



****RECEIVED****
 DATE 10/27/21 BY PB
 THIS SURVEY CONSISTS OF:
 1 SHEET(S) MAP
 5 PAGE(S) NARRATIVE
 JACKSON COUNTY SURVEYOR

MAP OF SURVEY
 LOCATED IN NE1/4SE1 SECTION 9,
 TOWNSHIP 36 SOUTH, RANGE 4 WEST,
 W.M., JACKSON COUNTY, OREGON

N
 SBLS

100 0 50 100 200 400

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

- LEGEND**
- EXISTING FENCE
 - EXISTING BUILDINGS
 - ACCESS ROAD CENTERLINE AND ROW LIMITS
 - BOUNDARY MARKED AND POSETED THIS SURVEY
 - CALCULATED LINES
 - FENCE POST
 - CAPPED WELL HEAD-DRY WELL
 - COTTON GIN SPINDLE FOUND FROM C.S. 23162
 - FOUND IRON PIN AS NOTED- WEST EVANS CR RD ROW
 - FOUND IRON PIPE AS NOTED
 - FOUND PLSS CORNER POINT AS NOTED
 - DEED RECORD JACKSON COUNTY OREGON
 - FOUND UNRECORDED MONUMENT AS NOTED
 - FOUND IRON PIN AS NOTED
 - CALCULATED POINT- NOTHING FOUND OR SET
 - FILED SURVEY NO. JACKSON COUNTY SURVEYOR'S OFFICE
 - C.S. 8030 LS 1445 DATED 2 OCT 1979
 - C.S. 17657 LS 2724 DATED 18 JAN 2003
 - FOUND IRON PIN SET DURING PREVIOUS SURVEY C.S. 23162
 - SET 5/8" X 24" IRON PIN WITH GPC
 - 1 3/4" GREEN PLASTIC CAP- MORASSE STYLE MARKED



MAP OF SURVEY

DRAWN SBLS	DATE 10-20-2021	ALLAN YOZA RUSSEL HAMEL 1333 WEST EVANS CR RD ROGUE RIVER, OR 97537
APPROVED	DATE	
SCALE 1"=100'	SHEET 1 OF 1	PROJECT NO. 2021-25

SBLS
STEPHAN BAROTT LAND SURVEYING

REGISTERED PROFESSIONAL LAND SURVEYOR
Stephan Barott

1446 ST. ANDREW WAY
 MEDFORD, OR 97504

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: ALLAN YOZA
P.O. Box 1539
Keaau, HI 96749

RUSSEL HAMEL
41301 Polly Butte Road
Hemet, CA 92554

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

LOCATION: Township 36 South, Range 4 West, Southeast quarter of Section 9, Willamette Meridian, Jackson County, Oregon. (Jackson County Tax Records 364W09-1708 & 1709)

Property address is 1333 West Evans Creek Road, Rogue River/County, Oregon (Hamel TL 1709) Adjacent Yoza TL 1708 does not have a current address by lies between 1327 and 1333 West Evans Creek Road, Rogue River, Oregon.

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

PURPOSE: To survey and mark the boundaries of property described in Document No 2021-013932 Allan Yoza TL 1708 and Document No. 2008-041134 Russel Hamel TL 1709 as recorded in the Office of the Clerk of Jackson County, Oregon. Secondary purpose is to identify any man-made encroachments on both parcels.

PROCEDURE: Prior to commencement of this survey, deed records, surveys of records were evaluated.

This office established control and surveyed the parcel (TAX LOT 1700) directly adjacent to the Yoza TAX LOT 1708 last year, or October 2020. Most of the survey control for Section 9 was established at that time. Including the projected boundaries for these two parcel surveys (TL 1708 and TL 1709). Refer to filed survey C.S. 23162 dated October 9, 2020.

Monuments from surveys of record as shown on the Map of Survey were found, verified as marking the true corner points and accepted for control for the most part. At the South one-sixteenth corner point position for Sections 9 and 10, I found a ½-inch x 24-inch iron pipe buried horizontally. Said pipe does not match the monument of record. Said corner point falls in a cultivated field, five feet south of a wire fence.

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I accepted the found iron pin marking the Southeast 1/16 position for Section 9, held the surveyed East line of the Southeast quarter of Section 9, and calculated the position for the South 1/16 corner point. Along the North boundary of the current Tax Lot 1700, I held the iron pin established for the C-N-SE 1/64th corner and the Witness corner on the Westerly line of West Evans Creek Road as shown on C.S. 8030 and C.S. 17657 as marking the true line.

With the controlling corners found and accepted for control, I computed the subdivision of the Northeast quarter of the Southeast quarter of Section 9.

Near the Southeast corner of Tax Lot 1700, I found encroachments of small wood piles, pallets, and a shed. It also must be noted that other encroachments are evident on Tax Lots 1705, 1701, 1708, and 1709. Those encroachments are not a part of this current survey and were not mapped.

The Ditch and Irrigation as shown on the current Tax Lot map does not represent what is currently being used for irrigation. The current ditch crosses Tax Lot 1702 and 1700 as shown on the Map of Survey.

Shared access is as shown on survey C.S. 23162 and consists of private roads and driveways. The main shared access road from West Fork of Evans Creek Road is described as a 25-foot wide easement, or right-of-way, for the benefit of Tax Lots 1602, 1603, 1700, 1702, 1703, 1708, 1709, and 1801. The driveway from the main access to Tax Lots 1700, 1702, 1708, and 1709 is described as a 20-foot easement of right-of-way. The current centerlines are as shown on the Map of Survey. For C.S. 23162.

