

MAP OF SURVEY PROPERTY LINE ADJUSTMENT (439-19-00006-SUB)

APPROVAL (FILE 439-19-00006-SUB)

JACKSON COUNTY DEVELOPMENT SERV. DATE 7/11/19

For CHRISTINA GAGE-BOWMAN & B&C PROPERTY MANAGEMENT LLC

Located in:
The N.W. 1/4 of SECTION 03, T.35S., R.1W.,
Willamette Meridian, Jackson County Oregon
17525 HWY 62
EAGLE POINT, OR. 97524

FILED
Date 7/11/19 By PB
This Survey Consists Of:
- sheet(s) Map
- sheet(s) Narrative
JACKSON COUNTY
SURVEYOR

CORNER COMMON TO SECTIONS 33 & 34, T.34S.,
AND SECTIONS 3 & 4, T.35S., R.1W., W.M.
FOUND 2 1/2" BRASS CAP, EXPOSED 6". PER
JACKSON COUNTY FIRST RE-ESTABLISHMENT
CORNER NOTES, DATED DECEMBER 27, 1966.

| LINE | BEARING | DISTANCE | LINE | BEARING | DISTANCE |
|------|----------------|------------|------|----------------|------------|
| L1 | N14°57'57"W | 25.54' | L2 | (N89°51'20"E)3 | (5.00')3 |
| L2 | N89°51'20"E | 15.00' | L3 | (N66°31'23"E)3 | (35.58')3 |
| L3 | N66°31'23"E | 35.58' | L4 | (N78°44'30"E)3 | (60.93')3 |
| L4 | N78°44'30"E | 60.93' | L5 | (S86°27'10"E)3 | (80.61')3 |
| L5 | S86°27'10"E | 80.61' | L6 | (N80°04'38"E)3 | (33.58')3 |
| L6 | N80°04'38"E | 33.58' | L7 | (N57°36'27"E)3 | (33.59')3 |
| L7 | N57°36'27"E | 33.59' | L8 | (N40°35'50"E)3 | (102.70')3 |
| L8 | N40°35'50"E | 102.70' | L9 | (N67°37'25"E)3 | (52.25')3 |
| L9 | N67°37'25"E | 52.25' | L10 | (S87°39'30"E)3 | (93.30')3 |
| L10 | S87°39'30"E | 93.30' | L11 | N89°51'21"E | 21.71' |
| L11 | N89°51'21"E | 21.71' | L12 | N12°03'09"W | 9.28' |
| L12 | N12°03'09"W | 9.28' | L13 | (S00°17'28"W) | (1313.07') |
| L13 | (S00°17'28"W) | (1313.07') | L14 | (N89°51'20"E)1 | (15.90')1 |
| L14 | (N89°51'20"E)1 | (15.90')1 | L15 | (N89°51'20"E) | (1.24') |
| L15 | (N89°51'20"E) | (1.24') | L16 | (N89°51'20"E) | (1.92') |
| L16 | (N89°51'20"E) | (1.92') | | | |
| L17 | N89°48'59"E | 499.36' | | | |
| L18 | N36°37'48"W | 446.60' | | | |

HR HOLDINGS LLC
DEED DOC. NO. 2006-45745 O.R.
TAX LOT 903 (444.98')

BASIS OF BEARING
(S00°17'28"W 2845.28')
(S00°17'28"W 2845.68')

BRETT & BELLE M. McBEE
DEED DOC. NO. 1990-09717 O.R.
TAX LOT 900 (441.94')

GARY & KAREN BAAS
DEED DOC. NO. 2018-20714 O.R.
TAX LOT 504

CHRISTINA GAGE-BOWMAN
DEED DOC. NO. 2007-32558 O.R.
PLA ADJ. DEED DOC. NO. 2019-019516 O.R.
TAX LOT 501
BEFORE ADJUSTMENT: 5.69Acres
AFTER ADJUSTMENT: 7.16Acres

