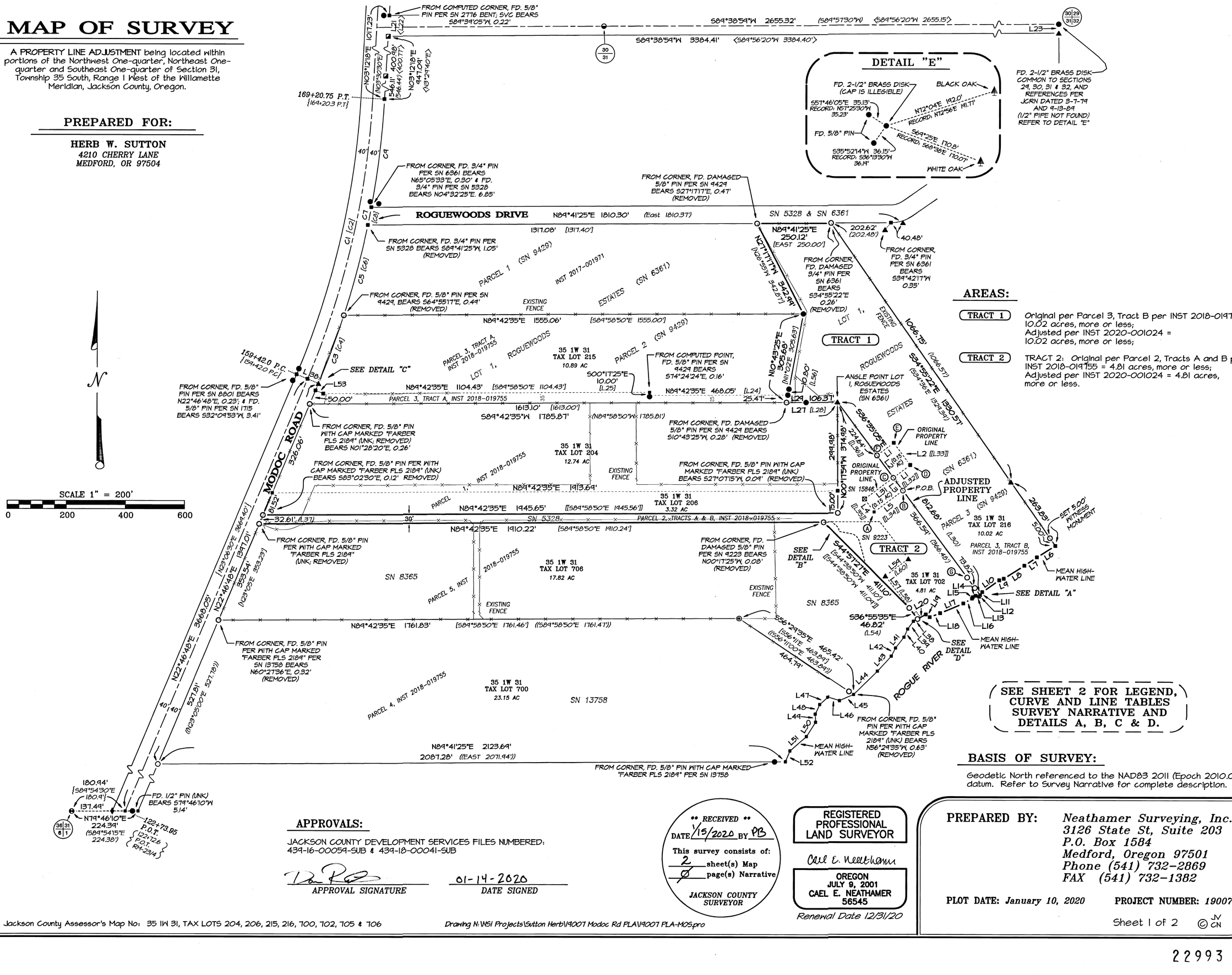
22993

MAP OF SURVEY

A PROPERTY LINE ADJUSTMENT being located within portions of the Northwest One-quarter, Northeast One-quarter and Southeast One-quarter of Section 31, Township 35 South, Range 1 West of the Willamette Meridian, Jackson County, Oregon.

