

# Map of Survey (Property Line Adjustment)

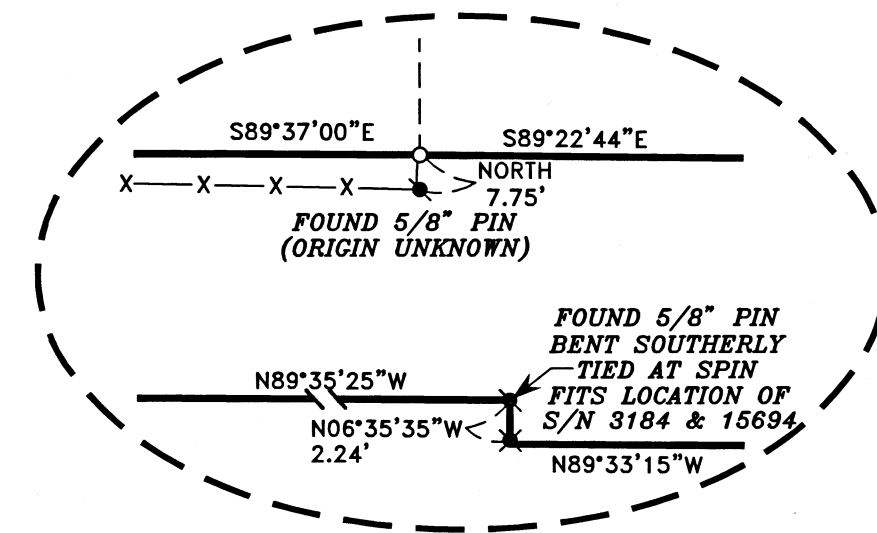
For:  
William Miller  
P.O. Box 8118  
Jacksonville, Oregon 97530

Located in:  
the Northeast 1/4 of Section 28,  
in Township 38 South, Range 3 West, W.M.,  
Jackson County, Oregon  
TL 300

FOUND 2 1/2" BRASS  
CAP STAMPED  
JACKSON COUNTY  
CAP STAMPED  
T38S R3W  
DLC  
NE 1989  
38

### DETAIL

SCALE: 1" = 40'



### JACKSON COUNTY DEVELOPMENT SERVICES

FILE NO. 439-18-00049-SUB

EXAMINED AND APPROVED BY JACKSON COUNTY DEVELOPMENT  
SERVICES THIS 18<sup>th</sup> DAY OF July, 2019

*Tracie Tieda*  
DEVELOPMENT SERVICES

TAX LOT 300 ADJUSTED PER DOC. NO.  
2019-020658, O.R.J.C.O. (2.51 ACS.)

TAX LOT 319 ADJUSTED PER DOC. NO.  
2019-020659, O.R.J.C.O. (6.19 ACS.)

Partition Plat P-38-2015  
PARCEL 2  
(S/N 21873)

Partition Plat P-49-1992  
PARCEL 4

Partition Plat P-17-2017  
PARCEL 2

Partition Plat P-17-1998  
PARCEL 3

Partition Plat P-17-2017  
PARCEL 1

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

PURPOSE: TO SURVEY, MONUMENT AND RECORD LEGAL DESCRIPTIONS AND A MAP OF SURVEY FOR A PROPERTY LINE ADJUSTMENT BETWEEN TAX LOTS 300, 316 AND 319 (JACKSON COUNTY PLANNING FILE NO. 439-18-00049-SUB). THE ADJUSTMENT WILL RECONFIGURE TAX LOTS 300 & 319 AND ABSORB TAX LOT 316 INTO THE ADJUSTED TAX LOTS.

