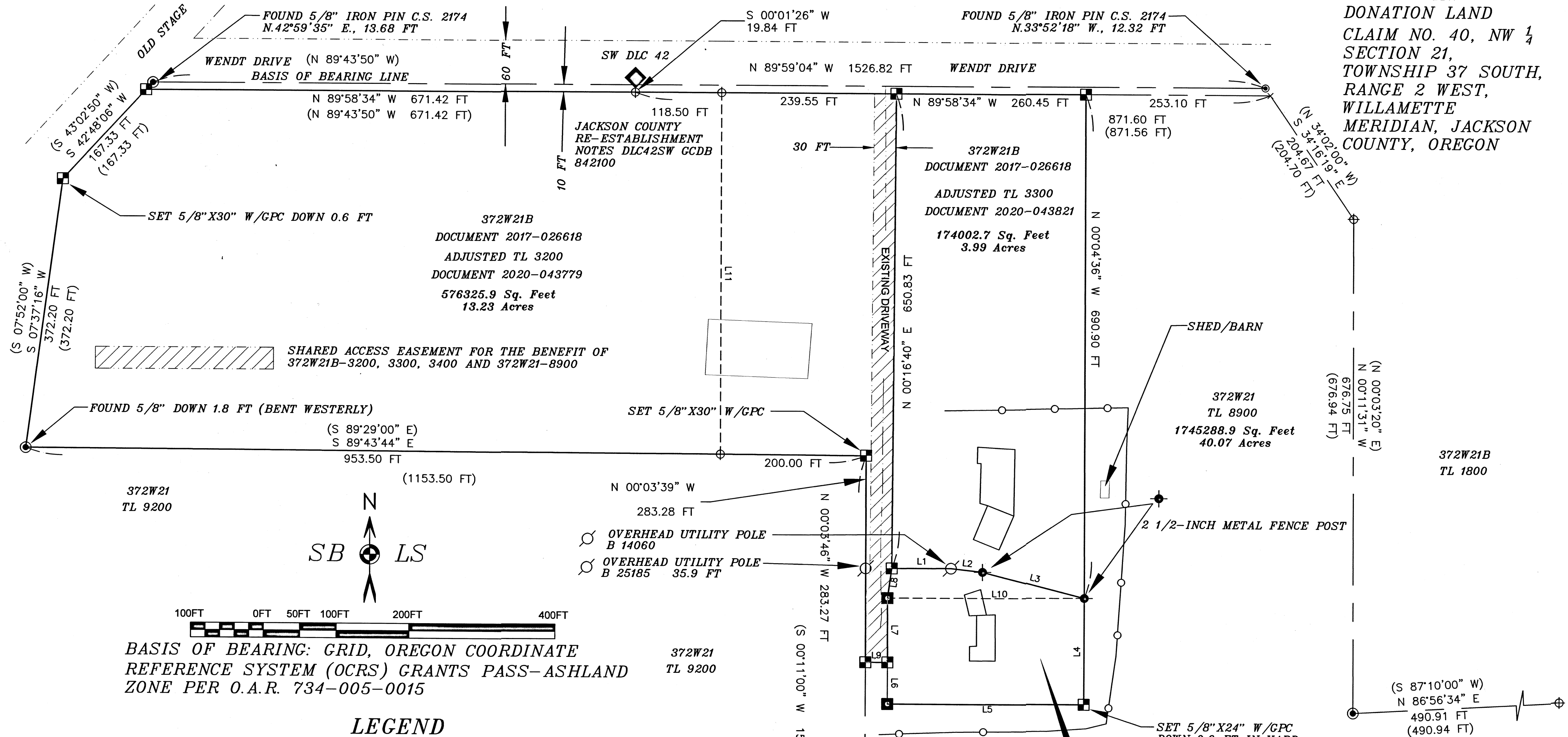


LOCATED IN:
DONATION LAND
CLAIM NO. 40, NW 1/4
SECTION 21,
TOWNSHIP 37 SOUTH,
RANGE 2 WEST,
WILLAMETTE
MERIDIAN, JACKSON
COUNTY, OREGON



SB LS

100FT 0FT 50FT 100FT 200FT 400FT

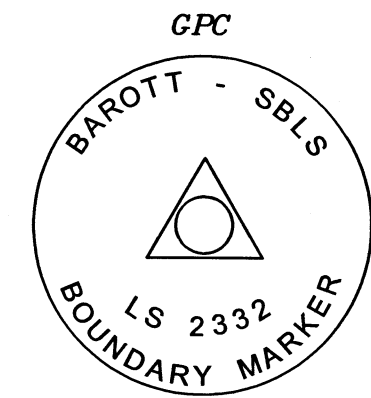
BASIS OF BEARING: GRID, OREGON COORDINATE
REFERENCE SYSTEM (OCRS) GRANTS PASS-ASHLAND
ZONE PER O.A.R. 734-005-0015