PREPARED FOR:

HERB W. SUTTON
4210 CHERRY LANE
MEDFORD, OR 97504



AREAS:

TRACT 1 Original per Parcel 3, Tract B per INST 2018-019755 = 10.02 acres, more or less;
Adjusted per INST 2020-001024 = 10.02 acres, more or less;

TRACT 2 TRACT 2: Original per Parcel 2, Tracts A and B per INST 2018-019755 = 4.81 acres, more or less;
Adjusted per INST 2020-001024 = 4.81 acres, more or less.

SEE SHEET 2 FOR LEGEND, CURVE AND LINE TABLES SURVEY NARRATIVE AND DETAILS A, B, C & D.

BASIS OF SURVEY:

Geodetic North referenced to the NAD83 2011 (Epoch 2010.00) datum. Refer to Survey Narrative for complete description.

APPROVALS:

JACKSON COUNTY DEVELOPMENT SERVICES FILES NUMBERED:
439-16-00059-SUB & 439-18-00041-SUB

APPROVAL SIGNATURE

01-14-2020
DATE SIGNED

** RECEIVED **
DATE 1/15/2020 BY PB
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
Cael E. Neathamer
OREGON
JULY 9, 2001
CAEL E. NEATHAMER
56545
Renewal Date 12/31/20

PREPARED BY: *Neathamer Surveying, Inc.*
3126 State St, Suite 203
P.O. Box 1584
Medford, Oregon 97501
Phone (541) 732-2869
FAX (541) 732-1382

PLOT DATE: *January 10, 2020* **PROJECT NUMBER:** *19007*

Sheet 1 of 2 © JV CN

Jackson County Assessor's Map No: 35 1W 31, TAX LOTS 204, 206, 215, 216, 700, 702, 705 & 706

Drawing N:\WSI Projects\Sutton Herb\19007 Modoc Rd PLA\19007 PLA-MOS.pro

22993

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MAP OF SURVEY

A PROPERTY LINE ADJUSTMENT being located within portions of the Northwest One-quarter, Northeast One-quarter and Southeast One-quarter of Section 31, Township 35 South, Range 1 West of the Willamette Meridian, Jackson County, Oregon.

PREPARED FOR:

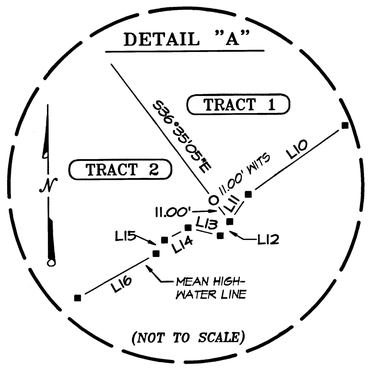
HERB W. SUTTON
4210 CHERRY LANE
MEDFORD, OR 97504

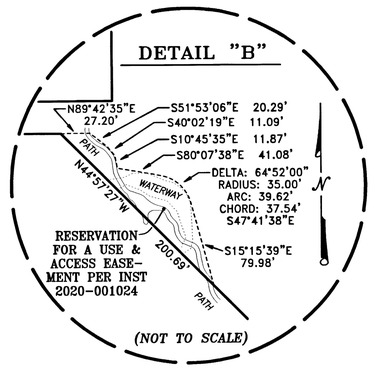
CURVE TABLE

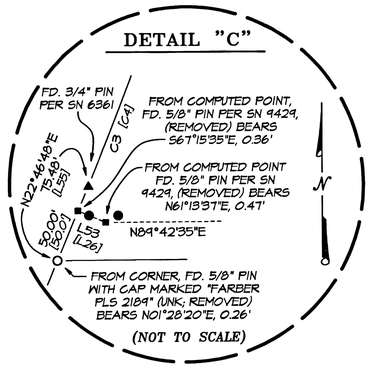
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	19°34'30"	2864.79'	978.75'	N12°54'33"E	974.00'
C2	19°34'	2865.0'	978.3'	-	-
C3	04°51'43"	2904.79'	246.31'	N20°20'57"E	246.42'
C4	-	2904.79'	246.31'	-	-
C5	06°14'14"	2904.79'	316.22'	N14°47'58"E	316.06'
C6	-	2904.79'	316.27'	-	-
C7	01°12'26"	2904.79'	61.21'	N11°04'38"E	61.20'
C8	01°12'26"	2904.79'	61.20'	-	-
C9	07°16'07"	2904.79'	368.50'	N06°50'22"E	368.25'