PROCEDURE: TAX LOTS 300 AND 319 WERE SURVEYED PREVIOUSLY BEING PARCELS 1 AND 2 OF PARTITION PLAT P-17-2017. I FOUND THE EXISTING MONUMENTS THAT CREATED THESE PARCELS AND VERIFIED THEIR POSITIONING WITH RESPECT TO RECORD. TAX LOT 316 HAS BEEN CONSIDERED A 60' STRIP THAT PROVIDES ACCESS TO ADJOINING PROPERTIES. THE FIRST INSTANCE I CAN FIND OF IT BEING A DESCRIBED PARCEL IS DOCUMENT NO. 88-16704. MY CLIENT ACQUIRED THE STRIP BY DOCUMENT NO. 2014-025416. THERE APPEARS TO BE A CONFLICT IN HOW THE PROPERTIES ADJOINING THIS STRIP HAVE BEEN SURVEYED RESULTING IN TWO OR MORE MONUMENTS AT SOME OF THE CORNERS. SURVEY NO. 973 BY L. E. AGER RUNS FROM THE NE CORNER OF DONATION LAND CLAIM NO. 38 SOUTHERLY 1608.95 FEET TO THE NORTHEAST CORNER OF TRACT 4 AND THENCE WESTERLY TO THE NORTHWEST CORNER. HE DOESN'T STATE IF ANY MONUMENTS WERE SET AT THESE LOCATIONS. SURVEY NO. 3184 BY ED MCGINTY FINDS A MONUMENT 1607.57 SOUTHERLY OF THE DLC CORNER AND SETS A NEW MONUMENT 0.97 FEET NORTHERLY AND PROCEEDS TO SET MONUMENTS FOR TRACTS A AND B TO THE WEST. HE STATES THAT THIS IS A PARTIAL RETRACEMENT OF SURVEY NO. 973 BUT OFFERS NO EXPLANATION FOR THE DIFFERENCES. SURVEY NO. 6545 BY LLOYD MOFFIT DOES RETRACE SURVEY NO. 973 FINDING BOTH THE MONUMENTS SET AND FOUND ON SURVEY NO. 3184 AND SETS MONUMENTS ACCORDINGLY. SURVEY NO. 15694 BY HERB FARBER ACKNOWLEDGES MONUMENTS SET FROM THE PREVIOUS SURVEYS AND FAVORS SURVEY NO. 3184 CITING DEED NO. 94-18987.

THE CALLS AND DEED REFERENCES OF DOCUMENT NO. 2014-025416 PARALLEL SURVEY NO. 6545 AND I UTILIZED THE FOUND MONUMENTS FROM THIS SURVEY FOR THE INITIAL COURSE OF THE SOUTHERLY LINE OF THE AMBIGUOUS STRIP. AT THIS POINT THE DEED CALLS TO THE "NORTHWEST CORNER OF TRACT DESCRIBED IN DEED RECORDED AS DOCUMENT NO. 66-09963". AS GOING DIRECTLY TO THIS MONUMENT WOULD NEGATE THE EFFORTS OF SURVEYS NO. 3184 AND 15694, I CHOSE TO USE THE EXISTING MONUMENTS FROM THESE SURVEYS. FOR THE NORTHERLY LINE OF THE STRIP, I USED THE FOUND MONUMENTS FROM SURVEYS NO. 4501 AND 21873 AND PROJECTED THAT LINE EASTERLY TO A POINT NORTH OF A 5/8" PIN OF UNKNOWN ORIGIN. THIS PIN WAS OBVIOUSLY USED AS A PROPERTY CORNER BY THE LANDOWNER AND HAS RESULTED IN AN ENCROACHMENT OF THE EXISTING FENCE. I THEN RAN THE LINE TO A POINT 60.00 FEET NORTHERLY OF THE SOUTHEASTERLY CORNER.

MY REPRESENTATION OF THIS STRIP IS CERTAINLY OPEN TO INTERPRETATION AND MAY NOT SATISFY ALL LANDOWNERS INVOLVED. BOUNDARY LINE AGREEMENTS OR QUIT CLAIMS MAY BE NEEDED TO ULTIMATELY RESOLVE THE CONFLICT.

**\*\*RECEIVED\*\***  
Date 7/18/19 By PB  
This survey consists of:  
1 sheet(s) Map  
0 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 = 80' APRIL 26, 2019  
BASIS OF BEARING: SURVEY NUMBER 15507  
(EAST LINE)

- = SET 5/8" x 24" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2349".
- = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2349" PER S/N 22282.
- ⊗ = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "D. HUCK LS 2023" PER S/N 19605.
- ⊙ = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "D. HUCK LS 2023" PER S/N 21873.
- ⊗ = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "MOFFIT 944" PER S/N 6545.
- ◇ = FOUND 5/8" IRON PIN PER S/N 4501
- ⊙ = FOUND BRASS CAP MONUMENT AS NOTED
- ⊗ = FOUND MONUMENT AS NOTED

S/N = SURVEY NUMBER  
X—X—X— = EXISTING FENCELINE

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*David M. Minnecci*  
OREGON  
JULY 28, 1988  
DAVID M. MINNECI  
2349

EXPIRES 12/31/20

383W28 TL 300 & 319