

# MAP OF SURVEY Property Line Adjustment

Approved by the Jackson County Development Services (File No. 439-18-00019-SUB)

By: Charles Bennett Date: 8-6-2018

**SURVEY FOR:**  
James and Barbara Hubbard  
1395 Brownsboro Road  
Eagle Point, OR. 97524  
and  
Snow View Holdings LLC  
1635 Brownsboro Road  
Eagle Point, OR. 97524

**SURVEY BY:**  
Kaiser Surveying  
P.O. Box 1046  
Eagle Point, OR. 97524

**DATE:**  
July 31, 2018

**LOCATION:**  
Section 35  
T.35S.,R.1W., W.M.,  
Jackson County, Oregon

### CURVE DATA

Δ	R	L	LC
① 29°41'00"	602.958'	312.38'	S43°27'30"W, 308.89'
② 16°02'00"	602.958'	168.73'	S66°19'00"W, 168.18'
③ 31°27'09"	180.00'	98.81'	S77°16'26"E, 97.575'

### LEGEND

- = Found Monument as Indicated
- △ = Found 5/8" Iron Pin  
See S.N. 4195
- = Found 5/8" Rebar with orange  
Plastic Cap marked "B KAISER  
RLS 52923" - S.N. 21615

### TANGENTS

- Ⓐ N87°00'00"E, 243.76'
- Ⓑ S52°41'20"E, 21.80'
- Ⓒ S52°41'20"E, 82.38'
- Ⓓ S64°33'42"E, 115.63'

S.N. = Filed Survey Number  
County Surveyors Office

R.M. = Reference Monument

C.S. = County Surveyor

( )<sub>1</sub> = Record/Inst. No. 2004-058161 O.R.

( )<sub>2</sub> = Record/Inst. No. 2011-009721 O.R.

( )<sub>3</sub> = Record/S.N. 17083

( )<sub>4</sub> = Record/S.N. 10239

( )<sub>5</sub> = Record/S.N. 9 & Inst. No. 95-08915 O.R.

( )<sub>6</sub> = Record/Jackson County Surveyor Roll Map 15/11

—x—x— = Fence

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

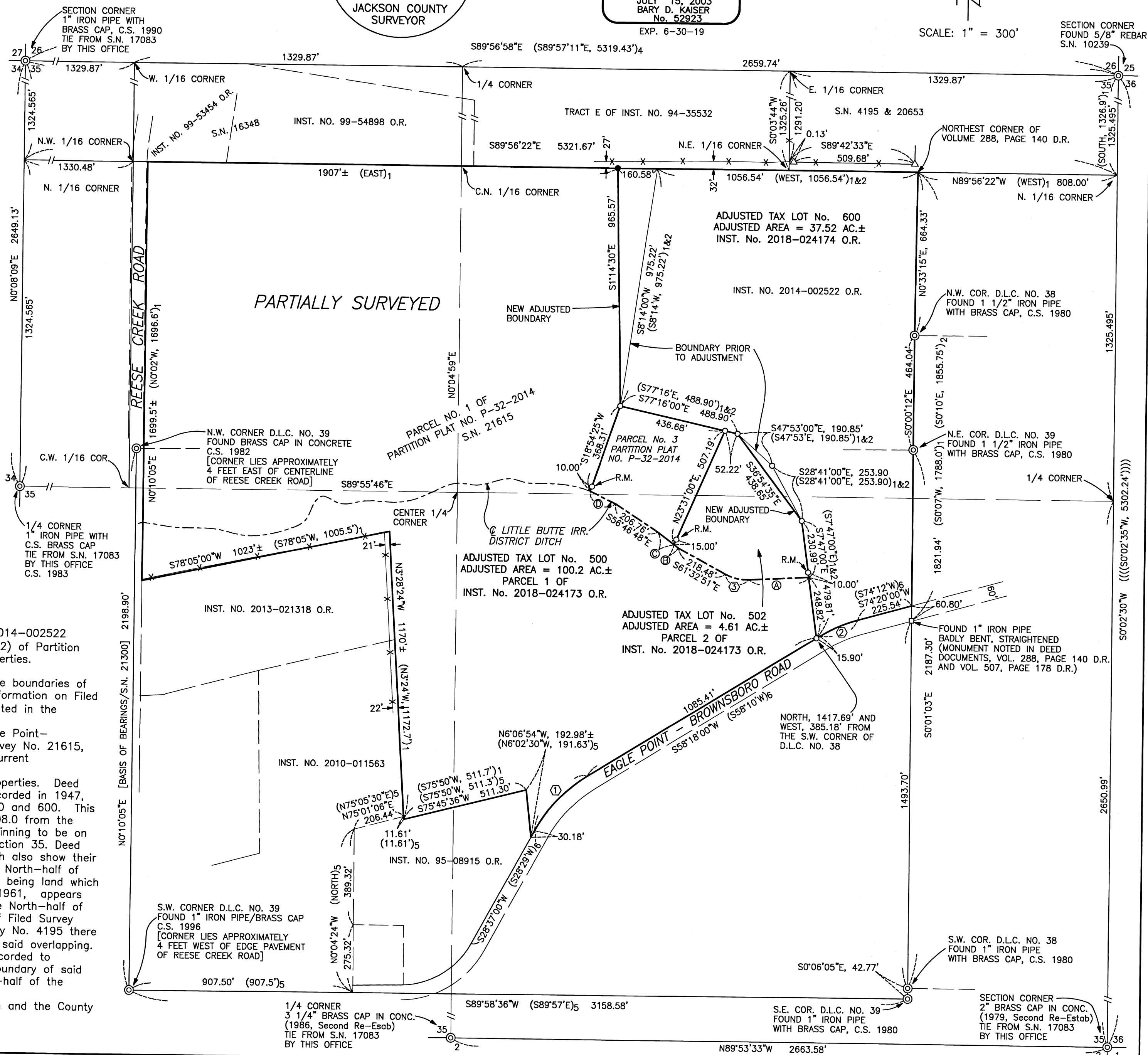
**PURPOSE:** Property Line Adjustment Survey of tract described in Instrument No. 2014-002522 O.R. (Tax Lot 600), Parcel No. 1 (T.L. 500) and Parcel No. 2 (T.L. 502) of Partition Plat No. P-32-2014. Also prepared descriptions of the Adjusted Properties.

