

**MAP OF SURVEY  
PROPERTY LINE ADJUSTMENT**

located in the  
NORTHWEST QUARTER OF SECTION 03,  
TOWNSHIP 38 SOUTH, RANGE 01 WEST,  
WILLAMETTE MERIDIAN,  
JACKSON COUNTY, OREGON

for  
**ROSS ALLEN**

5200 N PALM AVE 310  
FRESNO CA, 93704

**SURVEY NARRATIVE  
TO COMPLY WITH O.R.S. 209.250**

**Purpose:** The purpose of this survey is to adjust the property lines common to Tax Lot 200 and Tax Lot 900 as approved by Jackson County File No.: SUB2014-00021\_PLA. The law says Property Line Adjustments must be surveyed, unless they are greater than 10 acres. Both of these resulting parcels are in excess of 10 acres. The intent of this survey is to define the new dividing line of the adjusted parcels at my client Mr. Allen's request.

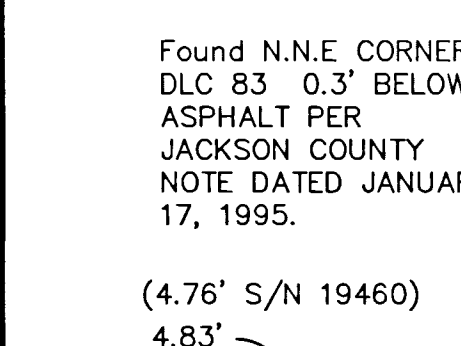
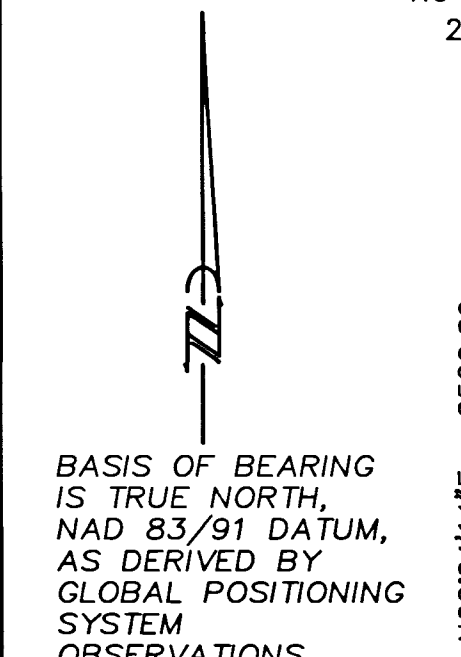
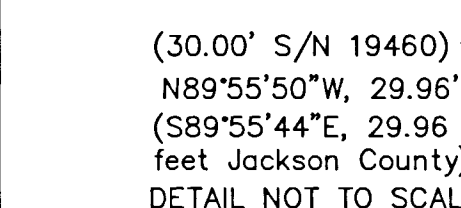
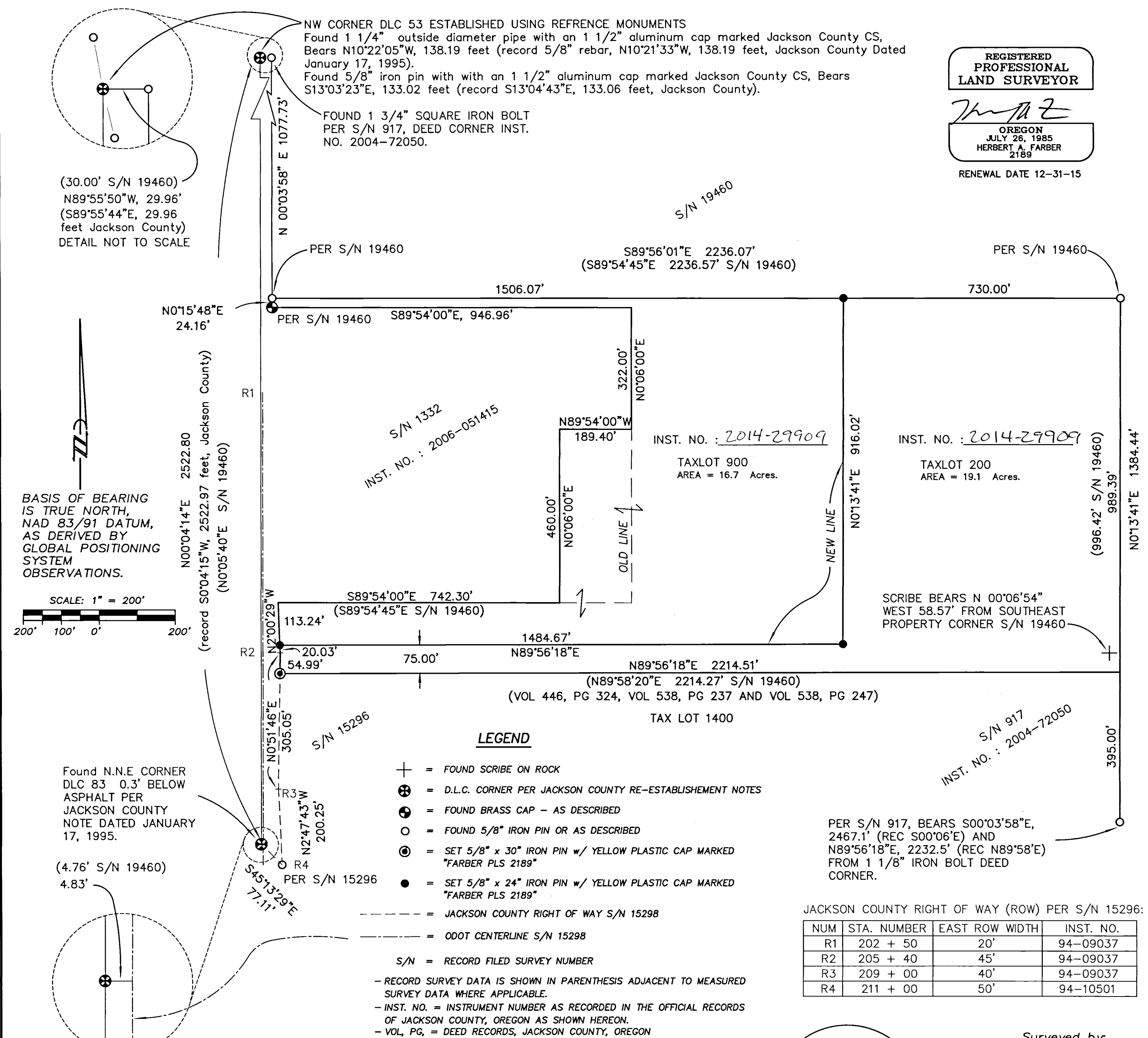
**Procedure:** Mark E. Boyden surveyed these lands in June 1954 to September 1956 as noted in S/N 917. Boyden indicates the centerline of North Phoenix Market Road being between the NW corner of DLC 53 and the SW corner of DLC 84. We tied the found iron bolt reference to the NW of DLC 53 which is also a deed corner and the 5/8 inch iron pin at the southwest corner of the tract described in Inst. No. 2004-72050. S/N 917 was computed starting at the found iron bolt. Following the rotation of the computed survey between the two found monuments to our GPS derived bearing and comparing the difference between the computed location the found pin at the southwest corner of Inst. No. 2004-72050, I determined that the survey and deeds are the same and that I had successfully matched the Boyden