

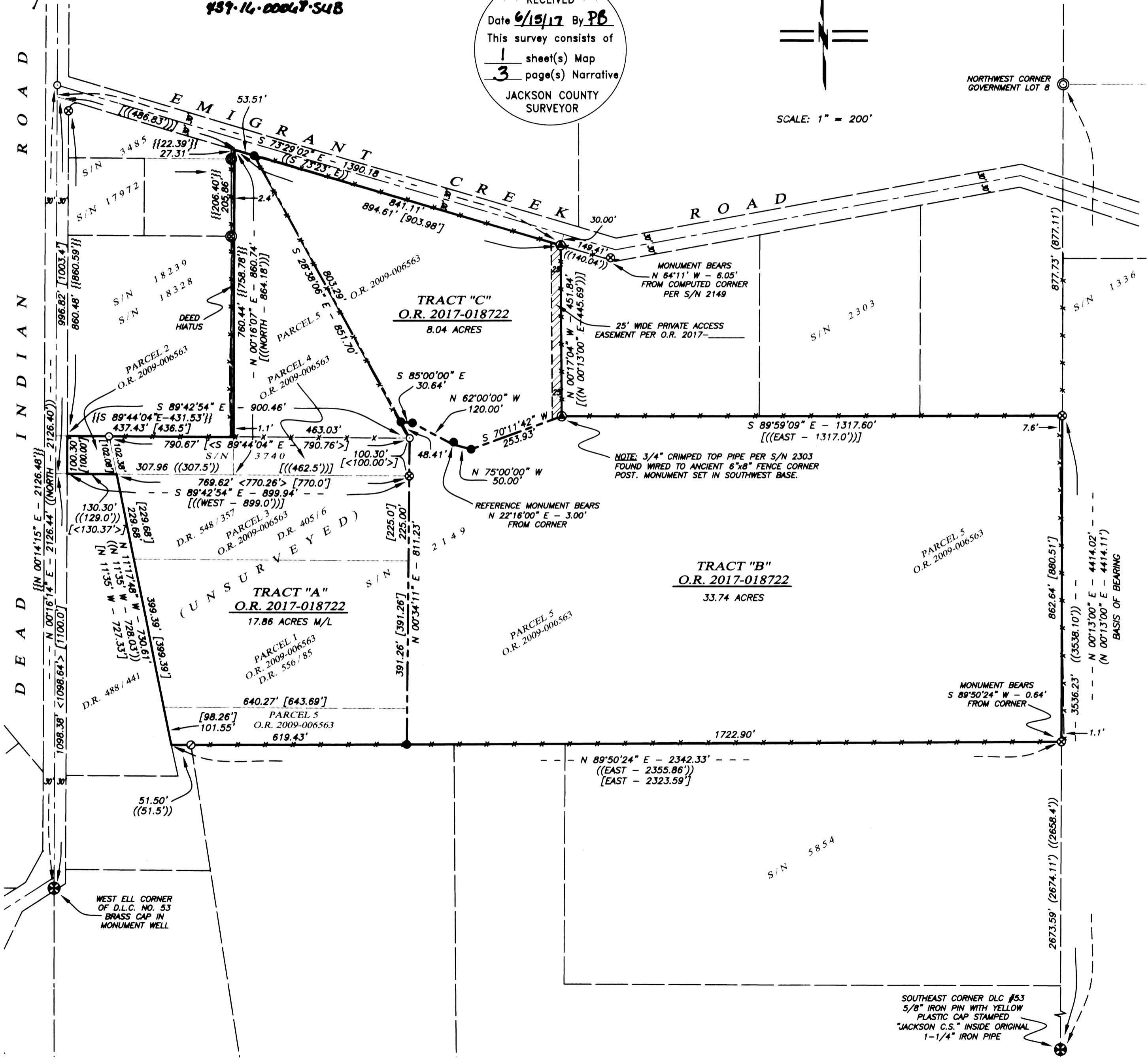
*Francis Denny*  
**APPROVAL**  
 JACKSON COUNTY DEVELOPMENT SERVICES  
 FILE NO. 439-16-00069-SUB  
**439-16-00067-SUB**  
 DATE **06-15-2017**

