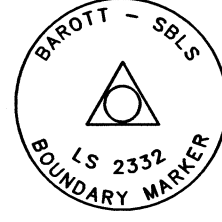


LEGEND

- | Symbol | Description |
|--------|--|
| —○— | EXISTING FENCE LINES |
| --- | EXISTING EASEMENT LINES |
| --- | NEW ACCESS FOR ADJUSTED PARCELS AS NOTED |
| --- | EXISTING ACCESS ROAD CENTERLINE |
| --- | OTHER TAX LOTS OR SECTION 26 SUBDIVISION LINES |
| --- | OLD TAX LOTS- ADJUSTED THIS SURVEY |
| --- | ADJUSTED BOUNDARIES |
| ◆ | MONUMENT PREVIOUSLY SET LS 2332 (CS 20114 OR CS 20876) |
| △ | CALCULATED POINT |
| ◆ | PLSS- COUNTY SURVEYOR OR BLM MONUMENT |
| ● | FOUND IRON PIN CS19656 OR 13139 |
| GPC | 1 3/4" DIAM GREEN PLASTIC MORASSE CAP BAROTT LS2332 |
| C.S. | FILED SURVEY REFERENCE NO. JACKSON COUNTY |
| PLSS | PUBLIC LAND SURVEY SYSTEM (GOVERNMENT CORNER) |
| GCDB | GEOGRAPHIC COORDINATE DATA BASE INDEX NUMBER |
| ROW | RIGHT-OF-WAY OR EASEMENT LINE |
| W.C. | SET WITNESS CORNER |
| ■ | SET 5/8"x24" IRON PIN WITH GPC |

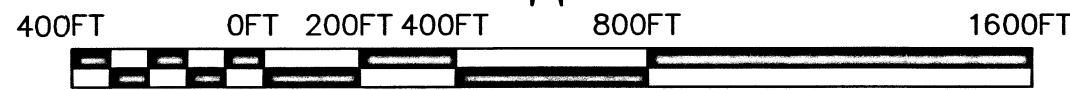
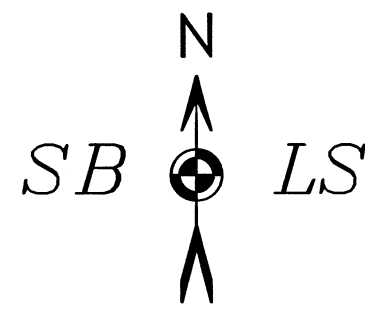


