

MAP OF SURVEY
PROPERTY LINE ADJUSTMENT

located in the
SOUTHEAST QUARTER OF SECTION 26,
TOWNSHIP 36 SOUTH, RANGE 4 WEST,
WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON

for
SCOTT PEDERSEN

2787 ROGUE RIVER HIGHWAY
GOLD HILL, OREGON 97525

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

Purpose: The purpose of this survey is to adjust the property line common to the land described in Inst. No.: 94-38373 and Inst. No.: 2005-52467 as approved by the Jackson County Development Services as File No.: SUB2014-00029

Procedure: Both of the properties are portions of the Champlin Subdivision original plat, however there have been two subsequent surveys filed as S/N 14831 and S/N 18394 which had monuments set that were used to reestablish portions of this boundary. The center line of Champlin Lane was calculated holding the south common corner of Lot 5 and 6 and the southwest corner of Lot 9, being 30 perpendicular to the southwest corner of Lot 9, and the center line extended to the southwest corner of Lot 9. This defines the south property line for both of the subject properties being the north right of way line of Champlin Lane. The east line of Lot 8 was computed by holding the found monument at northeast corner of Lot 8 as shown hereon and a point 60 feet west of the southwest corner of Lot 9 along the extended center line of Champlin Lane. To determine the north-south Lot lines I held the bearing for the east line of Lot 8 and proportioned the widths of each lot along the south line and the common line of Lots 6 and 7 per the Champlin Plat records. The Champlin Plat has the angle point along the north boundary at the common corner of lots 6 and 7 at said bearing and proportion distance. Holding the location as described above it is evident the distance for the north line of Lot 8 should be 254.5 feet rather than the record 274.5 resulting in the 20 foot discrepancy noted in the record. The north boundary runs from the northwest corner of Lot 4 to the angle point to the northeast corner of Lot 8 with the north south lines intersecting said north line.

Once the Champlin lots were established I needed to establish the exceptions described in the deeds describing the subject properties. To establish the land described in Inst. No.: 94-38373 I held the deed record distance of 291.05 feet measured from the Southeast corner and holding the established bearing for the East line of Lot 8. Then to establish west boundary of the land described in Inst. No.: 2005-052467 I held the computed position for the Northwest and found Southwest corner of Lot 6 and held the deed record 145.6 feet for distance along the established Northerly line and 128.35 feet along the south line for the boundary of said exception area of the unsurveyed parcel as shown hereon.

The right of way location for Pacific Highway is the Northerly boundary of the Lots from the Original Champlin Subdivision Plat as shown hereon.

Three monuments marking the new property line were set and shown hereon.