**\*\* RECEIVED \*\***  
 Date **6/15/17** By **PB**  
 This survey consists of  
 1 sheet(s) Map  
 3 page(s) Narrative  
 JACKSON COUNTY SURVEYOR

SCALE: 1" = 200'

**MAP OF SURVEY**  
**PROPERTY LINE ADJUSTMENT**  
 LYING SITUATE WITHIN  
 SOUTH ONE-HALF OF SECTION 12  
 NORTH ONE-HALF OF SECTION 13  
 TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN  
 JACKSON COUNTY, OREGON

FOR  
**Darlene Saunders**  
 100 Emigrant Creek Road  
 Ashland, Oregon



**LEGEND**

⊗	DONATION LAND CLAIM CORNER, AS DESCRIBED, PER JACKSON COUNTY RE-ESTAB. NOTES, S/N 2149, 13365 & 18239 (RECOVERED)
⊙	2-1/2" BRASS CAPPED IRON PIPE PER S/N 13365 (RECOVERED)
⊕	5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "HOFFBUHR & ASSOC. INC." PER S/N 18239 & 18328 (RECOVERED)
○	1/2" IRON PIN PER S/N 3740 & 3785 - BURRELL (RECOVERED)
⊖	5/8" IRON PIN PER S/N 2149 - L.E. AGER (RECOVERED)
⊗	1/2" IRON PIPE PER S/N 2303 & 2149 - L.E. AGER (RECOVERED)
⊕	3/4" CRIMPED TOP IRON PIPE PER S/N 2303 & 2149 - AGER (RECOVERED)
●	5/8" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
---	PROPERTY BOUNDARY LINE
- - - -	ADJUSTED PROPERTY LINE
---	BOUNDARY LINE
---	CENTERLINE
- - - -	EASEMENT LINE
x-x-x-x	FENCELINE
O.R.	OFFICIAL RECORDS, JACKSON COUNTY CLERK
S/N	SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
DLC	DONATION LAND CLAIM - AS DESCRIBED
M/L	MORE OR LESS
( )	SURVEY RECORD DATA PER S/N 13365 (E.L. SWAIN)
(( ))	SURVEY RECORD DATA PER S/N 2149, 2303, & 3785 (L.E. AGER)
{ }	SURVEY RECORD DATA PER S/N 2303 (L.E. AGER)
{{ }}	SURVEY RECORD DATA PER S/N 18239 & 18328 (HUCK)
< >	SURVEY RECORD DATA PER S/N 3740 (BURRELL)
[ ]	DEED RECORD DATA PER O.R. 2009-006563

**BASIS OF BEARING**  
 THE BASIS OF BEARING FOR THIS SURVEY IS THE EAST LINE OF DONATION LAND CLAIM NO. 53 IN TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, HAVING A RECORD BEARING OF NORTH 00°13'00" EAST, AS REFERENCED ON SURVEY NO. 13365, 2303, AND 2149, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

**REGISTERED PROFESSIONAL LAND SURVEYOR**

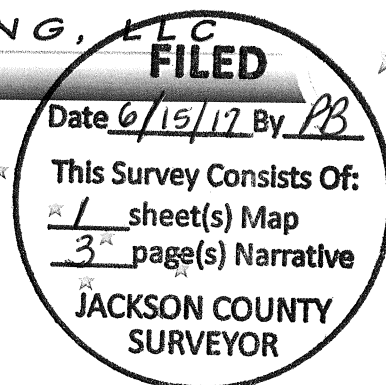
*Shawn Kampmann*  
 OREGON  
 JULY 14, 1998  
 SHAWN KAMPMANN  
 2883 LS