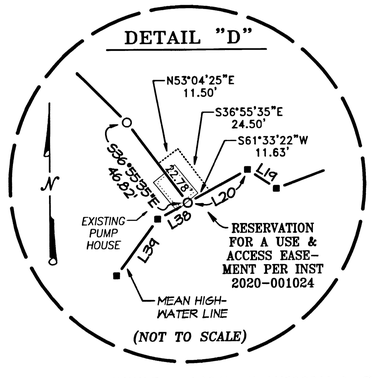
LINE TABLE

LINE	BEARING	DISTANCE
L1	N53°24'55"E	70.98'
L2	S36°35'05"E	93.36'
L3	S36°35'05"E	54.27'
L4	S36°35'05"E	54.99'
L5	N53°04'25"E	121.15'
L6	S57°58'01"W	73.61'
L7	S56°05'43"W	51.20'
L8	S57°46'16"W	82.25'
L9	S70°43'31"W	16.27'
L10	S55°02'30"W	70.23'
L11	S34°21'00"W	12.30'
L12	S34°21'00"W	6.37'
L13	N75°28'06"W	12.33'
L14	S62°49'58"W	9.98'
L15	S31°53'58"W	5.97'
L16	S60°52'42"W	33.60'
L17	S66°59'25"W	84.85'
L18	S69°26'32"W	37.88'
L19	S56°31'12"W	15.97'
L20	S61°33'22"W	31.87'
L21	N03°12'18"E	70.14'
L22	N3°29'40"E	70.14'
L23	S00°28'05"E	30.00'
L24	S89°58'50"E	468.00'
L25	S0°01'10"W	10.00'
L26	S66°55'E	28.09'
L27	S89°42'35"W	172.77'
L28	N89°58'50"W	172.81'
L29	S89°42'35"W	66.40'
L30	N36°16'30"W	803.97'
L31	N53°24'55"E	121.15'
L32	S36°16'30"E	93.36'
L33	N53°43'30"E	70.98'
L34	N53°23'E	121.15'
L35	S36°16'30"E	55.06'
L36	S36°16'30"E	224.64'
L37	N23°05'E	32.61'
L38	S61°33'22"W	15.96'
L39	S36°20'26"W	32.64'
L40	S24°41'46"W	30.14'
L41	S38°01'31"W	43.20'
L42	S27°08'52"W	31.28'
L43	S42°37'58"W	68.92'
L44	S45°28'38"W	112.82'
L45	S66°16'15"W	52.09'
L46	N72°43'13"W	41.76'
L47	S48°25'08"W	36.38'
L48	S24°34'27"W	35.89'
L49	S02°38'05"E	26.96'
L50	S32°07'46"W	57.95'
L51	S48°37'05"W	74.46'
L52	S22°52'16"W	39.71'
L53	S67°15'35"E	28.13'
L54	S36°37'E	52.00'
L55	N23°05'E	75.61'
L56	N11°02'E	10.93'
L57	N36°55'35"W	134.93'
L58	N36°37'W	135.23'
L59	N53°08'05"E	96.63'
L60	N53°26'40"E	96.63'









SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

PURPOSE: Pursuant to Client's request and direction, perform a boundary survey, recover existing monuments, perform a boundary resolution, establish monuments at boundary corners as needed, and to complete the Property Line Adjustment per Jackson County Development Services File Number 439-16-00059-SUB, and file a Map of Survey in the office of the Jackson County Surveyor.

