

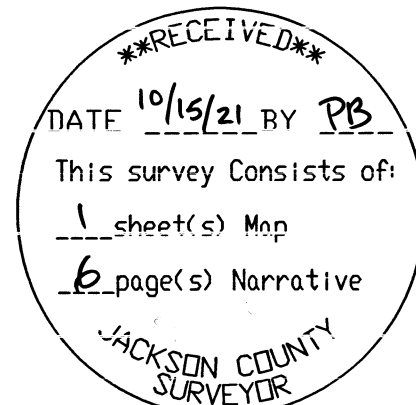
BASIS OF BEARING: GRID, OREGON
 COORDINATE REFERENCE SYSTEM (OCRS)
 GRANTS PASS-ASHLAND ZONE PER O.A.R.
 734-005-0015

SHARED ACCESS
 EASEMENT FOR THE
 BENEFIT OF
 372W21B-3200, 3300,
 3400 AND
 372W21-8900
 PER C.S. 23199

LEGEND

These standard symbols will be found in the drawing

- | Symbol | Description |
|--------|---|
| ◆ | 2" DIAMETER METAL FENCE POST |
| () | RECORD DATA FROM C.S. 2174 |
| [] | RECORD DATA FROM C.S. 23199 |
| ⊙ | OVERHEAD UTILITY POLE |
| ▲ | SET 5/8-INCH X 30-INCH IRON PIN WITH GPC- UNLESS NOTED |
| ◆ | SET 1/2-INCH X 15-INCH IRON PIN W/PLASTIC CAP "SBL'S GPS CONTROL" |
| ◇ | CORNER POINT IN IRRIGATION DITCH - NOTHING FOUND OR SET |
| ◆ | FOUND BRASS CAP MONUMENT SW DLC 42 |
| ◆ | FOUND 5/8-INCH X 24-INCH IRON PIN WITH GPC -C.S. 23199 |
| ⊕ | CALCULATED POINT-NOTHING FOUND OR SET |
| ■ | FOUND IRON PIN C.S. 2232 |
| ● | FOUND IRON PIN C.S. 2174 |
| --- | NEW - PROPERTY LINE ADJUSTMENT LINES |
| --- | OLD - ADJUSTED LINES |
| --- | ACCESS ROADS |
| C.S. | FILED SURVEY NO. JACKSON COUNTY SURVEYOR'S OFFICE |
| --- | EXISTING FENCE |
| ① | NOTES: TAX LOT AND AREA IDENTIFIERS |
| GPC | 1 3/4-INCH DIAMETER MORASSE STYLE GREEN PLASTIC CAP- LS2332 |



NOTE: NARRATIVE IS
 A SEPARATE
 DOCUMENT

37-2W-21- 8900
 37-2W-21B-3200, 3300, 3400

JACKSON COUNTY FILE: 439-21-00012-SUB

Janice M. Henning
 PLANNING DIRECTOR
 JACKSON COUNTY DEVELOPMENT SERVICES

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

LINE TABLE

LINE	BEARING	DISTANCE	REFERENCE
L1	S 89°58'34" E	260.45 FT	C.S. 23199
L2	S 89°58'34" E	253.20 FT	
L3	S 34°14'57" E	204.61 FT	
L4	S 00°11'31" E	676.75 FT	C.S. 23199
L5	S 86°46'56" W	490.91 FT	C.S. 23199
L6	S 86°54'06" W	334.13 FT	
L7	N 86°39'06" E	306.10 FT	
L8	N 00°11'16" W	45.00 FT	
L9	N 00°11'16" W	57.04 FT	C.S. 23199
L10	N 00°11'16" W	88.34 FT	C.S. 23199
L11	N 07°51'29" E	41.15 FT	C.S. 23199
L13	S 89°43'41" W	81.41 FT	
L14	N 83°28'15" W	43.61 FT	C.S. 23199
L15	N 75°42'25" W	144.26 FT	C.S. 23199
L16	N 75°42'25" W	50.82 FT	C.S. 23199
L17	S 04°41'42" W	161.14 FT	
L18	N 00°16'40" E	496.73 FT	
L19	N 00°16'40" E	650.83 FT	
L20	N 89°58'34" W	36.64 FT	
L21	S 42°48'14" W	167.32 FT	C.S. 23199
L22	S 07°37'24" W	372.20 FT	C.S. 23199
L23	S 89°59'34" E	671.12 FT	C.S. 23199
L24	N 89°58'34" W	321.42 FT	
L25	N 00°16'40" E	153.94 FT	
L26	N 00°03'46" W	283.27 FT	
L27	S 00°04'36" E	690.90 FT	C.S. 23199
L28	N 00°00'22" E	145.76 FT	
L29	S 89°56'38" W	269.66 FT	C.S. 23199