W.C.
FOUND 5/8" REBAR,
BENT SE'LY, EXPOSED
4". PER S/N 5174.
(HELD FOR LINE)

HOFFBUHR & ASSOCIATES, INC.
880 GOLF VIEW DRIVE, SUITE 201
MEDFORD, OREGON 97504
(541)779-4641

THOMAS TERBECK
DEED DOC. NO. 2016-30513 O.R.
TAX LOT 500

ROBBIE & MEGAN TATE
DEED DOC. NO. 2016-21707 O.R.
TAX LOT 502

EASEMENT FOR INGRESS/EGRESS, AND UTILITIES
OVER AND ACROSS THE EXISTING ROADWAY OF
THE "FLAG" PORTIONS OF TL 504 & 501.
PER DOCUMENT NUMBER 03-65849 O.R.

JANET C. ATWATER
DEED DOC. NO. 2019-001449 O.R.
PLA ADJ. DEED DOC. NO. 2019-019516 O.R.
TAX LOT 503
BEFORE ADJUSTMENT: 9.27Acres
AFTER ADJUSTMENT: 7.82Acres

| Delta Angle | 12°45'53" | (12°45'53")4 |
|-------------------|-----------|--------------|
| Total Tangent | 520.67' | (520.67')4 |
| Spiral-in Length | 400.00' | (400.00')4 |
| Arc Delta Angle | 4°45'53" | (4°45'53")4 |
| Radius | 2864.79' | (2864.79')4 |
| Arc Length | 238.24' | (238.24')4 |
| Spiral-out Length | 400.00' | (400.00')4 |

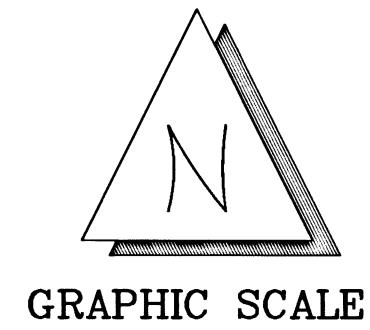
| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD LENGTH | CHORD BEARING |
|-------|------------|------------|--------------|--------------|----------------|
| C1 | 137.25' | 203.62' | 38°37'16" | 134.67' | (N70°32'42"E) |
| C2 | 84.79' | 203.62' | 23°51'31" | 84.18' | (N63°09'50"E) |
| C4 | (154.11')2 | (228.62')2 | (38°37'16")2 | (151.20')2 | (N70°32'42"E)2 |

| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD LENGTH | CHORD BEARING |
|-------|------------|----------|-------------|--------------|---------------|
| C1 | 137.25' | 203.62' | 38°37'16" | 134.67' | S70°33'25"W |
| C2 | 45.47' | 203.62' | 12°47'38" | 45.37' | N57°38'36"E |
| C3 | 35.01' | 178.62' | 11°13'54" | 34.96' | S56°51'43"W |
| C4 | 154.10' | 228.62' | 38°37'16" | 151.20' | N70°33'25"E |
| C5 | 169.89' | 2804.79' | 3°28'13" | 169.86' | S09°12'18"E |
| C6 | 63.36' | 2804.79' | 1°17'40" | 63.36' | N06°49'22"W |
| C7 | 101.57' | 1397.39' | 4°09'52" | 101.54' | N12°49'29"W |

NARRATIVE:
SEE SEPARATE SHEET

BY: MACKENZIE C. WYNTERGREEN PLS No. 84224
SCALE: 1 Inch = 80 feet May 31, 2019
BASIS OF BEARING: S/N 8022

- LEGEND
- = FOUND MONUMENT AS NOTED
 - ⊙ = FOUND GOVERNMENT CORNER AS NOTED
 - ⊙ = FOUND IRON PIPE AS NOTED
 - = SET 5/8" X 24" IRON PIN WITH YELLOW PLASTIC CAP STAMPED "M. WYNTERGREEN LS 84224"
 - = CALCULATED POSITION
 - O.R. = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON
 - W.C. = WITNESS CORNER
 - S/N = SURVEY NUMBER
 - YPC = YELLOW PLASTIC CAP
 - S.L.C. = SPIRAL LONG CHORD
 - [] = PER DEED DOCUMENT NUMBER 2007-032558 O.R.
 - () = PER S/N 8022
 - (1) = PER S/N 16767
 - (2) = PER S/N 6136
 - (3) = PER S/N 5174
 - (4) = PER S/N 13743 & O.D.O.T. ROLL MAP 10B-2-12
 - = INDICATES EXISTING POWER POLE



REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
DECEMBER 06, 2011
MACKENZIE C. WYNTERGREEN
84224
RENEWS: JUNE 30, 2020

FOUND 5/8" REBAR WITH 1 1/2" ALUMINUM CAP, DOWN 0.4'. PER S/N 13743. BEARS S69°08'24"E, 0.29' FROM RECORD POSITION

35 1W 03, TAX LOT 501 & 503 (18128 PLA.DWG)

P.T. 1514+82.93
S.P. 400.00'

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

Survey for: Christina Gage-Bowman
17525 Highway 62
Eagle Point, Oregon 97524

Location: In the Northwest one-quarter (1/4) of Section 03, Township 35 South, Range 1 West, Willamette Meridian, Jackson County, Oregon.

Purpose: The purpose of this survey is to adjust the property lines between Tax lot 501 and 503 as described in Deed document number 2007-032558 O.R. and 2019-001449 O.R. respectively. The newly agreed upon property line was established per the client's direction.

Procedure: The West line of Section of 03 was established by holding found monuments at the Northwest corner and West One-Quarter corner per Jackson County Re-establishment notes.

The parcels being adjusted both commence at the Northwest corner of section 03, and go on in metes and bounds off the West section line. It should be noted that the West section line was monumented per s/n 5174 & 6136 prior to the County's Corner Re-establishment. This resulted in the monuments not being on the Section line as monumented today. S/n 8022 makes reference to this, and goes on to use the existing monuments as witness corners to the actual deed corner, which intersects the monumented West Section line. I have decided to use existing monuments as witness corners as well. The south line of the adjusted parcels was established by holding found monuments per s/n 5174 & 6136 as shown. Record deed distance/courses were held for the average center line of the irrigation ditch, which fit the existing topographic features very well.

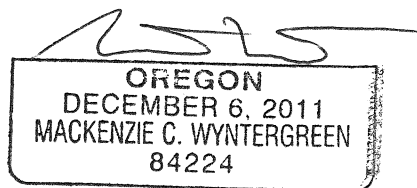
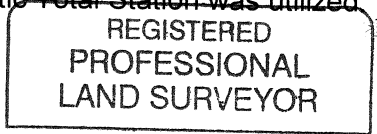
Crater Lake Highway (Highway 62) was established per record distance/course's per s/n 13743 and O.D.O.T. Roll map 10B-2-12. The found Right-of-Way monument at station 1500+00.00 was held and the Right-of-Way monument at station 1508+44.69 held to rotate the mathematical model per the said surveys. Additional found monuments fit well, and were found to be within 0.1', unless noted.

The North line of the adjusted parcels along the flag portion was established by holding record distance/course's per s/n 8022 and current deeds. The found monument at the reverse curve was held for position and rotated to the found monument near the West line of Section 03 at the Northwest corner of Tax lot 501 as shown.

All monument ties and measurements were performed utilizing the O.R.G.N. and a Trimble R8 GNSS receiver. Redundant observations were taken, with fixed positions being re-initialized in between measurements. Where terrestrial methods were needed, an S6 Trimble Robotic Total Station was utilized.

Basis of Bearing: West line of Section 03,
per Survey Number 8022

Date: May 31, 2019



RENEWS: 06/30/2020
Mackenzie C. Wyntergreen
L.S. 84224 - Oregon
Expires 6/30/2020
Hoffbuhr & Associates, Inc
880 Golf View Dr., Suite 201
Medford, Or 97504

