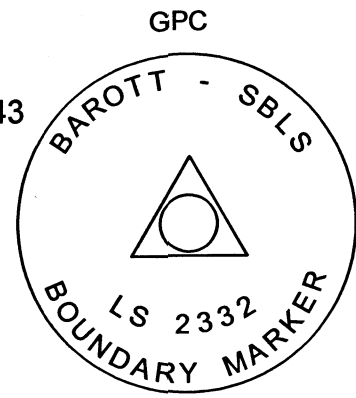


LEGEND

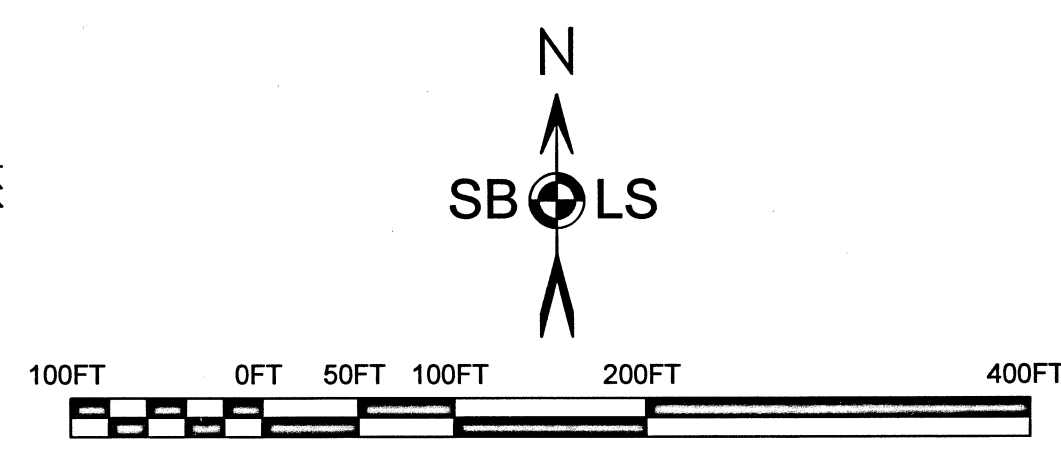
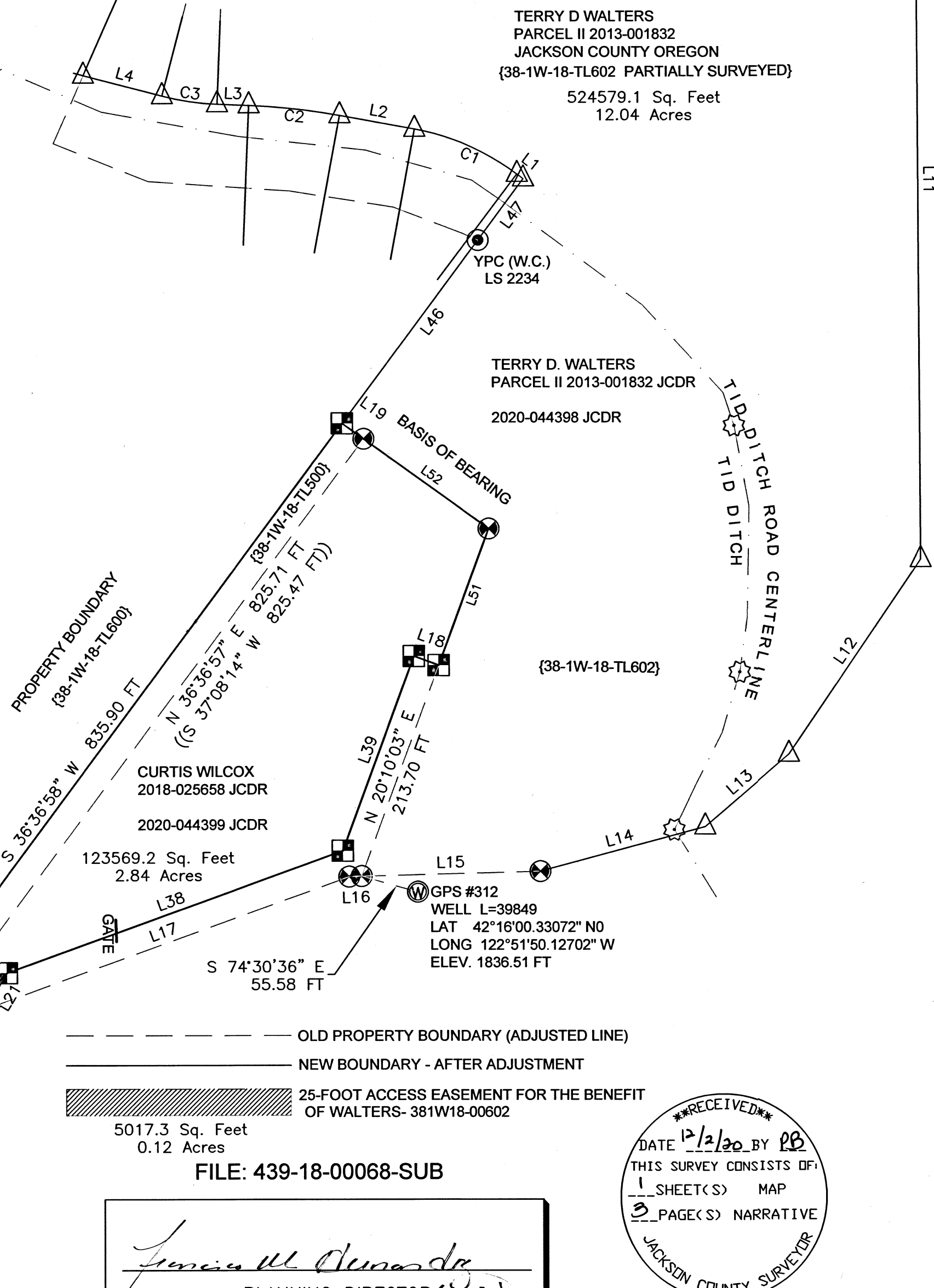
- FOUND 5/8" IRON PIN AS NOTED- C.S. 15438, 17325, 22143
- △ CALCULATED POINT
- (()) RECORD DATA FROM C.S. 14143
- ⊛ SET 5" LONG COTTON GIN SPINDLE (GPS POINT)
- ⊙ FOUND 5/8" IRON PIN WITH YPC - C.S. 14143
- ⊙ FOUND IRON PIPE (REFER TO CS14343)
- C.S. FILED SURVEY NUMBER
- W.C. JACKSON COUNTY SURVEYOR'S OFFICE
- YPC FOUND YELLOW PLASTIC CAP ON 5/8" DIAM. IRON PIN
- JCDR JACKSON COUNTY OREGON DEED RECORDS
- ⊠ SET 5/8" DIAMETER X 24" LONG IRON PIN WITH 1 3/4" GREEN PLASTIC CAP (GPC)



