

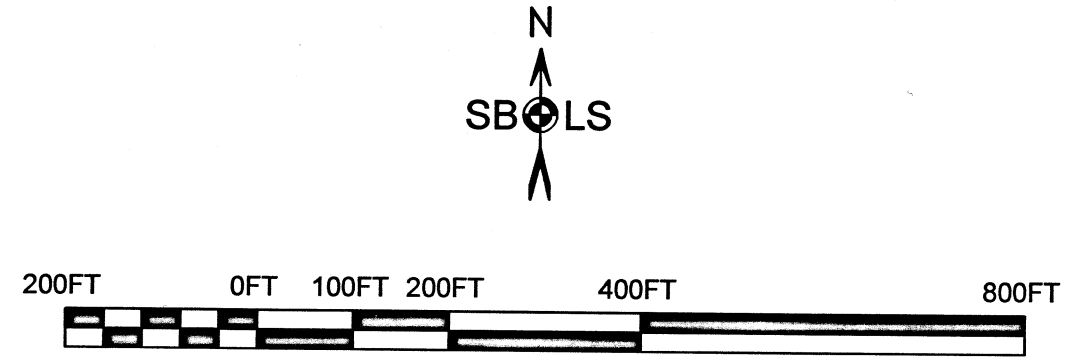
FOUND A BELL TELEPHONE MANHOLE COVER
 NAD83(2011) EPOCH 2010.00
 LAT 42°20'53.92134" N
 LONG 122°55'45.22911" W
 ELEV 1342.52 FT (NAVD88)

SET 5/8-INCH X 24-INCH IRON PIN WITH PLASTIC CAP MARKED "SBLS CONTROL"
 NAD83(2011) EPOCH 2010.00
 LAT 42°20'52.62410" N
 LONG 122°55'23.74778" W
 ELEV 1336.91 FT (NAVD88)

FOUND A 3/4-INCH DIAMETER IRON PIN, DOWN 1 FOOT
 NAD83(2011) EPOCH 2010.00
 LAT 42°20'45.12528" N
 LONG 122°55'45.37801" W
 ELEV 1348.57 FT (NAVD88)

SET 5/8-INCH X 30-INCH IRON PIN WITH GREEN MORASSE PLASTIC CAP MARKED "BAROTT-SBLS LS2332 - BOUNDARY MARKER"
 NAD83(2011) EPOCH 2010.00
 LAT 42°20'43.98839" N
 LONG 122°55'36.61280" W
 ELEV 1345.54 FT (NAVD88)

PROPERTY LINE ADJUSTMENT
 LOCATED IN SW 1/4 & SE 1/4 OF SECTION 15 AND IN DONATION LAND CLAIM NO. 69, TOWNSHIP 37 SOUTH, RANGE 2 WEST, OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON



BASIS OF BEARING: GRID, OREGON COORDINATE REFERENCE SYSTEM (OCRS) NORTH LINE OF DLC NO. 69 COORDINATES AND DISTANCE ARE INTERNATIONAL FEET.

EQUIPMENT INCLUDE:

A LEICA GS14 GNSS (GPS) RECEIVER UTILIZING THE OREGON DEPARTMENT OF TRANSPORTATION'S GEODETIC NETWORK (ORGN) FOR ADJUSTED RTK POSITIONS.

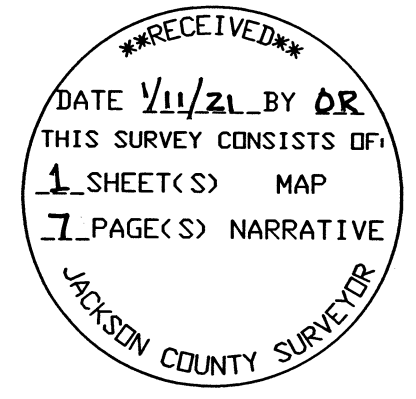
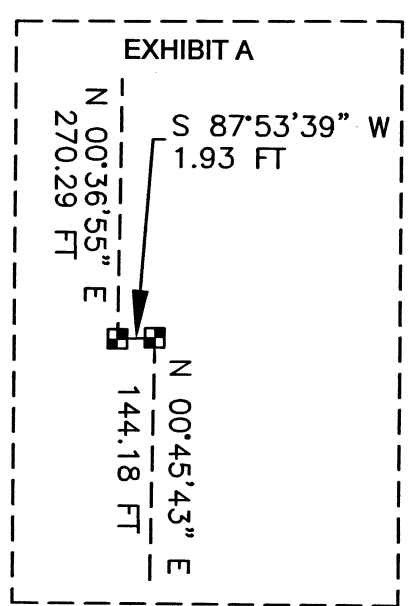
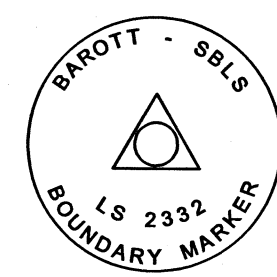
LEICA TRCP 1203 ROBOTIC TOTAL STATION.