SURVEY NARRATIVE- SEPARATE DOCUMENT

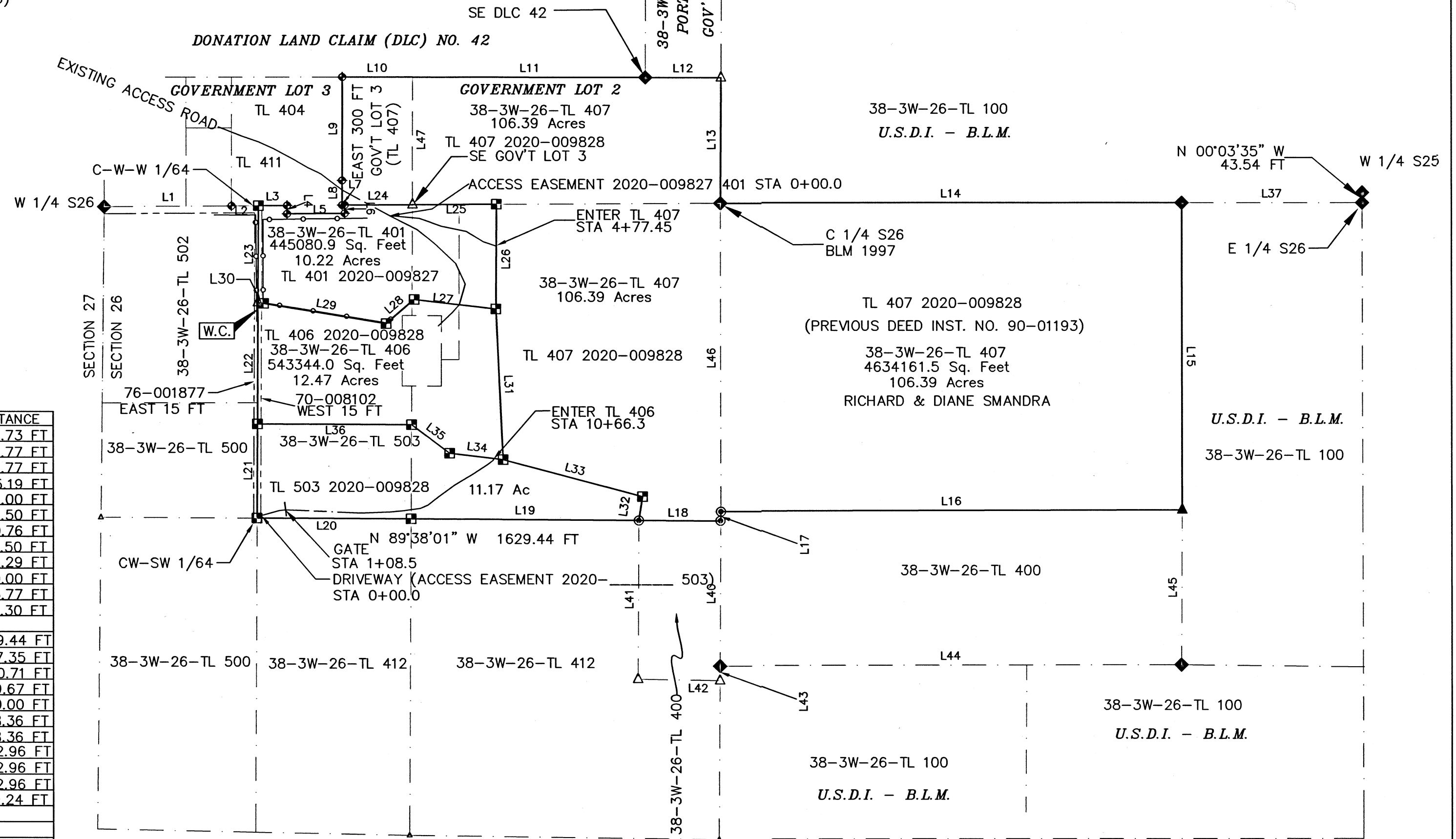
LINE TABLE

LINE	BEARING	DISTANCE	REFERENCE	BEARING	DISTANCE
L1	N 89°43'13" E	542.73 FT	CS 20114	N 89°55'37" E	543.73 FT
L2	N 89°44'25" E	114.66 FT	CS 20114 (ADD L2+L3)	N 89°55'37" E	236.77 FT
L3	N 89°37'04" E	122.13 FT	CS 20114 (ADD L2+L3)	N 89°55'37" E	236.77 FT
L4	S 00°10'36" E	35.37 FT	CS 20114	S 00°00'00" E	35.19 FT
L5	N 89°47'37" E	246.00 FT	CS 20114	N 90°00'00" E	246.00 FT
L6	N 00°12'23" W	35.50 FT	CS 20114	N 00°00'00" W	35.50 FT
L7	N 89°43'14" E	10.76 FT	CS 20114	N 89°55'37" E	10.76 FT
L8	N 00°08'28" E	105.50 FT	CS 20876	N 00°20'51" E	105.50 FT
L9	N 00°08'28" E	442.29 FT	CS 20876	N 00°20'51" E	442.29 FT
L10	S 89°55'53" E	300.00 FT	CS 20876	S 89°43'30" E	300.00 FT
L11	N 89°55'53" W	993.77 FT	CS 20876	N 89°55'37" E	993.77 FT
L12	S 89°55'53" E	322.97 FT	CS 20876	N 90°00'00" E	321.30 FT
L13	S 00°21'21" W	537.980 FT			
L14	S 89°59'15" E	1969.48 FT	BLM 1997	S 89°56'00" E	1969.44 FT
L15	S 00°01'48" E	1309.93 FT	CS 13139	S 00°23'00" W	1317.35 FT
L16	S 89°51'22" W	1970.21 FT	CS 13139	N 89°48'02" W	1970.71 FT
L17	S 00°14'12" W	39.67 FT	CS 19656	S 00°45'21" W	39.67 FT
L18	N 89°38'01" W	350.00 FT	CS 19656	N 89°06'52" W	350.00 FT
L19	N 89°38'01" W	972.36 FT	CS 19656 (L18+L19+L20)	N 89°06'52" W	1978.36 FT
L20	N 89°38'07" W	657.09 FT	CS 19656 (L18+L19+L20)	N 89°06'52" W	1978.36 FT
L21	N 00°19'24" E	401.86 FT	CS 13139 (L21+L22+L23)	N 00°53'31" E	1332.96 FT
L22	N 00°19'24" E	518.37 FT	CS 13139 (L21+L22+L23)	N 00°53'31" E	1332.96 FT
L23	N 00°19'24" E	412.46 FT	CS 13139 (L21+L22+L23)	N 00°53'31" E	1332.96 FT
L24	N 89°43'12" E	289.24 FT	CS 20876	N 89°55'37" E	289.24 FT
