

### Property Line Adjustment/Consolidation

For:  
 Byron Warmington Mary Ellen Sprague  
 311 Ashland Ave. F 2988 Bailey Ave.  
 Medford, Oregon 97504 Medford, Oregon 97504

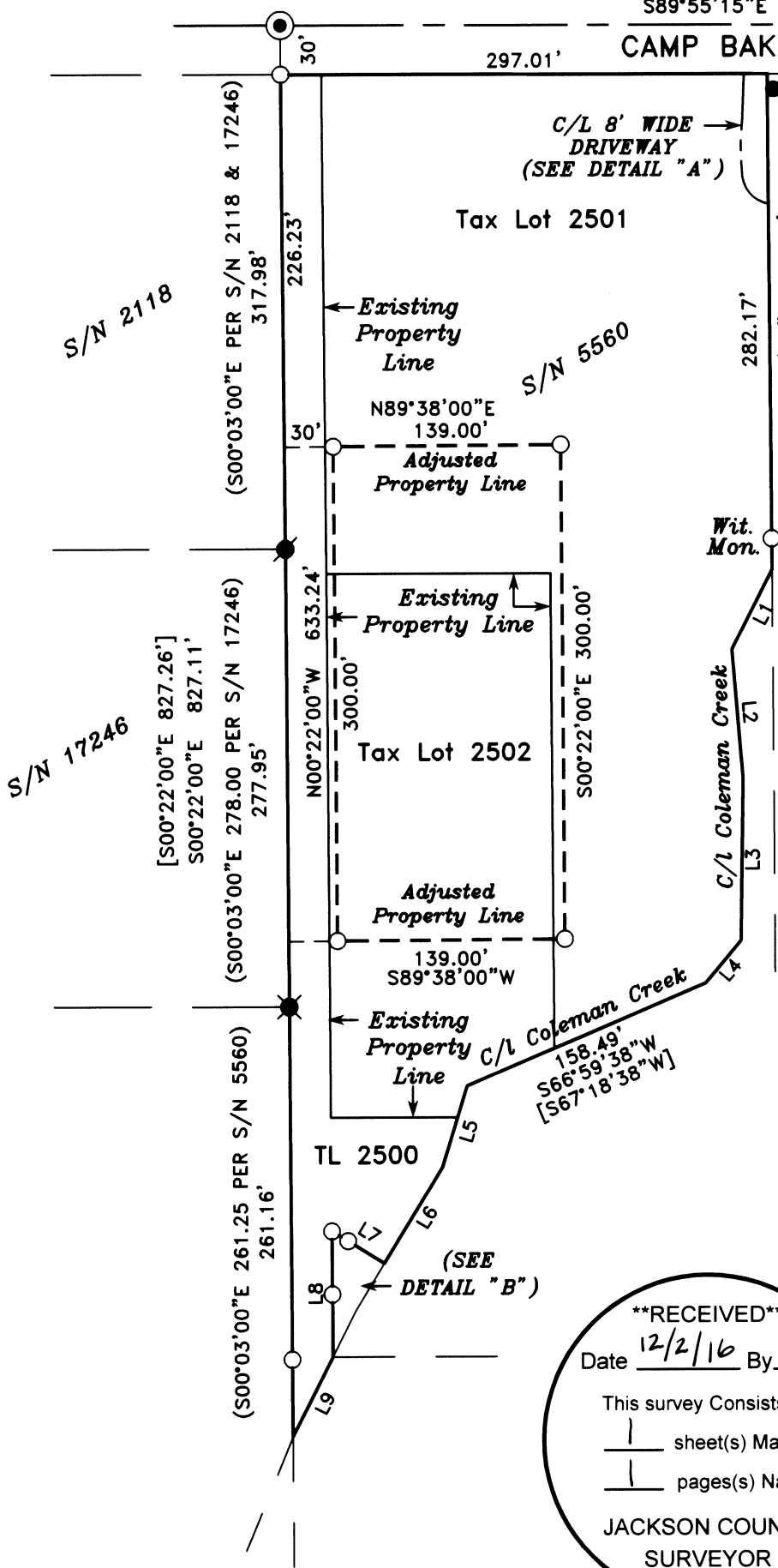
Located In:  
 the S.W. 1/4 of Section 16, (16C)  
 Township 38 South, Range 1 West, W.M.,  
 Jackson County, Oregon  
 TL 2500, 2501 & 2502