LEGEND

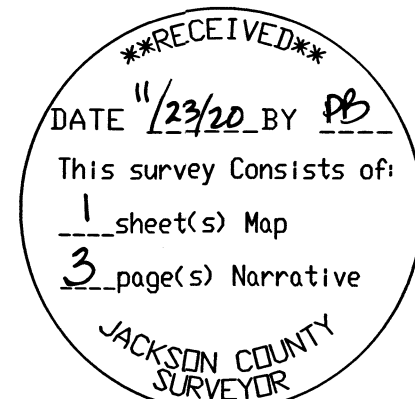
Symbol	Description
◆	FOUND BRASS CAP MONUMENT SW DLC 42
⊕	SET 5/8-INCH X 24-INCH IRON PIN WITH GPC UNLESS NOTED
⊙	CALCULATED POINT-NOTHING FOUND OR SET
⊛	FOUND IRON PIN C.S. 2232
⊚	FOUND IRON PIN C.S. 2174
()	RECORD DATA FROM C.S. 2174
---	PROPERTY LINE ADJUSTMENT LINES
- - -	OLD BOUNDARY LINES
---	OTHER TAX LOT LINES
---	ACCESS ROADS
C.S.	FILED SURVEY NO. JACKSON COUNTY SURVEYOR'S OFFICE
GPC	1 3/4-INCH DIAMETER MORASSE STYLE GREEN PLASTIC CAP
○—○	EXISTING FENCE

LINE TABLE

LINE	BEARING	DISTANCE	SURVEY	BEARING	DISTANCE
L1	N 89°43'41" E	81.41 FT			
L2	S 83°28'15" E	43.61 FT			
L3	S 75°42'25" E	144.26 FT			
L4	S 00°00'22" W	145.76 FT	CS2232	N 00°11'00" E	145.00 FT
L5	S 89°56'38" W	269.66 FT	CS2232	S 89°49'00" E	270.00 FT
L6	N 00°11'16" W	57.04 FT	CS2232	N 00°11'00" E	
L7	N 00°11'16" W	88.41 FT	CS2232	N 00°11'00" E	
L8	N 07°51'28" E	41.15 FT			
L9	S 89°58'34" E	30.24 FT			
L10	N 89°52'42" E	270.15 FT	CS2232	N 89°49'00" W	270.00 FT
L11	N 00°03'52" W	495.89 FT			
L12	N 90°00'00" E	197.71 FT			



NOTE: NARRATIVE IS
A SEPARATE
DOCUMENT



JACKSON COUNTY FILE: 439-20-00841-ZON_AMD

Handwritten Signature
PLANNING DIRECTOR
JACKSON COUNTY DEVELOPMENT SERVICES

PROPERTY LINE ADJUSTMENT

DRAWN	DATE	STEVE & TERRIE DAY
SBLS	11-19-2020	1658 OLD STAGE RD
APPROVED	DATE	CENTRAL POINT, OR 97502
		372W21B-3200,3300,3400
SCALE	SHEET	PROJECT NO.
1"=100'	1 OF 1	2020-12

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

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

SURVEYED FOR: STEVE AND TERRIE DAY
1658 OLD STAGE ROAD
CENTRAL POINT, OREGON 97502

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

LOCATION: Township 37 South, Range 2 West, Northwest quarter of Section 21 in Donation Land Claim No. 40, Willamette Meridian, Jackson County, Oregon. (Jackson County Tax Records 372W21B 3200, 3300, & 3400).

BASIS OF BEARING: Grid, Oregon Coordinate Reference System (OCRS) Grants Pass-Ashland Zone, per O.A.R. 734-005-0015.

PURPOSE: The purpose of this survey is to adjust tax lot lines for the two tax lots as approved in Staff Report outlined in Jackson County Development Services File No. **439-20-00841-ZON_AMD**.

Parent Deed for Tax Lot 3200, 3300 as follows:
2017-0266618 dated July 31, 2017.

Parent Deed for Tax Lot 3400 as follows:
2016-036907 dated November 3, 2016.

PROCEDURE: Prior to commencement of this survey, deed records, surveys of record, and the staff report were reviewed.

For the most part, Real Time GPS (RTK) was utilized to control nearly all found corner points, utilizing the Oregon Department of Transportation's Geodetic Network (ORGN). Geodetic positions are on file with this office.

Monuments set are 5/8-inch by 24 or 30-inch iron pins with 1 3/4-inch diameter green plastic "Morasse-style" caps attached. Miscellaneous control point are either 1/2-inch diameter by 15-inch long iron pin with plastic cap, 3-inch long Survey Mark stainless steel nails and stainless steel washer stamped "BAROTT-SBLS LS 2332," or 5-inch long stainless steel cotton gin spindles.

HISTORY OF SURVEYS: The history of surveys of T.37 S., R.2 W. pertaining to this survey is as follows:

1854- Ives & Hyde, U.S. Deputy Surveyors, surveyed the Township and sub-divisional lines. Refer to Contract No. 39 dated January 4, 1854.