L25	S 89°43'12" W	358.04 FT			
L26	S 00°20'14" W	446.32 FT			
L27	N 83°19'31" W	350.90 FT			
L28	S 49°17'39" W	157.25 FT			
L29	N 80°35'52" W	530.50 FT			
L30	S 80°35'52" E	24.31 FT			
L31	S 02°42'07" E	643.32 FT			
L32	N 09°00'20" E	102.17 FT			
L33	N 75°06'09" W	615.50 FT			
L34	N 83°07'32" W	229.98 FT			
L35	N 53°17'00" W	203.03 FT			
L36	N 89°38'02" W	657.27 FT			
L37	N 89°59'19" E	770.15 FT			
L40	S 00°21'21" W	617.27 FT	CS 19656	N 00°45'21" E	616.36 FT
L41	S 00°21'17" W	676.31 FT	CS 19656	N 00°45'17" E	676.13 FT
L42	S 89°10'16" E	350.00 FT	CS 19656	N 88°46'16" W	350.00 FT
L43	N 00°21'21" E	61.87 FT	CS 19656	N 00°45'17" E	61.87 FT
L44	N 89°52'42" E	1970.43 FT	BLM 1997	N 89°56'00" E	1971.42 FT
L45	N 00°19'45" E	657.69 FT	BLM 1997	N 00°23'00" E	657.69 FT
L46	N 00°00'07" E	1315.30 FT	CS 13139	N 00°43'59" E	1317.23 FT
L47	N 00°08'25" E	545.96 FT	CS 20876	N 00°20'51" E	545.96 FT

38-3W-26-TL 401, 406, 407, 403



BASIS OF BEARING: GRID, OREGON COORDINATE REFERENCE SYSTEM (OCRS)- GRANTS PASS-ASHLAND ZONE



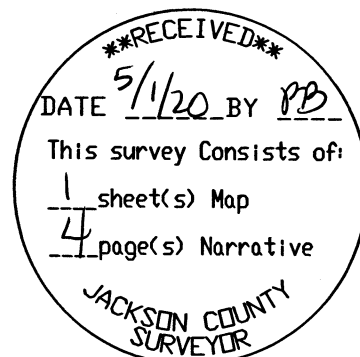
PROPERTY LINE ADJUSTMENT
LOCATED IN
TOWNSHIP 38 SOUTH, RANGE 3 WEST,
SOUTH HALF OF SECTION 26,
GOVERNMENT LOTS 2 AND 3 IN THE
NORTH HALF OF SECTION 26, WILLAMETTE
MERIDIAN, JACKSON COUNTY, OREGON.

DOCUMENTS OF RECORD, JACKSON COUNTY OREGON:
OR90-001193
PARCEL 1: CURRENT TAX LOT 407.
EXCEPTIONS: A PORTION OF GOV'T LOT 2 (TL 200) CURRENT
TL 401, CURRENT TL 406
PARCEL 2: CURRENT TAX LOT 503
EXCEPTIONS: TL 401, TL 406
PARCEL 3:
TRACT A: TL 401
TRACT B: TL 406

OTHER HISTORIC DOCUMENTS PER STAFF REPORT: OR68-05975,
OR71-16581, OR69-10863, OR70-12666
OR2004-007274 (TL 401)