Surveyed by:
FARBER & SONS, INC. dba

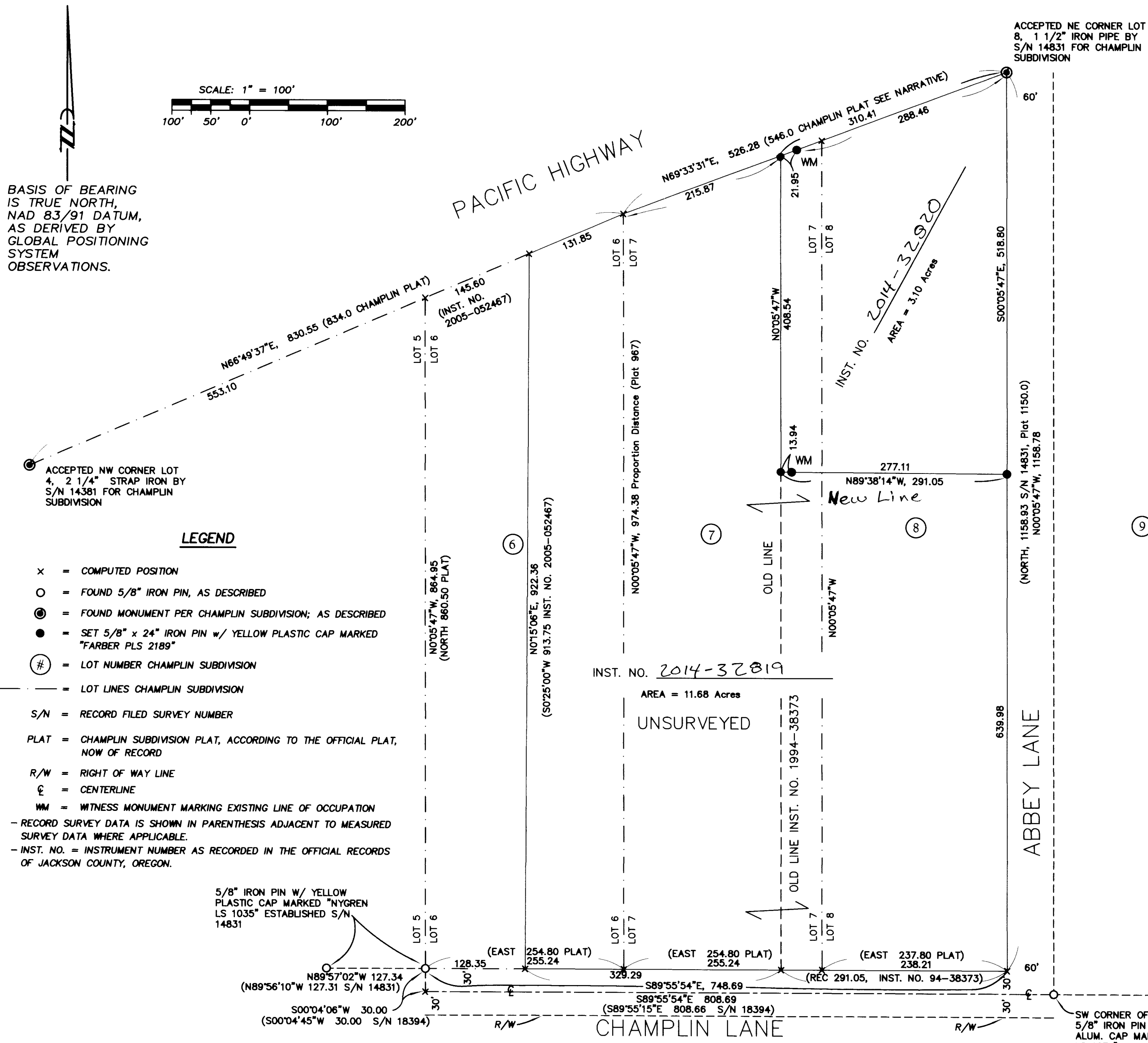


PO BOX 5286
431 OAK STREET
CENTRAL POINT, OREGON 97502
(541) 664-5599

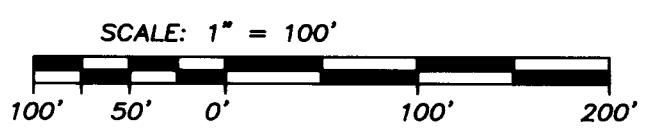
DATE: SEPTEMBER 5, 2014
JOB NO.: 2170-14

DRAWING FILE: JOBS\Gold Hill\Rogue River hwy\pedersen rogue river hwy\microSurvey\Final Plats Surveys\MOS 090515.dwg

DRAWN BY: LSH ORIG. DATE: 09/05/2014 REVISED BY: DATE:



BASIS OF BEARING IS TRUE NORTH, NAD 83/91 DATUM, AS DERIVED BY GLOBAL POSITIONING SYSTEM OBSERVATIONS.



LEGEND

- x = COMPUTED POSITION
- o = FOUND 5/8" IRON PIN, AS DESCRIBED
- ⊙ = FOUND MONUMENT PER CHAMPLIN SUBDIVISION; AS DESCRIBED
- = SET 5/8" x 24" IRON PIN w/ YELLOW PLASTIC CAP MARKED "FARBER PLS 2189"
- ⑧ = LOT NUMBER CHAMPLIN SUBDIVISION
- = LOT LINES CHAMPLIN SUBDIVISION
- S/N = RECORD FILED SURVEY NUMBER
- PLAT = CHAMPLIN SUBDIVISION PLAT, ACCORDING TO THE OFFICIAL PLAT, NOW OF RECORD
- R/W = RIGHT OF WAY LINE
- ℄ = CENTERLINE
- WM = WITNESS MONUMENT MARKING EXISTING LINE OF OCCUPATION
- 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.

5/8" IRON PIN W/ YELLOW PLASTIC CAP MARKED "NYGREN LS 1035" ESTABLISHED S/N 14831

SW CORNER OF LOT 9, 5/8" IRON PIN W/ 1 1/2" ALUM. CAP MARKED "CENTER LS 1071" ESTABLISHED S/N 18394

Examined and approved by Jackson County Development Services, File No SUB2014-00029.

By: *[Signature]*

Date: December 8, 2014

** RECEIVED **
DATE 12/15/14 BY PB
This survey consists of:
1 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]
OREGON JULY 26, 1985
HERBERT A. FARBER 2189

RENEWAL DATE 12-31-15