SEE ATTACHED NARRATIVE

JACKSON COUNTY DEVELOPMENT SERVICES
 FILE 439-19-00043-SUB

LEGEND

- | Symbol | Description |
|-----------|---|
| — | EXISTING FENCE |
| - - - - | EDGE OF ASPHALT |
| - · - · - | CALCULATED CENTERLINE |
| - · - - - | SURVEY TRAVERSE LINE |
| - - - - - | ORIGINAL TAX LOT (PROPERTY BOUNDARY) |
| - · - - - | ADJUSTED TAX LOT (PROPERTY BOUNDARY) |
| ⊗ | FOUND IRON PIN C.S. 9566 (BENT) |
| ◆ | SET CONTROL POINT AS NOTED |
| ◇ | GOVERNMENT CORNER AS NOTED |
| ⊙ | GAS VALVE |
| ◇ | SE ADJUSTED TL 2300 EDGE OF ASPHALT |
| ⊕ | CALCULATED POINT- NOTHING FOUND OR SET |
| ▲ | CALCULATED ROW OR C/L POINT |
| □ | FOUND YPC (C.S. 17309) |
| ● | FOUND IRON PIN AS NOTES |
| ⊙ | FOUND 5/8" IRON PIN |
| ⊙ | FOUND ORANGE PLASTIC CAP - C.S. 21792 |
| ⊙ | SET 5/8" X 24" IRON PIN W/ GPC UNLESS NOTED |
| ⊙ | FOUND LEAD TACK & LS1659 WASHER |
| ⊙ | CORNER INDEX NO. SEE NARRATIVE |
| < > | DATA FROM C.S. 1837 |
| (()) | DATA FROM C.S. 8002 OR 10087 (LS 1656) |
| [] | DATA FROM C.S. 21792 |
| C.S. | FILED SURVEY NO. JACKSON COUNTY SURVEYOR'S OFFICE |
| OPC | FOUND ORANGE PLASTIC CAP AS NOTED |
| YPC | FOUND YELLOW PLASTIC CAP AS NOTED |
| GPC | SET GREEN PLASTIC CAP 1 3/4" MORASSE STYLE CAP MARKED |



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 12-24-2020 | STEVEN L FRY FRY FAMILY FARMS |
| APPROVED | DATE | 2184 ROSS LANE, MEDFORD, OR 37-2W-15-2300 & 2400 |
| SCALE 1"=200' | SHEET 1 OF 1 | PROJECT NO. 2020-05 |

37-2W-15 TL 2300 & 2400

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

**SURVEYED FOR: STEVEN L. FRY
FRY FAMILY FARMS
2184 ROSS LANE
MEDFORD, OR 97501**

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

LOCATION: Township 37 South, Range 2 West, Southeast quarter and the Southwest quarter of Section 15 in Donation Land Claim No. 69, Willamette Meridian, Jackson County, Oregon. (Jackson County Tax Records 372W15 2300 & 2400)

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

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. **439-19-00043-SUB**.

Parent Deeds for Fry- Tax Lot 2400 as follows:

02-061311 (McWilliams to Fry) dated November 18, 2002
2010-006272 (McWilliams to Fry) dated February 19, 2010.

Parent Deed for McWilliams- Tax Lot 2300 as follows:

2017-018441 (McWilliams Trust) dated June 1, 2017.

This property line adjustment will correct errors found in this property description.

PROCEDURE: Prior to commencement of this survey, deed records, surveys of record, and the staff report were reviewed. The intent of the final adjusted boundary was discussed on the site with the two land owners. The one requirement discussed was that the new adjusted line must be at least five (5) feet Easterly of the McWilliams barn with the solar panels on the roof, near the Southeast corner of the adjusted TL 2300. From said Southeast corner, the next intent was to follow the existing white fence North and West to the intersection of the Easterly right-of-way for Hanley Road.