PROPERTY LINE ADJUSTMENT
 LOCATED IN:
 NORTHEAST 1/4 SECTION 18,
 TOWNSHIP 38 SOUTH, RANGE 1 WEST, W.M.,
 JACKSON COUNTY, OREGON

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	REFERENCE	BEARING	DISTANCE
C1	230.99 FT	107.38 FT	106.41 FT	N 66°13'03" W	26°38'04"	C.S.17325	N 65°42'13" W	106.41 FT
C2	613.00 FT	86.84 FT	86.77 FT	N 83°35'32" W	8°07'01"	C.S.17325	N 83°04'43" W	86.77 FT
C3	246.48 FT	52.98 FT	52.88 FT	N 81°29'31" W	12°19'00"	C.S.17325	N 80°58'43" W	52.88 FT

LINE	BEARING	DISTANCE	REFERENCE	BEARING	DISTANCE
L1	N 52°54'01" W	7.31 FT	C.S.17325	N 52°23'13" W	7.31 FT
L2	N 79°32'01" W	72.40 FT	C.S.17325	N 79°01'13" W	72.40 FT
L3	N 87°39'01" W	30.30 FT	C.S.17325	N 87°08'13" W	30.30 FT
L4	N 75°20'00" W	77.45 FT	C.S.17325	N 74°49'13" W	N/A
L5	N 23°52'25" E	297.29 FT	95-011534	N 24°19'00" E	265.00 FT
L6	N 46°34'03" E	75.00 FT	95-011534	N 47°06'00" E	75.00 FT
L7	S 23°39'57" E	75.50 FT	95-011534	S 23°08'00" E	75.50 FT
L8	N 88°50'03" E	243.00 FT	95-011534	N 89°22'00" E	243.00 FT
L9	S 73°21'57" E	208.75 FT	95-011534	S 72°50'00" E	208.75 FT
L10	N 66°51'03" E	156.39 FT	95-011534	N 67°23'00" E	156.39 FT
L11	S 00°18'57" E	722.24 FT	95-011534	S 00°13'00" W	722.24 FT
L12	S 34°13'43" W	223.82 FT	C.S.14343	S 34°45'40" W	227.72 FT
L13	S 49°23'03" W	105.00 FT	C.S.14343	S 49°55'00" W	105.00 FT
L14	S 74°55'11" W	162.47 FT	C.S.14343	S 75°25'11" W	162.59 FT
L15	S 88°28'52" W	170.15 FT	C.S.14343	S 89°05'20" W	170.20 FT
L16	N 88°03'00" E	11.90 FT	C.S.14343	S 89°05'20" W	11.88 FT
L17	S 70°08'08" W	367.69 FT	C.S.14343	S 70°38'00" W	367.83 FT
L18	N 69°49'57" W	25.00 FT			
L19	N 54°15'24" W	25.00 FT			
L20	S 70°08'08" W	39.52 FT			
L21	N 30°53'52" E	39.52 FT			
L22	S 62°30'59" E	25.04 FT			
L23	N 62°30'59" W	26.71 FT			
L24	N 62°30'59" W	25.32 FT			
L25	N 89°03'23" E	26.72 FT	C.S.22143	N 89°15'58" E	26.70 FT
L26	N 00°18'49" W	151.97 FT	C.S.22143	N 00°00'00" W	151.92 FT
L27	N 89°30'15" E	297.58 FT		N 89°30'15" E	297.58 FT
L28	S 62°32'36" E	212.16 FT	C.S.22143	S 62°13'25" E	212.18 FT
L29	S 62°30'59" E	170.65 FT	C.S.22143	S 62°13'25" E	170.61 FT
L31	N 89°28'02" E	67.03 FT	C.S.14343	N 90°00'00" E	67.03 FT
L32	N 89°28'02" E	59.94 FT			
L33	N 30°53'52" E	23.48 FT			
L36	N 30°53'52" E	175.73 FT	C.S.14343	N 31°23'00" E	N/A
L37	N 30°53'52" E	186.13 FT			
L38	N 70°08'08" E	339.83 FT			
L39	N 20°10'03" E	197.27 FT			
L42	N 86°02'33" E	2185.32 FT	C.S. 20854	N 86°35'08" E	2185.32 FT
L43	N 89°19'28" E	2841.37 FT	C.S. 20854	N 89°43'00" E	2841.87 FT
L46	N 36°36'58" E	216.91 FT			
L47	N 36°37'28" E	72.49 FT			
L48	S 62°30'59" E	105.00 FT			
L49	S 62°32'36" E	212.19 FT			
L50	N 62°30'59" W	42.64 FT			
L51	N 20°10'03" E	138.15 FT	C.S.14343	N 20°42'00" E	N/A
L52	N 54°15'24" W	146.33 FT	C.S.14343	N 53°49'00" W	146.30 FT



BASIS OF BEARING: GRID, OREGON COORDINATE REFERENCE SYSTEM (OCRS) GRANTS PASS-ASHLAND ZONE per O.A.R. 734-005-0015 - (NORTHERLY LINE BETWEEN FOUND LS1069 MONUMENTS SET DURING CS-14343.
 EQUIPMENT USED: LEICA GS14 GNSS RECEIVER, LEICA TCRP 1203 ROBOTIC TOTAL STATION.
 GEODETIC COORDINATES ARE ON FILE WITH THIS OFFICE.