FOUND BRASS DISC  
 4" DEEP STAMPED  
 JACKSON COUNTY  
 T38S R1W  
 1/4 17 16  
 1970  
 CONTROL MONUMENT

FOUND BRASS DISC  
 FLUSH STAMPED  
 T38S R1W  
 C1/4

(S89°37'27"E 2640.89' PER S/N 21450)  
 (S89°34'E 2640.80' PER S/N 10040)  
 S89°55'15"E 2640.83' (BASIS OF BEARING)

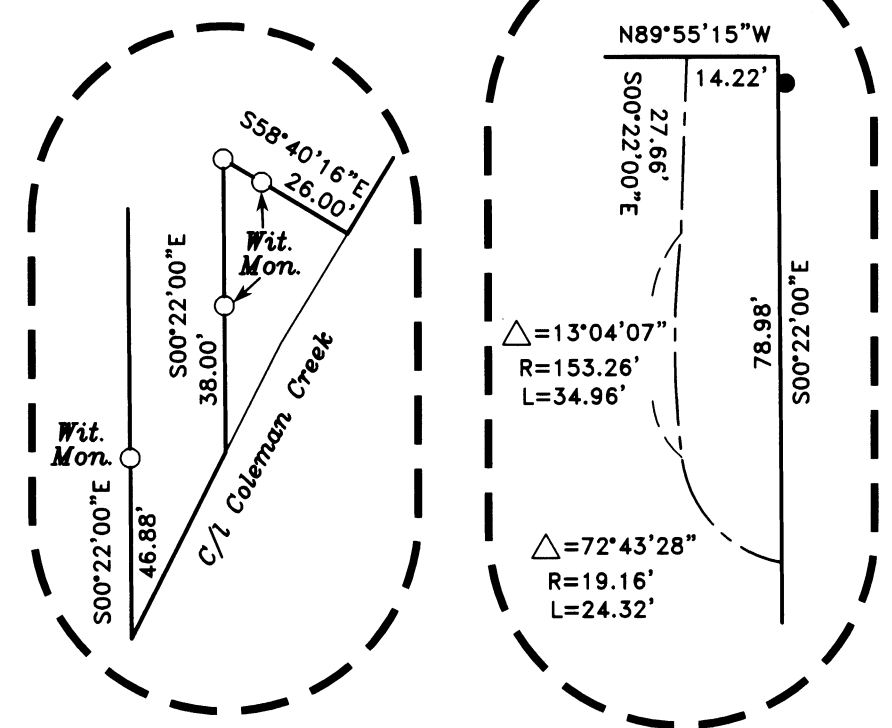
CS  
 1987



FOUND 4" DEEP  
 LEANING SOUTHERLY  
 S11°05'30"E  
 0.21'

Detail "A"  
 Scale: 1" = 30'

Detail "B"  
 Scale: 1" = 50'



TAX LOT 2500 & 2501 ADJUSTED/COSOLIDATED PER  
 DOC. NO. 2016-039823, O.R.J.C.O. (3.20 ACS.)

TAX LOT 2502 ADJUSTED PER DOC. NO.  
 2016-039822, O.R.J.C.O. (0.96 ACS.)

LINE TABLE

LINE	BEARING	DISTANCE	BEARING	DISTANCE
L1	S26°50'30"W	54.31'	S27°09'30"W	
L2	S04°53'55"E	78.57'	S04°34'55"E	
L3	S00°44'18"W	98.51'	S01°03'18"W	
L4	S39°50'27"W	33.67'	S40°09'27"W	
L5	S17°09'07"W	51.59'	S17°28'07"W	
L6	S31°19'44"W	68.27'	S31°38'44"W	
L7	N58°40'16"W	37.69'	N58°21'16"W	40.00'
L8	S00°22'00"W	76.29'	S00°03'00"W	75.00'
L9	S26°57'54"W	54.45'	S27°16'54"W	

**\*\*RECEIVED\*\***  
 Date 12/2/16 By PB  
 This survey consists of:  
 1 sheet(s) Map  
 1 pages(s) Narrative  
 JACKSON COUNTY  
 SURVEYOR