JACKSON COUNTY DEVELOPMENT SERVICES
FILE NO. 439-19-00011-SUB

Amiee M. Stevens
PLANNING DIRECTOR
JACKSON COUNTY DEVELOPMENT SERVICES



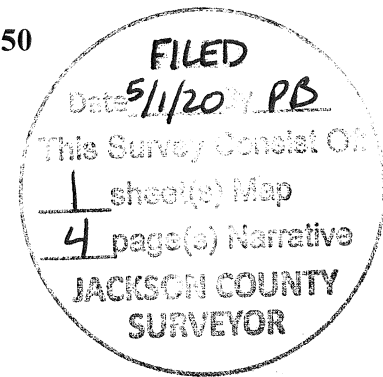
S B L S
STEPHAN BAROTT LAND SURVEYING

REGISTERED PROFESSIONAL LAND SURVEYOR
Stephan Barott
OREGON
JULY 28, 1988
STEPHAN L. BAROTT
2332
RENEWS: DECEMBER 31, 2021

1446 ST. ANDREW WAY
MEDFORD, OR 97504
PHONE: 541-776-1272
CELL: 541-510-8278
e-mail: sbarott@charter.net

PROPERTY LINE ADJUSTMENT		
DRAWN SBLs	DATE 3-23-2020	RICHARD & DIANE SMANDRA 638 HAVEN ROAD JACKSONVILLE, OR 97530
APPROVED	DATE	JACKSONVILLE, OR 97530 383W26-503,401,406,407
SCALE 1"=400'	SHEET 1 OF 1	PROJECT NO. 2019-27

**Survey Narrative to Comply with
Oregon Revised Statutes, Paragraph 209.250**



SURVEYED FOR: RICHARD & DIANE SMANDRA
638 HAVEN ROAD
JACKSONVILLE, OR 97530

SURVEYED BY: STEPHAN BAROTT LAND SURVEYING
1446 ST. ANDREW WAY
MEDFORD, OREGON 97504

LOCATION: Township 38 South, Range 3 West, South Half of Section 26, a portion of Government Lots 2 and 3 in the North Half of Section 26, Willamette Meridian, Jackson County, Oregon. (Jackson County Tax Records 383W26 TL401, 406, 407, 503)

BASIS OF BEARING: Grid, Oregon Coordinate Reference System (OCRS) Grants Pass-Ashland Zone.

PURPOSE: The purpose of this survey is to adjusted tax lots lines for the four tax lots as approved in Staff Report outlined in Jackson County Development Services File No. **439-19-00011-SUB**. While these four adjusted tax lots are all over 10 acres and do not require a survey, my client elected to survey, set monuments, and record the Property Line Adjustment survey.

HISTORY OF SURVEYS: The history of surveys of T.38 S., R.3 W. pertaining to this survey is as follows:

In 1854, Butler Ives and George Hyde surveyed east boundary of the township.

In 1857, David P. Thompson, U.S. Deputy Surveyor, surveyed the north boundary of the township and a portion of the sub-divisional lines.

In 1857, David P. Thompson, U.S. Deputy Surveyor, surveyed Donation Land Claim No. 42 (DLC No. 42).

In 1910, Ernest P. Rands, U.S. Deputy Surveyor, retraced portions of the sub-divisional lines and completed the remainder of the sub-divisional lines for the township.

In 1951, C.Z. Boyden surveyed Sunny Acres Subdivision located in sections 26 and 27. During this survey, Boyden tied to the ¼ corner for sections 26 and 27, the southwest corner for Donation Land Claim No. 42, and the south boundary for said DLC No.42.

In 1991, Charles H. Hurst surveyed a portion of the sub-divisional lines for section 26. Refer to recorded survey No. 12715, Jackson County Surveyor's Office.

**Survey Narrative to Comply with
Oregon Revised Statutes, Paragraph 209.250**

In 1992, Charles H. Hurst subdivided the south half of section 26. Refer to recorded survey No. 13139, Jackson County Surveyor's Office. In his narrative, Hurst described finding an unrecorded survey for section 26 performed by Hugh Ingle in 1970, for Mr. Bert Harr. Hurst also reported that he discovered an administrative survey performed by the Bureau of Land Management in 1971 in which "proportionate sub-divisional corners in the southeast quarter of section 26 were established. Hurst also established a position for the center $\frac{1}{4}$ for section 26 using found proportional corners and other evidence he felt was appropriate at the time.