**PROCEDURE:** Equipment used on survey was a Nikon DTMS22 total station. The boundaries of the subject property was located from current deed documents and information on Filed Survey Nos. 9, 10239, 17083, 21300, 21615 and roll map 15/11 located in the Jackson County Surveyors Office.

The boundaries of Tax Lot Nos. 500 and 502 along with the Eagle Point-Brownsboro Road were located from information as shown on Filed Survey No. 21615, Partition Plat No. P-32-2014, which created said properties in their current configuration.

Discrepancies were found to exist in the deeds of the subject properties. Deed document granting property to Vaughn, Volume 288, Page 140 D.R. recorded in 1947, was the first deed out for a tract of land for a combined Tax Lot 500 and 600. This deed begins at a point that bears South, 1326.9 feet, thence West, 808.0 from the Northeast corner of Section 35, which shows the intended point of beginning to be on the Southerly boundary of the North-half of the North-half of said Section 35. Deed documents shown on the annexed map for properties lying to the North also show their Southerly boundary to be the South boundary of the North-half of the North-half of Section 35. Deed document granting property from Vaughn to Vaughn, being land which is known as Tax Lot 600, recorded in Volume 507, Page 178 D.R. in 1961, appears to create an overlap onto the North side of the said North-half of the North-half of Section 35 of near 30 feet, and closely coincides with the recording of Filed Survey Nos. 2902 and 4195 by Surveyor J.A. Hoffbuh, in which on said Survey No. 4195 there was an intention of being a "Boundary Line Agreement" in the area of said overlapping. Through my research I found no boundary line agreement document recorded to substantiate said Recorded Survey and determined the true Northerly boundary of said Tax Lot 600 to be the before mentioned South boundary of the North-half of the North-half of Section 35 as shown hereon.

The New Adjusted boundaries were located per the clients direction and the County Approval.



\*\* RECEIVED \*\*  
 Date 8/9/18 By PB  
 This survey consists of:  
 1 sheet(s) Map  
 0 page(s) Narrative  
 JACKSON COUNTY  
 SURVEYOR

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
*Bary D Kaiser*  
 OREGON  
 JULY 15, 2003  
 BARY D. KAISER  
 No. 52923  
 EXP. 6-30-19

SCALE: 1" = 300'  
 SECTION CORNER  
 FOUND 5/8" REBAR  
 S.N. 10239