

APPROVAL:

Jackson County Development Services:
(File No. 2019-00027-8UB) **439-19-00027-8UB**
Examined and approved by Jackson County Development Services

This 30th day of October, 2019.
Shandel Clark, Manager

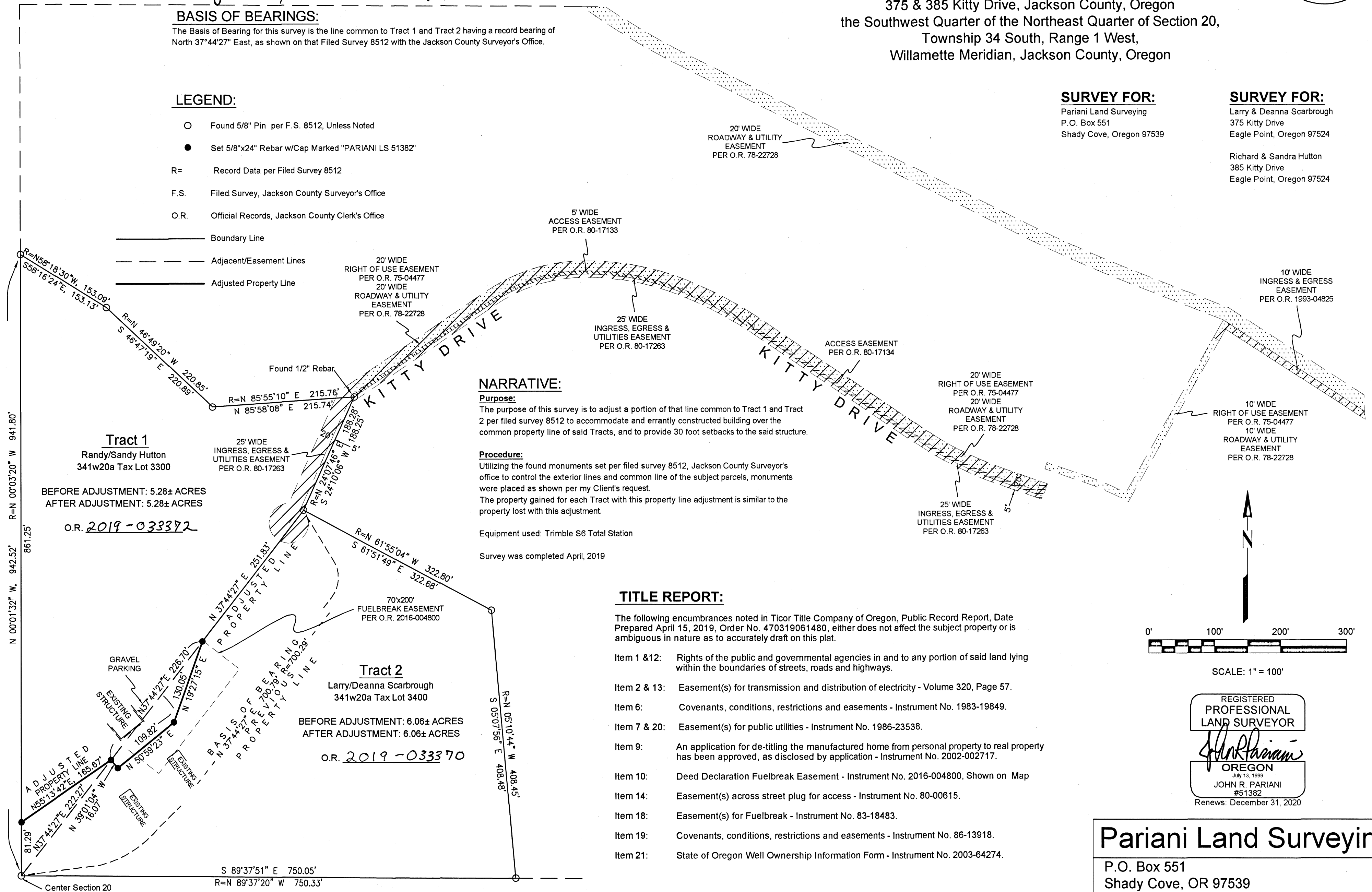
BASIS OF BEARINGS:

The Basis of Bearing for this survey is the line common to Tract 1 and Tract 2 having a record bearing of North 37°44'27" East, as shown on that Filed Survey 8512 with the Jackson County Surveyor's Office.