(NOTE: NARRATIVE IS A SEPARATE DOCUMENT)

DRAWN	DATE	CURTIS WILCOX
SBLs	11-18-2020	4232 PIONEER ROAD
APPROVED	DATE	MEDFORD, OR 97501
		38-1W-18-500
SCALE	SHEET	PROJECT NO.
1"=100'	1 OF 1	2020-25

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

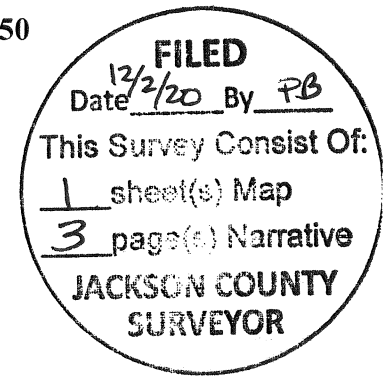
PHONE: 541-776-1272
 CELL: 541-510-8278
 e-mail: sbarott@charter.net

FILE: 439-18-00068-SUB

Timothy W. Edwards
 PLANNING DIRECTOR (Asst.)
 JACKSON COUNTY DEVELOPMENT SERVICES

RECEIVED
 DATE 12/2/20 BY RB
 THIS SURVEY CONSISTS OF:
 1 SHEET(S) MAP
 5 PAGE(S) NARRATIVE
 JACKSON COUNTY SURVEYOR

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



SURVEYED FOR: CURTIS WILCOX
4232 PIONEER ROAD
MEDFORD, OR 97501

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

LOCATION: Township 38 South, Range 1 West, North half of Section 18, and in Donation Land Claim No. 51, Willamette Meridian, Jackson County, Oregon. (Jackson County Tax Records 38-1W-18 TL 500 and 602.

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

PURPOSE: The purpose of the survey is to adjust the boundaries of two parcels as approved by Jackson County Development Service in File No. **439-18-00068-SUB dated January 16, 2019**. My client was led to believe this process had already been completed by the previous owner prior to him purchasing the property.

HISTORY OF SURVEYS: The history of surveys of T.38 S., R. 1 W. pertaining to this survey is as follows:

1855- The original subdivision of this township was performed by Ives & Hyde under contract No. 39 dated January 16, 1855.

1856- The original survey for the Thomas Whitworth Donation Land Claim No. 51 (DLC 51) was performed by Sewall Truax in 1856.

1910- CRYSTAL SPRINGS ORCHARD TRACTS was created or surveyed by Osgood E. Cummings, Civil Engineer, in August, 1910. This survey was located partially in the Southwest quarter of Section 18, Township 38 South, Range 1 West, W.M. Several of the deeds in this area refer to "the North boundary of Crystal Springs Orchard Tracts," as well as the ¼-corner for Sections 13 and 18. Refer to Subdivision 001-053 dated October 10, 1910.

1981-Harry L. Lake, LS 564, surveyed several parcels in the South half of Section 18. During this survey, Lake identified a portion of Pioneer Road right-of-way. Refer to C.S. 8884 dated June 19, 1981.

1994- Richard L. Bath, LS 1069 surveyed the current Tax Lot 500 and a portion of the current Tax Lot 602. Bath located the "approximate right-of-way" for Pioneer Road and established witness corners at

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

two locations. This survey is the main controlling survey for this current Property Line Adjustment Survey.

Refer to C.S. 14343 dated December 16, 1994.

1997- Jim Hibbs, LS 2234 surveyed the parcel westerly and adjacent to my client's parcel, or what is known as 381W18-600. During this survey, Hibbs located the 25-foot strip between his client's parcel (TL 600) and my client's parcel (TL 500). This 25-foot strip is a portion of the Walters parcel 381W18-602 and is the reason for this current Property Line Adjustment survey. Hibbs found the witness corners near Pioneer Road established by surveyor Bath during C.S. 14343 and established other witness corners along the Easterly line of TL 600 as shown on his survey.