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

1855- 1867- Donation Land Claim No. 42 was surveyed by Sewell Truax in 1855. The official patent No.846 dated was May 24, 1867, signed by Andrew Johnson to Minerva Jane and Robert C. Armstrong.

- SW Corner- See Jackson County Re-estab notes (DLC42SW GCDB 842100) December 11, 2015. (OR330370S0020W0_DLC42SW)

1855-1874- Donation Land Claim No. 40 was surveyed by Sewell Truax in 1855. The official patent No.1863 dated was August 19, 1874, signed by Ulysses S. Grant to John F. and Zerilda Miller.

1908- L. Niedermeyer and wife created the L. and N. Subdivision No. 1 consisting of twenty-five (25) Lots in portions of Donation Land Claim No. 40 and 42, Section 16, 20, and 21, Township 37 South, Range 2 West, Willamette Meridian, Jackson County, Oregon on March 27, 1908. This survey created or documented public ways now known as Old Stage Road and Wendt Drive. This current survey is located in portions of Lots 19, 20, and 21 of said Subdivision.

Refer to Subdivision Plat 003-116-A as filed in Jackson County, Oregon.

1963-Mark E. Boyden, PLS 281 surveyed a portion of Lots 19, 20, and 21 of the L. and N. SUBDIVISION NO. 1 and DLC #40, Section 21, Township 37 South, Range 2 West, Willamette Meridian, Jackson County Oregon, for Chester Wendt.

During this survey, Boyden discovered a ten (10) foot error between the South boundary of Wendt Drive and the North line of the Subdivision Lots 19-23. This survey identified as what is known today as 372421B-3200, 3300, 3400 and 372w21-8900. Several of the Boyden monuments were found as shown on the Property Line Adjustment Map, page 1.

Refer to C.S. 2174 dated April, 1963.

1963- L.N. Dow, LS 251 retraced a portion of the Boyden survey C.S. 2174 and established the boundary of the current Tax Lot 372w21B-3400 for C.H. Sigman. During this survey, Dow did not find or recognize the ten (10) foot gap along the North boundary of Lots 19-21 and the South right-of-way for Wendt Drive. Dow also established a thirty (30) foot private road close to the existing private drive as shown on the Property Line Adjustment Map, page 1. The issue is, the existing private drive was not constructed in the center of the Dow private road location. That easement is adjusted as shown.

Several of the Dow monuments were found by this survey, or by the current owner at one point in time.

Refer to C.S. 2232 dated July 16, 1963.

1967- C. Lind McBeth, LS 565 surveyed a parcel adjacent to and North of Wendt Drive. Several of the monument established during this McBeth Survey were recovered by this office during a previous survey. McBeth note the ten (10) foot discrepancy along the South line of Wendt Drive.

Refer to C.S. 3445 dated April 1967.

1984- Verlyn Thomas, LS505 surveyed a parcel of land to the East of my client parcel for Dale Niedermeyer. Thomas found the SW corner for DLC No.42 and Wendt Drive, but failed to recognize

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

the said ten (10) foot discrepancy along the South line of Wendt Drive as discovered by Surveyor Boyden during C.S. 2174.

Refer to C.S. 10117 dated September 1984.

No other surveys of record that pertain to this current project were found.

MONUMENTS ACCEPTED FOR CONTROL

1. SW CORNER DONATION LAND CLAIM NO. 42 (GCDB 842100), I found a 3-inch diameter brass cap monument, 1 foot deep.

From which;

Second reestablishment

- A 5/8-inch diameter iron pin, no cap, bears N.76°03'31" E., 10.25 FT.
- A 5/8-inch diameter iron pin, no cap, bears N.79°58'02" W., 12.65 FT.

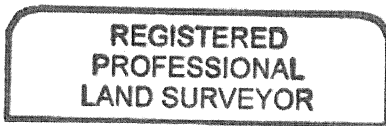
Third reestablishment

- A 5/8-inch diameter iron pin with 2-inch diameter aluminum cap marked "JACKSON COUNTY SURVEYOR" bears S.89°37'11" W, 82.70 FT.
- The Northwest reference established in 2015 is gone.

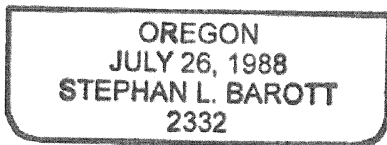
ADDITIONAL MONUMENTS ACCEPTED FOR CONTROL AND ESTABLISHED ARE AS SHOWN ON THE PROPERTY LINE ADJUSTMENT MAP, PAGE 1.

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, NAD83(2011) EPOCH 2010.00. Elevations are NAVD88 using Geoid 12A. Additional Geodetic Positions are on file with this office.



Stephan Barott



RENEWS: DECEMBER 31, 2021

DATE OF SURVEY: NOVEMBER 19, 2020