The existing centerlines of Hanley Road and Ross Lane are not built on the mathematical center of the road prism. The centerline stripe of Ross Lane is 1.5 to 2.5 feet offset from the mathematical centerline. Hanley Road has been reconstructed to include turn lanes at the Westerly Ross Lane intersection. Most of the controlling monuments have been destroyed, causing some confusing as to where the exact centerline is at every point near Ross Lane. Found monuments are as shown on the PLA map. Using the existing found control, a best fit solution was used to identify the Northwest and Southwest corners of the adjusted Tax Lot 2300. Those positions do not exactly fit existing fence lines or centerline stripes.

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The Northwest and Southwest corners for DLC No. 69 were visited by this office in 2015. Both corner points have changed since the last visit.

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 or 3-inch long Survey Mark stainless steel nails and stainless steel washer stamped "BAROTT-SBLS LS 2332."

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.

1856-1866- Donation Land Claim No. 69 was surveyed by Sewell Truax in 1855. The official patent No.137 date was May 19, 1866, signed by Andrew Johnson to John E. Rop. It must be noted that the DLC diagram dated June 18, 1857 lists the claim as the John E. Ross claim.

- NW Corner- See Jackson County Re-estab notes (DLC69NW GCDB 866100) December 15, 1977.
- SW Corner- See Jackson County Re-estab notes (DLC69SW GCDB 868120) June 26, 2011, Page 87-88.

1961- Edward A. McGinty, PLS 301, surveyed a portion of Donation Land Claim No. 69 and portions of the current Tax Lots 372W15-2300, 372W15-2400, and 372W22-3500. Refer to C.S. 1837 dated November 20, 1961.

1962- Mark E. Boyden, LS 281, surveyed two parcel adjacent to an southerly to Ross Lane. These parcels are now known as 372W22- 1600 & 1700. Refer to C.S. 1979 dated August, 1962.

1979- Roger Roberts, PLS 1656, surveyed a portion of Hanley Road, tied to the Northwest corner DLC No. 69, and established several right-of-way pins for Hanley Road. Refer to C.S. 8002 dated September 13, 1979. Two of the Roberts right-of-way pins were found. The Northwest corner for DLC No. 69 is now paved over, but was recovered by this office in 2015.

1983-Gary Kaiser, PLS 803, surveyed a parcel of land adjacent to and Southerly of Ross Lane. This parcel is known today as 372W22-1200. Kaiser established two right-of-way pins on the said

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Southerly right-of-way line. The Northeast Kaiser pin was found bent, and out of place. The Northwest pin is now covered by asphalt and not found.

1984- Roger Roberts, PLS 1656, surveyed a portion of the North line of DLC No.69. Roberts recovered the right-of-way pins for Hanley Road, recovered the Northwest corner for DLC No. 69 and established a new right-of-way pin 30.00 feet East of, and on the said North line of DLC No.69. Roberts also recovered a 5/8-inch diameter iron pin Westerly of Griffin Creek. This iron pin was reported as being a 1/2-inch diameter iron pin on C.S. 1837. Roberts set a witness corner on the DLC line (lead plug and tack in top of concrete wingwall of a diversion structure for Griffin Creek). Both of these monuments were recovered. Refer to C.S. 10087 dated August 29, 1984.

2001-The Jackson County Roads Department and James P. Dickerson, PLS 2691, surveyed a portion of Hanley Road near the intersection of Ross Lane. Dickerson found the West line of DLC No. 69 and found several monuments established during the 1939-40 Road Survey. With the exception of the two DLC corners, only one of the Road Survey monuments could be found. Hanley Road and the intersection with Ross Lane has changed over the years. Refer to C.S, 16975 dated June 8, 2001.

2002- The Jackson County Roads Department and James P. Dickerson, PLS 2691, continued survey C.S. 16975 for a portion of Hanley Road near the intersection of Ross Lane. Dickerson found additional information, edited data as shown on C.S. 16975, and established monuments for additional right-of-way along the West side to Hanley Road. The intersection of Ross Lane Westerly of Hanley Road was changed at this time, or shortly after it. Most of the monuments shown on this survey and the previous survey were destroyed and could not be recovered. Refer to C.S. 17172 dated January 9, 2002. Also refer to an Affidavit of Correction for a portion of this survey in Document 03-002836 dated January 15, 2003.