Refer to C.S. 15438 dated June 16, 1997.

2001- Jim Hibbs, LS 2234 surveyed the parcels 381W18-600, 700, and 1202, westerly and adjacent to my client's parcel. During this Property Line Adjustment Survey, Hibbs located The 70-foot wide easement for Talent Irrigation District Canal per Vol/ 493 Page 286, JCDR. Hibbs described the Northerly boundary of said easement, which is coincident with the Walters property boundary for TL 602.

Refer to C.S. 17325 dated April 23, 2001.

2011- Jim Hibbs, LS 2234 surveyed parcels southerly of Pioneer Road and adjacent to my client's parcel. During this Survey, Hibbs located a portion of Pioneer Road, Crystal Springs Orchard Tract, Ox Bow Road, and tied to the one-quarter corner for Section 13 and 18.

Refer to C.S. 20854 dated April 14, 2011.

2016- Gerald V. Nygren, LS 1035, performed a Property Line Adjustment and adjusted the parcel identified by Hibbs in C.S. 20854. Nygren located the south line of Pioneer Road adjacent to my client parcel. I found and held the Nygren and Hibbs monuments as marking the southern right-of-way for Pioneer Road. Bothe surveys also document the point of beginning for my client's parcel.

Refer to C.S. 22413 dated October 26, 2016.

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

PROCEDURE:

Prior to commencement of this survey, deed descriptions and surveys of record were evaluated.

Survey C.S. 14343 is the main controlling survey of record. Supporting information was found in the other surveys previously listed. The location for Pioneer Road was documented by Hibbs and Nygren, allowing for monuments to be established on the north right-of-way line. Surveyor Bath did not have this information when he established witness corners along my client's south line.

The description for the Walters TL 602 (95-11534) is general in nature along the Talent Irrigation lateral. It simply states "along the northerly bank of the Talent Lateral 480 feet more or less..." The Hibbs survey C.S. 17325 more accurately describes that portion of the Walters TL602.

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

Surveys of record and deeds of record were combined to describe the current and adjusted boundaries of TL 500 and 602. I did not “re-survey” all of the existing TL 602. Therefore, it is partially surveyed and is over 10 acres.

The initial intent of this Property Line Adjustment was to exchange a 25-foot strip of land on the West side of TL 500, for a 25-foot strip along the East side of TL500. The purpose of this strip is to ensure TL 602 has access to Pioneer Road. While performing this survey, a shed and part of a fence was found inside of the “proposed 25-foot Easterly Strip” near the Northeast corner of TL500. The two owners agreed to end the Easterly 25-foot strip twenty (20) feet south of the existing shed. The two owners also agreed to create a 25-foot access easement along the Southeast area of TL 500 from Pioneer Road to the adjusted 25-foot Easterly Strip. There is an existing paved access road within this access easement area.

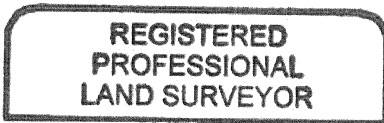
The existing centerline of the Talent Lateral irrigation canal access road is shown for reference only. It does not directly identify the property boundaries.

All courses were rotated to Grid Bearing, Oregon Coordinate Reference System (OCRS) Grants Pass-Ashland Zone.

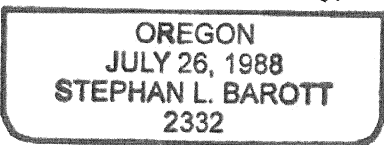
MONUMENTS ACCEPTED FOR CONTROL AND ESTABLISHED THIS SURVEY are as shown on the Property Line Adjustment Survey, page 1.

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.



Stephan Barott



RENEWS: DECEMBER 31, 2021

DATE OF SURVEY: NOVEMBER 18, 2020