PROCEDURE: Records Utilized: Instruments Numbered 2018-019755 and 2020-001024 of the Official Records of Jackson County, Oregon; Jackson County Re-establishment Notes, Roll Map 23/4 and Surveys Numbered 5328, 5659, 5723, 5985, 6361, 8365, 9223, 9429, 10129, 13758 and 15846, all on file in the office of the Jackson County Surveyor. Equipment/Software utilized: Trimble R10 GNSS equipment, Trimble S7 robotic total station, Trimble TSC7 data collectors with Trimble Access Software; Trimble Business Center and Trimble Terramodel. Linear unit (horizontal) is International Foot (ift); Linear unit (vertical) is U.S. Survey Foot (usft); Vertical datum is the North American Datum of 1988 (NAVD88); Geodetic Information: Datum is the North American Datum (NAD) of 1983 (2011) Epoch 2010.00; System is the Oregon Coordinate Reference System; Zone is the Grants Pass-Ashland (Refer to ORS, Chapter 93.312(6)).

Original tracts of land are described in said Instrument Number 2018-019755 as Parcel 2, Tracts A and B, and Parcel 3, Tract B. Searched for and tied all found monuments depicted and noted on Sheet 1 of this survey. From which, computed the original boundary lines utilizing said found monuments and record data as follows:

(1) Held the found monuments at the northeast, southwest and North One-quarter corners of Section 31 (each were verified by found accessories listed in the Jackson County Surveyor Re-establishment Notes);

(2) Resolved location of Modoc Road by utilizing said Roll Map 23/4 as reference, as follows:
(A) Utilized ties to the southeast corner of Section 31, a monument easterly thereof per Survey Number 10129 and the found monument per Survey Number 6361 located at its easterly right-of-way at centerline station 159+42.0 to locate the southerly tangent at centerline;
(B) Utilized the found monuments listed on Surveys Numbered 5659 and 5723 to locate the northerly center-line tangent;
(C) Utilized the curve data from Surveys Numbered 5328 and 5659 to resolve the curve between said tangents; From which, utilized said Roll Map Number 23/4 to resolve the rights-of-way, thereby also establishing the westerly boundaries of the depicted tracts of land adjacent to said easterly right-of-way, including the westerly boundary of that tract of land consisting of Tracts A and B per said Instrument Number 2018-019755;

(3) Utilized said Instrument Number 2018-019755, Surveys Numbered 5328, 6361 and 15846 to resolve the northerly and easterly boundaries, and the southerly portion of westerly boundary (common boundary of Tracts 1 and 2 hereof) of Parcel 3, Tract B of said Instrument;

(4) Utilized said Instrument Number 2018-019755, Surveys Numbered 5328, 8365 and 9223 to resolve the westerly, southerly and northerly boundaries of Parcel 2, Tracts A and B of said Instrument;

(5) Resolved the remaining boundaries that consist of Parcel 1, Parcel 3 (Tract A), Parcel 4 and Parcel 5 of said Instrument Number 2018-019755, and that tract of land per Instrument Number 2017-001971 of the Official Records of Jackson County, Oregon, as follows:
(A) Utilized said Instrument Number 2107-001971 and Surveys Numbered 5328, 5659, 6361 and 9429 to resolve the northerly, southerly and easterly boundaries thereof;
(B) Utilized Parcel 5 per said Instrument Number 2018-019755 and Surveys Numbered 5328, 8362, 9223 and 13758 to resolve the northerly, southerly, easterly and westerly boundaries thereof;
(C) Utilized Parcel 4 per said Instrument Number 2018-019755 and Surveys Numbered 8365 and 13758 to resolve the northerly, southerly and easterly boundaries thereof. The southerly boundaries of all tracts of land being surveyed herein that abut the northerly side of the Rogue River were defined by determining the mean-high water line.

From which utilized 2020-001024 to compute the adjusted property lines of Tracts 1 and 2. Established monuments, as depicted hereon, on October 12 and 14, 2019.

Found monuments listed as "REMOVED" are due to being damaged and/or from an unknown source, and performed pursuant to a submitted request to and approval from the Jackson County Surveyor and in accordance with Oregon Revised Statutes 209.150.

BASIS OF SURVEY:

Geodetic North referenced to the NAD83 2011 (Epoch 2010.00) datum. Refer to Survey Narrative for complete description.