LEGEND:

- Found 5/8" Pin per F.S. 8512, Unless Noted
- Set 5/8"x24" Rebar w/Cap Marked "PARIANI LS 51382"
- R= Record Data per Filed Survey 8512
- F.S. Filed Survey, Jackson County Surveyor's Office
- O.R. Official Records, Jackson County Clerk's Office

- Boundary Line
- - - - - Adjacent/Easement Lines
- Adjusted Property Line



NARRATIVE:

Purpose:
The purpose of this survey is to adjust a portion of that line common to Tract 1 and Tract 2 per filed survey 8512 to accommodate an errantly constructed building over the common property line of said Tracts, and to provide 30 foot setbacks to the said structure.

Procedure:
Utilizing the found monuments set per filed survey 8512, Jackson County Surveyor's office to control the exterior lines and common line of the subject parcels, monuments were placed as shown per my Client's request. The property gained for each Tract with this property line adjustment is similar to the property lost with this adjustment.

Equipment used: Trimble S6 Total Station

Survey was completed April, 2019

TITLE REPORT:

The following encumbrances noted in Tigor Title Company of Oregon, Public Record Report, Date Prepared April 15, 2019, Order No. 470319061480, either does not affect the subject property or is ambiguous in nature as to accurately draft on this plat.

- Item 1 & 12: Rights of the public and governmental agencies in and to any portion of said land lying within the boundaries of streets, roads and highways.
- Item 2 & 13: Easement(s) for transmission and distribution of electricity - Volume 320, Page 57.
- Item 6: Covenants, conditions, restrictions and easements - Instrument No. 1983-19849.
- Item 7 & 20: Easement(s) for public utilities - Instrument No. 1986-23538.
- Item 9: An application for de-titling the manufactured home from personal property to real property has been approved, as disclosed by application - Instrument No. 2002-002717.
- Item 10: Deed Declaration Fuelbreak Easement - Instrument No. 2016-004800, Shown on Map
- Item 14: Easement(s) across street plug for access - Instrument No. 80-00615.
- Item 18: Easement(s) for Fuelbreak - Instrument No. 83-18483.
- Item 19: Covenants, conditions, restrictions and easements - Instrument No. 86-13918.
- Item 21: State of Oregon Well Ownership Information Form - Instrument No. 2003-64274.

Map of Survey

for
Property Line Adjustment
Located at:

375 & 385 Kitty Drive, Jackson County, Oregon
the Southwest Quarter of the Northeast Quarter of Section 20,
Township 34 South, Range 1 West,
Willamette Meridian, Jackson County, Oregon

*** RECEIVED ***
DATE 10/8/19 BY PB
This survey consists of:
1 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

SURVEY FOR:

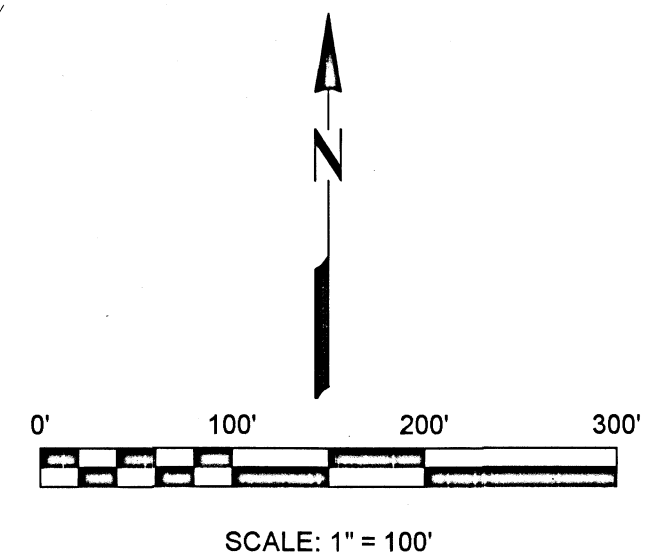
Pariani Land Surveying
P.O. Box 551
Shady Cove, Oregon 97539

SURVEY FOR:

Larry & Deanna Scarbrough
375 Kitty Drive
Eagle Point, Oregon 97524

Richard & Sandra Hutton
385 Kitty Drive
Eagle Point, Oregon 97524

Equipment used: Trimble S6 Total Station
Survey was completed April, 2019



REGISTERED
PROFESSIONAL
LAND SURVEYOR
John R. Pariani
OREGON
July 13, 1999
JOHN R. PARIANI
#51382
Renews: December 31, 2020

Pariani Land Surveying

P.O. Box 551
Shady Cove, OR 97539
541-890-1131

Date:	Scale:	Job No.:	Sheet:
Sept. 10, 2019	1" = 100'	2019-433	1 of 1