With the exception of the two DLC corners, only one of the Road Survey monuments could be found. The reconstruction of the Hanley Road-Ross Lane intersection has resulted in two centerline stripes. With the controlling monuments gone or destroyed, it is very hard to find the "exact road centerline." The calculated centerlines for Ross Lane and Hanley Road do not match the "as built" centerlines.

2002- Richard Templin, LS 2359, surveyed a parcel of land adjacent to Griffin Creek, and southerly of Ross Lane. Templin found, calculated, or set monuments along the south line of Ross Lane. The surveyed property is now known as the current tax lots 372W22-1000 & 1100. Refer to C.S. 17309 dated March 20, 2002.

2015-Shawn Kampmann, PLS 2883, surveyed parcels adjacent to the southerly right-of-way line for Ross Lane. Kampmann calculated the centerline of Ross Lane and tied in the West line of DLC 69. The surveyed property is now known as 372W22- 1500 & 1900. Refer to C.S. 21792 dated July 18, 2015.

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

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

1. NW CORNER DONATION LAND CLAIM NO. 69 (GCDB 866100)

This corner was found by this office in 2015. Point is now paved over.

From which;

- A 5/8-inch diameter iron pin with Yellow Plastic Cap marked LS 1656 bears N.89°21'31" E., 30.11 FT.
- A 5/8-inch diameter iron pin with Yellow Plastic Cap marked Jackson County bears S.49°50'27" E., 39.36 FT.
- A ½-inch diameter iron pipe bears S.89°57'43" W., 29.79 FT.
- A gas valve, bears N.59°03'41" W., 13.67 FT.
- A 5/8-inch diameter iron pin (bent), bears N.18°34'07" W., 94.69 FT.
- A Bell Telephone Manhole Cover bears N.08°07'04" W., 135.87 FT.
- A 5/8-inch diameter iron pin bears N.18°18'14" E., 94.81 FT.
- A 3-inch long steel Survey Mark nail and stainless steel washer marked "BAROTT-SBLS LS 2332" bears S.89°23'32" W, 15.81 FT.

2. Point on North Line of DLC 69 and West of Griffin Creek

At the corner point, I **found** a 5/8-inch diameter iron pin four (4) feet North of a wire fence.

From which:

- A 5/8-inch diameter iron pin (2 feet south of wire fence) bears S.23°35'31" E., 6.29 FT. No record of this point.
- A lead tack and brass washer stamped LS 1656 bears N.89°31'46" E., 31.54 FT. Point falls of top of irrigation diversion structure on the West side of Griffin Creek, near the gate control.
- A ½-inch by 15-inch iron pin with plastic cap marked "SBLS GPS CONTROL" bears S.52°52'02" W., 39.97 FT.

3. Northeast corner of Tax Lot 2400

At the corner point, I **found** a ½-inch diameter iron pin at the edge of a tree line. Point set during C.S. 1837.

From which:

- A U-Channel metal post with white plastic tag marked "PLEASE PROTECT NEARBY SURVEY MARKER" attached set 1-foot South.
- Set a 5/8-inch by 24-inch long iron pin with pink plastic cap marked "SBLS CONTROL" bears N.87°18'09" W., 108.68 FT. This point is a GPS point as noted.

4. Southeast corner of Tax Lot 2400

At the corner point, I **found** a ½-inch diameter iron pin at the edge of a brush line. Point set during C.S. 1837.

From which:

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- A U-Channel metal post with white plastic tag marked “PLEASE PROTECT NEARBY SURVEY MARKER” attached set 1-foot East.
- The calculated centerline of Ross Lane bears S. $0^{\circ}15'49''$ E., 20.0 FT.
- A Storm Drain manhole cover bears S. $87^{\circ}19'41''$ W., 239.14 FT.

5. Southeast corner of the Adjusted Tax Lot 2300

At the corner point, I set a 5/8-inch diameter by 30-inch long iron pin with green plastic Morasse style cap mark as shown. Point lies two (2) feet North of a wire fence. The calculated centerline of Ross Lane bears S. $0^{\circ}45'43''$ W., 20.0 FT.

From which:

- A 5/8-inch iron pin with an orange plastic cap bears S. $40^{\circ}20'21''$ W., 52.79 FT. Point set on the South right-of-way line for Ross Lane—refer to C.S. 21792.
- A 1/2-inch by 15-inch iron pin with a purple plastic cap marked “SBLS GPS CONTROL” bears S. $21^{\circ}32'40''$ W., 9.11 FT.
- A cotton gin spindle bears N. $05^{\circ}23'57''$ W., 26.59 FT.