ENCROACHMENTS FOUND:

TAX LOT 1709

The house for 1333 West Evans (Tax Lot 1709) partially encroaches on to the Yoza Tax Lot 1708. The wire fence along the south boundary between Tax Lots 1709 and 2004 is located on the Hamel property (Tax Lot 1709) from 3.5 feet at the SW corner of Tax Lot 1709 to 5.7 feet at the SE corner of Tax Lot 1709.

Many encroachments were found along the East line of Tax Lot 1709 by the owners of Tax Lot 1701. The existing wire fence has been used as the dividing line between the two tax lots for many years. Said wire fence appears to follow an old irrigation ditch. This fence is approximated North 12°33'19" East and South 12°33'19" West, more or less. There are many movable items that encroach, such as an RV, trailers, a portable green house, and miscellaneous other items. The critical item is a newer Shop that partially encroaches.

TAX LOT 1708

The house for 1333 West Evans (Tax Lot 1709) partially encroaches on to the Yoza Tax Lot 1708.

Several sheds or miscellaneous small building encroachments were found along the East line of Tax Lot 1708 by the owners of Tax Lot 1701. The existing wire fence has been used as the dividing line

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between the two tax lots for many years. Said wire fence appears to follow an old irrigation ditch. This wire fence bears North 12°33'19" East and South 12°33'19" West, more or less.

Survey grade, network adjusted Geodetic positions for many of the found or set monuments are on file with this office.

HISTORY OF SURVEYS: The history of surveys of T.36 S., R.4 W. pertaining to this survey is as follows:

1855- Ives & Hyde, U.S. Deputy Surveyors, surveyed the Township and sub-divisional lines. Refer to Contract No. 47 dated July 30, 1855.

1884- The original Serial Patent was issued to Michael Beckenback on April 24, 1884. Refer to Document No. 934 signed by Chester A. Arthur. This 160 acre patent included the Northeast quarter of the Southeast quarter of Section 9 and was granted under the authority of the Homestead Entry of May 20, 1862. No HES survey could be found.

1979- Robert B. Weigand, PLS 1445, surveyed a portion of Section 9 during a Major Land Partition for John Branham. During this survey, Weigand calculated the subdividing of the Southeast quarter of Section 9. Many of the Weigand monuments were found and held for control for this current survey. Refer to C.S. 8030 dated October 2, 1979.

1991- Darrell W. Edwards, PLS 741, surveyed a portion of Section 10. During this survey, Edwards found and mapped the East one-quarter corner and the Southeast Section Corner for Section 9. Refer to C.S. 12429 dated January 31, 1991.

1998- James P. Dickerson, PLS 2691, Jackson County Roads Department, surveyed a portion of West Evans Creek Road and tied to the Section Corner for Sections 9, 10, 15, and 16. Two monuments established on the Westerly right-of-way line at Engineer's Station 58+00 and 60+00 were found as noted. The other monuments established by Dickerson were not searched for but most likely could be recovered if needed. Refer to C.S. 15823 dated July 6, 1998.

1999- Richard L. Bath, Hardy Engineering & Associates, Inc. surveyed a portion of the Southeast quarter of Section 9. During this survey, Bath tied to West Evans Creek Road and to the Section corner for Sections 9, 10, 15, and 16. Refer to C.S. 16133 dated April 23, 1999.

2000- Richard L. Bath, LS 1069, Hardy Engineering & Associates, Inc. surveyed a portion of the Southeast quarter of Section 9. During this survey, Bath tied to West Evans Creek Road, West Lloyelen Drive, and to the Section corner for Sections 9, 10, 15, and 16. Two monuments established and or described by Bath were found and used as references to said Section Corner, which is under two feet of rock and dirt, near a fence corner. Refer to Partition Plat P-12-2000 (C.S. 16430) dated February 28, 2000.

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2003- Ray Wytcherley, LS 2724, surveyed a portion of the Northeast quarter of the Southeast quarter of Section 9. Said survey is directly North and adjacent to my clients North line. Wytcherley found several monuments as set or described during C.S. 8030. Refer to C.S. 17657 dated January 18, 2003.

2017- Mark Heimburger, LS 2287, Land Mark Surveying, Inc., surveyed a portion of the Southwest quarter of Section 10, adjacent to West Evans Creek Road and the South 1/16 corner of Sections 9 and 10. During this survey, Heimburger found the Westerly right-of-way monuments described by the Jackson County Roads Department at Engineer's Stations 58+00 and 60+00. Heimburger also mapped the West line of the Southwest quarter of Section 10, which is coincident with the East line of the Southeast quarter of Section 9. Refer to C.S. 22250 dated May 9, 2017.

2019-The Bureau of Land Management subdivided a portion of Section 9 and mapped the North-South centerline, establishing a Witness Point north of the Center one-quarter corner. This survey reported finding original monuments at the South, North, and West quarter corner points as well as the Northwest Section corner position. Refer to Special Instructions for Group No. 2907 dated April 4, 2018, and approved by Mary J.M. Hartel, Chief Cadastral Surveyor of Oregon on October 2, 2019.

2020- Stephan L. Barott, LS 2332 (this surveyor) surveyed the current Tax Lot 1700 and is the basis of reference for this current survey. The access to the Yoza and Hamel property is documented on the survey as well. Refer to C.S. 23162 dated October 9, 2020.

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

MONUMENTS ACCEPTED FOR CONTROL AND ESTABLISHED THIS SURVEY

As shown on the Map of Survey.

Monuments established this survey are 5/8-inch x 24-inch long iron pins with Green Plastic Morasse style cap marked as shown.

BAROTT - SBLS



**LS 2332
BOUNDARY MARKER**

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 ¹⁰/_{27/21} By PB
This Survey Consist Of:
1 sheet(s) Map
5 page(s) Narrative
JACKSON COUNTY
SURVEYOR

DATE OF SURVEY: OCTOBER 20, 2021