In 1997, Philip G. Griffin, Cadastral Surveyor, surveyed a portion of the east boundary of the township.

In 1997, Aaron M. Graham, Philip G. Griffin, and Francis J. Simon, Cadastral Surveyors, dependently re-surveyed a portion of the sub-divisional lines and Donation Land Claim No. 42. During this survey, the BLM determined Hurst used improper procedures for the subdivision of section 26. The BLM did not accept the Hurst position for the center $\frac{1}{4}$ for section 26 as it pertained to the east half of the section. The BLM established a new center $\frac{1}{4}$ and center-east $\frac{1}{16}$ corner for the "East half of Section 26 only," in essence creating two center corners for section 26.

A portion of the South boundary of my client's property was surveyed by Darrell Huck of Hoffbuhr and Associates on June 4, 2007. During this survey, Huck identified a portion of the south boundary for this current adjusted tax lot 503. Refer to C.S. 19656.

The adjacent property identified as the current Tax Lots 411 and 404 were partially surveyed during a dependent resurvey by this office. Refer to C.S. 20114, dated 7-11-2008 for Laurel & Mark Prchal (TL 411).

An additional survey for a portion of the West and North lines of the existing Tax Lot 407 located in Government Lots 2 and 3 was performed by this office during Survey No. C.S. 20876 dated May 29, 2011.

No other surveys pertinent to this current survey are of record.

PROCEDURE: Utilizing survey control, I established for Section 26 during Survey C.S. 20114 and C.S. 20876, I tied the previous survey to monuments established in 2008 and 2011, as well as monuments established in C.S. 13139 and C.S. 19652.

The adjusted lot lines were established utilizing the approve Staff Report and as directed by my client. All adjusted Tax Lots are over 10 acres in size. The lot configuration consolidates existing use areas, access roads, fence lines, and prepares for future development.

Two new access easements will be created and are shown, labeled easement 401 and easement 503. An approved building envelope for the adjusted Tax Lot 503 was verified as meeting County requirements for size and setbacks. The access easement labeled access 503 will be the access for this parcel and will be shared for access to the adjusted Tax lot 406.

**Survey Narrative to Comply with
Oregon Revised Statutes, Paragraph 209.250**

Deeds of record are as follows:
Jackson County, Oregon documents.

OR90-001193

PARCEL 1 (Current Tax Lot 407)

EXCEPTIONS:

- A portion of Government Lot 2 (38-3W-26-00200)
- Current Tax Lot 401
- Current Tax Lot 406

PARCEL 2 (Current Tax Lot 503)

EXCEPTIONS:

- Current Tax Lot 401
- Current Tax Lot 406

PARCEL 3

TRACT A: Current Tax Lot 401

TRACT B: Current Tax Lot 406

Historic Deeds creating the legal lots per the Staff Report:
OR68-05975, OR71-16581, OR70-12666
OR2004-007274 (Tax Lot 401)

GPS control was established utilizing a Leica GS14 GNSS dual frequency Real Time Kinematic (RTK) GPS adjusted utilizing Oregon Department of Transportation (ODOT) GPS network solution (ORGN). Adjustment is NAD83 (2011- EPOCH 2010) and vertical is NAVD88 utilizing Geoid12A.

GPS Coordinates for many of the property corner found and set are on file with this office.

EQUIPMENT:

Equipment utilized throughout this survey includes a Leica TCRP-1203 Electronic Total Station and Leica GS14 GNSS RTK GPS Receiver adjusted utilizing Oregon Department of Transportation (ODOT ORGN) GPS network.

MONUMENTS ACCEPTED FOR CONTROL AND ESTABLISHED THIS SURVEY.

ARE AS SHOWN ON THE PROPERTY LINE ADJUSTMENT SURVEY.

New monuments were established in December, 2019.

**Survey Narrative to Comply with
Oregon Revised Statutes, Paragraph 209.250**

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Stephan Barott

OREGON
JULY 26, 1988
STEPHAN L. BAROTT
2332

RENEWS: DECEMBER 31, 2021

DATE OF SURVEY: March 23, 2020