6. Northeast corner of the Adjusted Tax Lot 2300

At the corner point, I set a 5/8-inch diameter by 30-inch long iron pin with green plastic Morasse style cap mark as shown.

From which:

- A 1/2-inch by 15-inch iron pin with a purple plastic cap marked “SBLS GPS CONTROL” bears N. $08^{\circ}31'40''$ W., 6.68 FT.
- A fence corner bears S. $44^{\circ}54'56''$ W, 1.44 FT. Fence bears West and South.

7. Northwest corner of the Adjusted Tax Lot 2300

At the corner point, I set a 5/8-inch diameter by 30-inch long iron pin with green plastic Morasse style cap mark as shown. Point set on the calculated Easterly right-of-way line for Hanley Road.

- A 3/4-inch diameter iron pin set on the Westerly right-of-way line for Hanley Road bears N. $29^{\circ}42'26''$ W., 121.87 FT.
- A 3-inch long steel Survey Mark nail and stainless steel washer marked “BAROTT-SBLS LS 2332” bears S. $72^{\circ}56'25''$ W, 8.54 FT.
- A fence corner bears S. $61^{\circ}53'54''$ E., 3.99 FT. Fence bears East and South.

8. Southwest corner of the Adjusted Tax Lot 2300

Corner lies near the asphalt surface of the intersection of Hanley Road and Ross Lane in a well-traveled area.

From which:

- A 3-inch long steel Survey Mark nail and stainless steel washer marked “BAROTT-SBLS LS 2332” bears S. $02^{\circ}06'07''$ E, 4.26 FT.
- A 3-inch long steel Survey Mark nail and stainless steel washer marked “BAROTT-SBLS LS 2332” bears S. $05^{\circ}27'23''$ W, 40.67 FT. Point near the southwest corner of a storm drain grate.

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- A ½-inch by 15-inch iron pin with a purple plastic cap marked “SBL5 GPS CONTROL” bears S. 71°15’44” E., 9.37 FT.
- A gas valve, bears S.56°39’52” W., 68.84 FT.

9. Witness Corner established 17 feet Westerly of Griffin Creek as described in C.S. 17309. Point set on the south right-of-way line for Ross Lane. At the corner point, I found a yellow plastic cap marked “Templin LS2339” firmly set.

From which:

- The approximate center of Bridge No. 112 over Griffin Creek, bears N. 51°45’ E., 28.8 FT.
- A cotton gin spindle bears N. 80°01’10” W., 176.87 FT.
- A 5/8-inch diameter iron pin (bent) bears S. 89°25’51” W., 173.24 FT to top of pin. Refer to C.S. 9566.

10. SW CORNER DONATION LAND CLAIM NO. 69 (GCDB 868120)

This corner was found by this office in 2015. Refer to Jackson County Surveyor re-estab notes Page 87-88 dated June 26, 2011.

At the corner point, I found a 2 ½-inch diameter brass cap monument marked

T37S R2W
DLC | SW
69
2011

From which:

- A 5/8-inch diameter iron pin with a 1 ½-inch diameter JCSO brass cap bears N. 40°51’06” E., 19.26 FT.
- A 5/8-inch diameter iron pin with a 1 ½-inch diameter JCSO brass cap bears S. 38°40’51” E., 13.54 FT.
- A brass cap monument marking the NE DLC No. 68. set in the center of Rossanaly Drive bears N. 89°31’56” E., 110.73 FT.
- A 3-inch diameter brass cap marked JACKSON COUNTY BENCHMARK C16, bears S., 61°48’57” E., 65.20 FT.

New construction at the intersection of Hanley Road and Rossanaly Drive has changed the description of this corner. **I did not re-measure.**

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.

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REGISTERED
PROFESSIONAL
LAND SURVEYOR

Stephan Barott

OREGON
JULY 26, 1988
STEPHAN L. BAROTT
2332

RENEWS: DECEMBER 31, 2021

FILED
Date 1/11/21 By DR
This Survey Consist Of:
1 sheet(s) Map
7 page(s) Narrative
**JACKSON COUNTY
SURVEYOR**

DATE OF SURVEY: DECEMBER 24, 2020