survey. The difference in location was 0.17 feet from computed to measured monument. The property being adjusted was last surveyed by S/N 19460 with only the new dividing line being surveyed and now being the north line of the adjusted parcels shown hereon. This line was tied to our original survey work. Based on the original survey 917 and the 19460 the east line was established between the two found survey monuments. Using my professional judgment I decided to not hold the X, it is also not called for in any the deeds of record. It is not clear to me where the X on the rock came from but it does not fit well to the line establish between the monuments to the north and south. The south line of this survey is established at the deed record location is derived as follows. In 1957 Elsie Elrod conveyed the property described in Volume 446, Page 324 creating what is now Tax Lot 1400 the parcel with senior rights and created the south line of the adjusted parcel. The two parcels adjusted where initially described in Volume 538, Page 237, Volume 538, Page 247, and further adjusted in Inst. No. 2006-051415. All of which have the identical language for bearings and distances consistent with S/N 917. There is a 7 foot discrepancy between this survey and S/N 19460 along the east boundary of this survey. S/N 19460 surveyed the north boundary of this survey which is described in Inst No 2006-051415 and held for this survey. S/N 19460 did not alter the title location of the south boundary by their survey and the deeds control title and not surveys. It is not in the scope of this survey to locate the location of the 7 foot error in S/N 19460. It is not in this portion of the survey.