RENEWAL DATE: 6/30/2017

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

DATE: APRIL 26, 2017  
 PROJECT NO. 1090-16

Assessor's Map No. 39 1E 13 B, Tax Lot 100 & 39 1E 13 A, Tax Lot 200  
 Assessor's Map No. 39 1E 12, Tax Lots 802, 804, 1000, 1100, & 1103



SURVEY NO. 22266

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

- SURVEY FOR:** Darlene Saunders  
100 Emigrant Creek Road  
Ashland, Oregon 97520
- LOCATION:** The Southeast Half of Section 12 and the North Half of Section 13 within Donation Land Claim No. 53, Township 39 South, Range 1 East, Willamette Meridian, Jackson County, Oregon.
- PURPOSE:** To survey a property line adjustment between those tracts of land described within Instrument No. 2009-006563 of the Official Record in Jackson County, Oregon, as approved by Jackson County Development Services File No. 439-16-00069-SUB.
- PROCEDURE:** Utilizing a Leica TCRP 1203 robotic total station and ranging prisms, along with a Leica 1200 Smart Rover GNSS receiver operating on the Oregon Department of Transportation ORGN geodetic network, I set out to retrace the boundaries of the subject property which are a compilation of very old deeds that were originally surveyed between 1958 and 1967 by L.E. Ager, Oregon LS No. 21 in his performance of Survey No. 2149, 2199, 2303 & 3485. The subject property is described as being all of Parcels 1 through 6 within Instrument No. 2009-006563 and almost all of the metes and bounds calls in this deed are identical with, and likely based on or utilized by the aforementioned Ager surveys. In the course of this survey I discovered angular and dimensional errors within and between the Ager surveys themselves with discrepancies up to thirty two feet between Ager's own monuments, therefore in order to write legal descriptions for the tracts herein for this property line adjustment, it was necessary to search for every monument of record from these and other adjoining surveys in order to come to a satisfactory resolution. Although various discrepancies and conflicts were found to exist between deed and survey records, original survey monuments recovered by this survey were determined to be the best locational evidence and found in harmony with old fence lines and other improvements. Although the boundaries of Tract 3 were essentially determined by this survey, monuments were not required to be established as provided by O.R.S. 92.055.

**PROCEDURE (continued)**

For the purpose of this survey, I begin my retracement of the exterior boundary the "Van Vleet" and "Brewer" tracts and the south 100 feet of the Elam tract denoted on Ager's Survey No. 2149, excepting out the tracts denoted on Ager's Survey No. 2303, by locating the most easterly line of the subject property exterior boundary, being the East line of Donation Land Claim No. 53. Monuments were recovered at the southeast corner of said Claim No. 53 and the northwest corner of Government Lot 8 and held as the Basis of Bearing for this survey.

The north line of Parcel 5 of the subject property is described by deed as the southerly line of Emigrant Creek Road, historically referred to as "Dry Ice Plant Road" having been described in a resolution and surveyors report and accepted by the County Commissioner's in 1933 per C.J. Volume 23, Page 413. The description for the right-of-way therein though does not align well with the physical location or alignment described in the Commissioner's journal, nor with long standing fences and other lines of occupation along the road. Ager's Survey No. 2149 was the first survey of record denoting the location of Emigrant Creek Road, and Ager's Survey No. 2303 performed five years later denotes a 0°09' difference in bearing, although both surveys have the same bearing for the east line of Donation land Claim No. 53. Then on Ager's Survey No. 3485, he establishes a monument at the centerline intersection of Dead Indian Road and Emigrant Creek Road, which subsequent Survey No.'s 12088, 12942, 17972, 18239 and 18328, as well as this survey, holds for said centerline intersection, but does not correlate to the distance shown on Ager's Survey No. 2149 by approximately 8.25 feet, measured from the ell corner of D.L.C. No. 53. Because of these "not so insignificant" discrepancies and/or errors found between these surveys and deeds, subsequent retracement surveyors have been reticent to make a positive determination on the right of way, including myself at this time, although I did recover two of Ager's pipes along the right of way that appeared to not have been found nor searched for by Survey No.'s 12942, 17972 or 18239. For the purpose of this survey, without making any express warranty regarding the true right of way location for Emigrant Creek Road based on numerous deed and survey discrepancies and conflicts found that cannot be resolved with any certainty, I hold the iron pin recovered at the centerline of Dead Indian Road and Emigrant Creek Road established by L.E. Ager in Survey No. 2149, and compute a 30.00 foot perpendicular offset to a trademark L.E. Ager crimped top iron pipe recovered at north base of an old 6"x 8" wood fence corner post for the most northerly-northeast corner of Parcel 5 of the subject tract. With this calculated right of way line, I hold the deed and survey record distance 486.83 feet from the intersection of the south line of Emigrant Creek Road with the centerline of Dead Indian Road for the most northerly-northwest corner of said described Parcel 5.