** RECEIVED **
DATE 1/15/2020 BY PB
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
Cael E. Neathamer
OREGON
JULY 9, 2001
CAEL E. NEATHAMER
56545
Renewal Date 12/31/20

LEGEND:

- ○ Indicates a set 5/8-inch diameter by 24 inches long iron pin with an orange plastic cap marked "NEATHAMER SURVEYING".
- ◉ Indicates a found 2-inch diameter cap marking the corner common to Sections 31 (T35S R1W), 36 (T35S R2W), 6 (T36S R1W) and 1 (T36S R2W), per JCRN dated August 6, 1990.
- ◒ Indicates a found 2-1/2 inch diameter brass disk marking the One-quarter corner common to Sections 30 and 31 per JCRN dated July 19, 1996.
- ▲ Indicates a found 3/4-inch diameter iron pin per SN 5328 and/or SN 6361.
- ◪ Indicates a found 5/8-inch diameter iron pin per SN 5723.
- ⊙ Indicates a found 5/8-inch diameter iron pin with a cap marked "KAISER RLS 803" per SN 8365 and/or SN 9223.
- ● Indicates a found 5/8-inch diameter iron pin with a cap marked "KAISER RLS 803" per SN 9429, or as otherwise noted.
- ◆ Indicates a found 5/8-inch diameter iron pin with a cap marked "KAISER RLS 803" per SN 10129.
- ⊠ Indicates a found 5/8-inch diameter iron pin with a cap marked "L. SMITH PLS 2011" per SN 15846.
- ■ Indicates a computed position, nothing found or set.
- INST Indicates an instrument recorded by number pursuant to the Official Records of Jackson County, Oregon.
- JCRN Indicates a reference to the Jackson County Re-establishment Notes, on file in the office of the Jackson County Surveyor.
- SN Indicates a survey filed by number in the office of the Jackson County Surveyor.
- SVC Indicates a disturbed found monument that its position was determined by a Shot at Vertical Center of the pin.
- UNK Indicates a found monument of Unknown Origin.
- { } Indicates record data per Roll Map Number 23/4, as on file in the office of the Jackson County Surveyor.
- ( ) Indicates record data per Survey Number 5328, 5659, 5985 and/or 6361.
- < > Indicates record data per Survey Number 5723.
- [ ] Indicates record data per Survey Number 8365, 9223 and/or 9429.
- (( )) Indicates record data per Survey Number 13758.
- [[ ]] Indicates record data per Survey Number 15846.
- P.O.B. Indicates the Point of Beginning for Tracts A & B, which bears S00°18'21"E, 2309.07' and S89°41'39"W, 1692.97' (Record: South, 2309.0' and West, 1693.0') from the northeast corner of Section 31.
- Ⓐ From corner, found P-K nail in asphalt that bears N63°18'04"W, 0.28'.
- Ⓑ From corner, found a damaged 5/8-inch diameter iron pin that bears N53°04'25"E, 0.24'. (Removed).
- Ⓒ From corner, found 5/8-inch diameter iron pin with a cap marked "FARBER PLS 2184", that bears S36°35'05"E, 0.21'. (UNK and removed).
- Ⓓ From corner, found 5/8-inch diameter iron pin with a cap marked "L. SMITH PLS 2011" per SN 15846, that bears S87°27'04"E, 0.10'.
- Ⓔ From corner, found 5/8-inch diameter iron pin with a cap marked "L. SMITH PLS 2011" per SN 15846, that bears N00°59'16"E, 0.13'.
- Ⓕ From corner, found 5/8-inch diameter iron pin with a cap marked "L. SMITH PLS 2011" per SN 15846, that bears N53°24'55"E, 0.09'. (Damaged and removed).
- Ⓖ Indicates a found 3/4-inch diameter pin per SN 6361 that was removed in error. Replaced with monument as shown at original pin location.

PREPARED BY: *Neathamer Surveying, Inc.*
3126 State St, Suite 203
P.O. Box 1584
Medford, Oregon 97501
Phone (541) 732-2869
FAX (541) 732-1382

PLOT DATE: *January 10, 2020* **PROJECT NUMBER:** *19007*

Sheet 2 of 2 © JV CN

Jackson County Assessor's Map No: 35 1W 31, TAX LOTS 204, 206, 215, 216, 700, 702, 705 & 706

Drawing N:\WSI Projects\Sutton Herb\19007 Modoc Rd PLA\19007 PLA-MOS.pro

22993