JACKSON COUNTY FILE: 439-21-00012-SUB

PROPERTY LINE ADJUSTMENT

DRAWN	DATE	BRYCE TAYLOR
SBL'S	10-04-21	STEVE DAY
APPROVED	DATE	1657 OLD STAGE RD
		CENTRAL POINT, OR 97502
SCALE	SHEET	PROJECT NO.
1"=200'	1 OF 1	2021-06

S B L S
STEPHAN BAROTT LAND SURVEYING

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

1446 ST. ANDREW WAY
 MEDFORD, OR 97504

Stephan Barott

OREGON
 JULY 28, 1988
 STEPHAN L. BAROTT
 2332

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

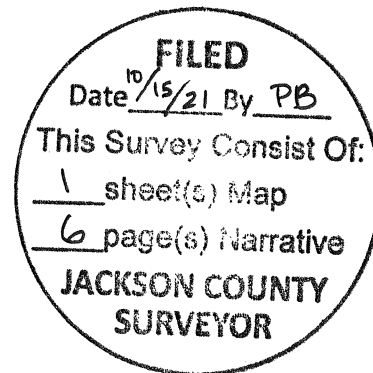
RENEWS: DECEMBER 31, 2021

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

SURVEYED FOR: BRYCE TAYLOR
1657 OLD STAGE ROAD
CENTRAL POINT, OREGON 97502

STEVE 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 and 372W21 8900).

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 four tax lots as approved in Staff Report outlined in Jackson County Development Services File No. **439-21-00012-SUB**.

Parent Deed for Tax Lot 3200 as follows:
2020-043779 dated November 19, 2020

Parent Deed for Tax Lot 3300 as follows:
2020-045357 dated November 25, 2020

Parent Deed for Tax Lot 3400 as follows:
2020-043822 dated November 19, 2020

Parent Deed for Tax Lot 8900as follows:
2020-039904 dated October 26, 2020

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.

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

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 points 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.

1855- 1874- The John F. Miller Donation Land Claim (DLC) No. 40 and the Robert Armstrong Donation Land Claim (DLC) No. 42 were surveyed by Sewell Truax in 1855.

The official patent No. 1863 for DLC 40 dated August 19, 1874, was signed by Ulysses S. Grant to Zerilda and John F. Miller.

The official patent No. 846 for DLC 42 dated May 24, 1867, was signed by Andrew Johnson to Minerva Jane and Robert C. Armstrong.

- SW Corner DLC No. 42- See Jackson County Re-establishment notes (DLC42SW GCDB 842100) December 11, 2015. (OR330370S0020W0_DLC42SW)

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 372W21B-3200, 3300, 3400 and 372W21-8900.

It has been assumed for many years that the South line of the 10-foot strip identified by Boyden marks the south line of the public access for Wendt Drive. 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

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

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 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.

2020- Stephan L. Barott, LS 2332 (this office) conducted a Property Line Adjustment (PLA) for Tax Lots 372W21B 3200, 3300, and 3400. During this PLA, I found or established the majority of the controlling corners for this current survey.

Refer to C.S. 23199 dated November 19, 2020.

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. (C.S. record N.76°28'22" W., 10.24 feet)
- A 5/8-inch diameter iron pin, no cap, bears N.79°58'02" W., 12.65 FT. (C.S. record N.80°07'55" W., 12.54 feet)

Third reestablishment

- A 5/8-inch diameter iron pin with 2-inch diameter aluminum cap marked

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“JACKSON COUNTY SURVEYOR” bears S.89°37’11” W, 82.70 FT. (C.S. record S.89°34’10” E., 82.79 feet)

- The Northwest reference established in 2015 is gone.