At the most northerly-southeast corner of said Parcel 5, another recovered crimped top iron pipe was wired to another 6"x 8" old wood fence corner post. I determine this pipe to be the original monument as all but the crimped end was rusted and scaled from being buried for many years in the wet soil near a drainage ditch. I reset this pipe in the ground alongside the southwest corner of the existing fence post, which appeared in age to have likely been set at the time of Ager's 1963 Survey

**PROCEDURE (continued)**

No. 2303. Continuing easterly and intersecting the East line of Donation Land Claim No. 53, another Ager iron pipe established on Survey No. 2303 was recovered at the most easterly-northeast corner of the subject property and held for position. Continuing south along said East line of Claim No. 53, another Ager iron pipe was found near the most southerly-southeast corner of the property as denoted on Survey No. 2149, although west by over half a foot of said East Claim line. For the south line, I hold this pipe and an Ager iron pin recovered 51.5 feet from the most southerly-southwest corner of the Van Vleet tract denoted on Survey No. 2149. The record Ager pin previously established at the southwest corner of said Van Vleet tract fell in Neil Creek and could not be recovered by this survey therefore I hold the deed and survey record distance of 51.50 feet along the south line extended west for the most southerly-southwest corner of Parcel 5.

From said southerly-southwest corner, I run a line northwesterly along the westerly line of the Brewer tract denoted on said Survey No. 2149 and also described in Volume 405, Page 6 and Volume 556, Page 85 of the Deed Records in said County, and its northwesterly extension thereof, to an iron pin established by George Burrell on Survey No. 3740, which I hold for the westerly line of Parcels 5, 1 and 4. The north and south lines of Parcels 2 and 4 were determined by extending lines westerly along with and parallel to the north line of said Parcel 4 between Burrell monuments recovered at the northeast and northwest corners of Parcel 4, and from the Ager iron pipe recovered at the southeast corner thereof, to intersect the east line of Dead Indian Road (now renamed Dead Indian Memorial Road).

To determine the southwest corner of the most northerly-west line of said Parcel 5 which lies on the north line of said described Parcel 4, I hold the deed and survey record distance of 462.50 feet westerly along the north line of Deed Record Volume 405, Page 6, which correlates with Survey No. 2149, and from this point run a line northerly to the previously determined most northerly-northwest parcel corner on the southerly line of Emigrant Creek Road.

**BASIS OF BEARING:** The Basis of Bearing for this survey is the East line of Donation Land Claim No. 53 in Township 39 South, Range 1 East of the Willamette Meridian, having a record bearing of North 00°13'00" East, as referenced on Survey No. 2149, 2303 & 13365, on file in the office of the Jackson County Surveyor.

**DATE:** April 26, 2017

**PREPARED BY:** Shawn Kampmann,  
Professional Land Surveyor

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



*Shawn Kampmann*



Renewal Date: 6/30/2017