An attempt was made to locate the right of way of North Phoenix Road that was expanded from the original county road right of way as noted in S/N 15296 and Inst. No. 94-10501 more fully described in procedure. S/N 15296 uses the SW corner of DLC 84 and the NNE corner of DLC 83 as a basis for this survey along with an ODOT surveyed centerline which are not directly tied together. All of my attempts to resolve the relationships between ODOT, Jackson County and the Boyden surveys met with failure. We made a good faith attempt at the right if way for the sake of our clients as shown here on. Upon a better location of the true right of way my monuments related to the right of way will become witness monuments.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Herbert A. Farber*  
OREGON  
JULY 26, 1985  
HERBERT A. FARBER  
2189

RENEWAL DATE 12-31-15



NW CORNER DLC 53 ESTABLISHED USING REFERENCE MONUMENTS  
Found 1 1/4" outside diameter pipe with an 1 1/2" aluminum cap marked Jackson County CS, Bears N10°22'05"W, 138.19 feet (record 5/8" rebar, N10°21'33"W, 138.19 feet, Jackson County Dated January 17, 1995).  
Found 5/8" iron pin with with an 1 1/2" aluminum cap marked Jackson County CS, Bears S13°03'23"E, 133.02 feet (record S13°04'43"E, 133.06 feet, Jackson County).

FOUND 1 3/4" SQUARE IRON BOLT  
PER S/N 917, DEED CORNER INST.  
NO. 2004-72050.

INST. NO. : 2014-29909  
TAXLOT 900  
AREA = 16.7 Acres.

INST. NO. : 2014-29909  
TAXLOT 200  
AREA = 19.1 Acres.

SCRIBE BEARS N 00°06'54"  
WEST 58.57' FROM SOUTHEAST  
PROPERTY CORNER S/N 19460

- LEGEND**
- + = FOUND SCRIBE ON ROCK
  - ⊕ = D.L.C. CORNER PER JACKSON COUNTY RE-ESTABLISHMENT NOTES
  - ⊙ = FOUND BRASS CAP - AS DESCRIBED
  - = FOUND 5/8" IRON PIN OR AS DESCRIBED
  - ⊗ = SET 5/8" x 30" IRON PIN w/ YELLOW PLASTIC CAP MARKED "FARBER PLS 2189"
  - = SET 5/8" x 24" IRON PIN w/ YELLOW PLASTIC CAP MARKED "FARBER PLS 2189"
  - = JACKSON COUNTY RIGHT OF WAY S/N 15296
  - - - = ODOT CENTERLINE S/N 15296
  - S/N = RECORD FILED SURVEY NUMBER

RECORD SURVEY DATA IS SHOWN IN PARENTHESIS ADJACENT TO MEASURED SURVEY DATA WHERE APPLICABLE.  
- INST. NO. = INSTRUMENT NUMBER AS RECORDED IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON AS SHOWN HEREON.  
- VOL, PG. = DEED RECORDS, JACKSON COUNTY, OREGON

Examined and approved by Jackson County Development Services, File No SUB2014-00021\_PLA.

By: *Francis M. Newland*

Date: *Nov. 3, 2014*

\*\* RECEIVED \*\*  
DATE *11/2/14* BY *JNA*  
This survey consists of:  
1 sheet(s) Map  
2 page(s) Narrative  
JACKSON COUNTY SURVEYOR

Surveyed by:  
FARBER & SONS, INC. dba  
**FARBER SURVEYING**  
PO BOX 5286  
431 OAK STREET  
CENTRAL POINT, OREGON 97502  
(541) 664-5599

JACKSON COUNTY RIGHT OF WAY (ROW) PER S/N 15296:

NUM	STA. NUMBER	EAST ROW WIDTH	INST. NO.
R1	202 + 50	20'	94-09037
R2	205 + 40	45'	94-09037
R3	209 + 00	40'	94-09037
R4	211 + 00	50'	94-10501