OR 97502
 Tel (541) 664-5146