HOFFBUHR & ASSOCIATES, INC.  
 880 GOLF VIEW DR. STE. 201 MEDFORD, OREGON  
 (541) 779-4641  
 BY: DAVID M. MINNECI RPLS NO. 2349  
 SCALE: 1 INCH = 100' OCTOBER 25, 2016  
 BASIS OF BEARING: SURVEY NO. 5560  
 (SECTION LINE)

- = SET 5/8" x 24" IRON PIN WITH PLASTIC CAP STAMPED "HOFFBUHR & ASSOC., INC."
- = FOUND 5/8" PIN PER SURVEY NO. 5560.
- = FOUND 5/8" PIN PER S/N 2118.
- ⊗ = FOUND 5/8" PIN WITH PLASTIC CAP STAMPED "CENTER LS 1071" PER S/N 17246.
- ⊙ = FOUND BRASS CAP AS NOTED
- S/N = SURVEY NUMBER
- [ ] = DOCUMENT NO. 2011-001619, O.R.J.C.O. AND/OR SURVEY NUMBER 5560.
- O.R.J.C.O. = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON
- Wit. Mon. = WITNESS MONUMENT

JACKSON COUNTY DEVELOPMENT SERVICES  
 FILE NO. 439-16-00045-SUB

EXAMINED AND APPROVED BY JACKSON COUNTY DEVELOPMENT SERVICES THIS 02 DAY OF December, 2016

*David M. Minnecci*  
 DEVELOPMENT SERVICES

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
*David M. Minnecci*  
 OREGON  
 JULY 26, 1988  
 DAVID M. MINNECI  
 2349

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

Survey for: **Byron Warmington** **Mary Ellen Sprague**  
311 Ashland Ave. F 2988 Bailey Ave.  
Medford, Oregon 97504 Medford, Oregon 97504

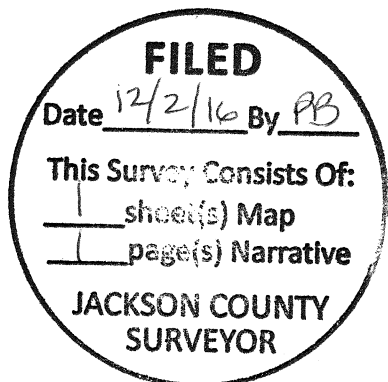
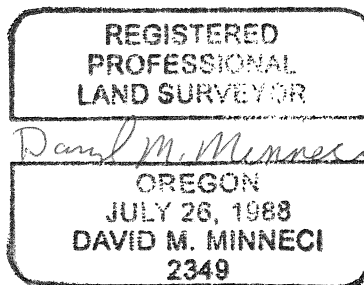
Location: The Southwest one-quarter (1/4) of Section 16, Township 38 South,  
Range 1 West, Willamette Meridian, Jackson County, Oregon.

Purpose: Survey, monument and record a map of survey for a Property Line  
Adjustment/Consolidation (Jackson County Planning file no. 439-  
16-00045-SUB) of the property described in Document No. 2011-  
001619. The North property line of tax lot 2502 was running  
through an existing shop. This adjustment will leave both the exist-  
ing house and shop entirely within the adjusted tax lot.

Procedure: These properties are shown on the Assessors plat as tax lots 2500,  
2501 and 2502, but the last deeds conveying the property (Docu-  
ments No. 2009-019402 and 2011-001619 only describe two tax  
lots inclusive. To eliminate any future concerns and with the con-  
sent of the property owners, it was decided to consolidate tax lots  
2500 and 2501 in this adjustment.  
The North boundary of tax lot 2501 was established 30.00 feet  
Southerly of and parallel to the centerline of Section 16. The West  
boundary is the West line of Section 16 by locating monuments set  
on this line from prior surveys. A portion of the East line is de-  
scribed by course as being parallel to the West line. The remainder  
of the East line and the Southeast line are described as being "the  
average centerline of Coleman Creek. As the creek is heavily over-  
grown with brush, the bearings and distances from Survey No.  
5560 rotated to the bearing of the West line of Section 16 were ap-  
plied with witness monuments referencing the courses on the af-  
fected property lines.  
The boundary of tax lot 2502 was established at the request of the  
client maintaining equal acreage and complying with all associated  
setbacks.

Basis of  
Bearing: Center line of Section 16 per Survey No. 5560.

Date: October 25, 2016



David M. Minneci  
L.S. 2349 - Oregon  
Expires 12/31/16  
880 Golf View Dr. St., Ste. 201  
Medford, Oregon 97504