ADDITIONAL MONUMENTS ACCEPTED FOR CONTROL OR ESTABLISHED ARE AS DESCRIBED IN C.S. 23199 AND AS SHOWN ON THE PROPERTY LINE ADJUSTMENT MAP, PAGE 1, WERE FOUND OR SET BY THIS OFFICE IN 2020.

GEODETTIC POSITIONS FOR CERTAIN CORNER POINTS AS NOTED ON THE MAP OF SURVEY ARE AS FOLLOWS:

Utilizing the Oregon Department of Transportation’s Oregon Geodetic Reference Network (ORGN), a network adjusted solution was computed for all stations (Real Time Kinematic, or RTK). Coordinates are NAD83(2011) Epoch 2010.00. Elevations are NAVD88 utilizing Geoid 12A Ellipsoid model. All surveyed points for this project were converted to the Oregon Coordinate Reference System (OCRS), Grant Pass-Ashland Zone as defined in Oregon Administrative Rules (O.A.R.) 734-05-0015, in International Feet.

GPS #400 - FOUND 3-INCH DIAMETER BRASS CAP MONUMENT (SOUTHWEST DLC 42) DOWN 12 INCHES, MARKED:

T37S R2W
 ┌ DLC
 │ SW
 └ 42
 C.S.
 1980

LATITUDE 42°20’24.67706” NORTH
 LONGITUDE 122°57’08.10686” WEST
 ELEVATION 1459.07 FEET

Reference C.S. 2174, C.S. 23199, COUNTY RE-ESTABLISHMENT NOTES OR330370S0020W0_DLC42SW (GCDB 842100) PAGES 1-3 DATED DECEMBER 11, 2015.

GPS #450- FOUND 5/8-INCH DIAMETER IRON PIN - DOWN 6 INCHES AND ON THE SOUTH EDGE OF A SMALL IRRIGATION DITCH.

LATITUDE 42°20’03.90502 NORTH
 LONGITUDE 122°57’03.96219” WEST
 ELEVATION 1440.38 FEET

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

Reference C.S. 2174

GPS #453 - FOUND 5/8-INCH DIAMETER IRON PIN.

LATITUDE 42°20'16.07821" NORTH
LONGITUDE 122°56'54.98971" WEST
ELEVATION 1425.15 FEET

Reference C.S. 2174

GPS #451 – SET 1/2-INCH X 15-INCH LONG IRON PIN WITH 1" DIAMETER PURPLE PLASTIC CAP MARKED:

SBLS GPS

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CONTROL

LATITUDE 42°20'04.03676" NORTH
LONGITUDE 122°56'48.75390" WEST
ELEVATION 1423.77 FEET

FROM WHICH, THE CALCULATED SOUTHEAST TL 8900 PROPERTY CORNER (POINT FALLS IN AN IRRIGATION DITCH) BEARS SOUTH 55°27'01" EAST, 24.86 FEET.

Reference C.S. 2174

GPS #452 – SET 1/2-INCH X 15-INCH LONG IRON PIN WITH 1" DIAMETER PURPLE PLASTIC CAP MARKED:

SBLS GPS

•

CONTROL

LATITUDE 42°20'16.18557" NORTH
LONGITUDE 122°56'48.61461" WEST

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

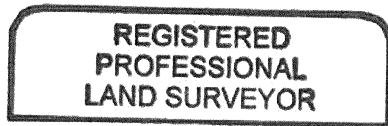
ELEVATION 1416.14 FEET

FROM WHICH, THE CALCULATED NORTHEAST TL 8900 PROPERTY CORNER (POINT FALLS IN AN IRRIGATION DITCH) BEARS NORTH 41°01'40" EAST, 17.42 FEET.

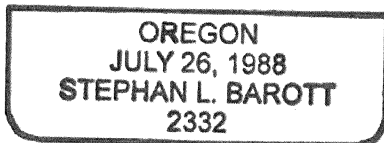
Reference C.S. 2174

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: OCTOBER 4, 2021