23576

Property Line Adjustment

Located in:
In the SE 1/4 OF Section 30, T37S, R2W, WM,
City of Jacksonville, Jackson County, Oregon
Tax Lots 2300 & 2400

For:

Adam & Amber Sobolik
310 Pair-A-Dice Ranch Road
Jacksonville, Oregon 97530

Eric Morrell & Marty McGuire
300 Pair-A-Dice Ranch Road
Jacksonville, Oregon 97530

PROPERTY LINE ADJUSTMENT
CITY OF JACKSONVILLE PLANNING
(PLANNING FILE NO. 2022-011)

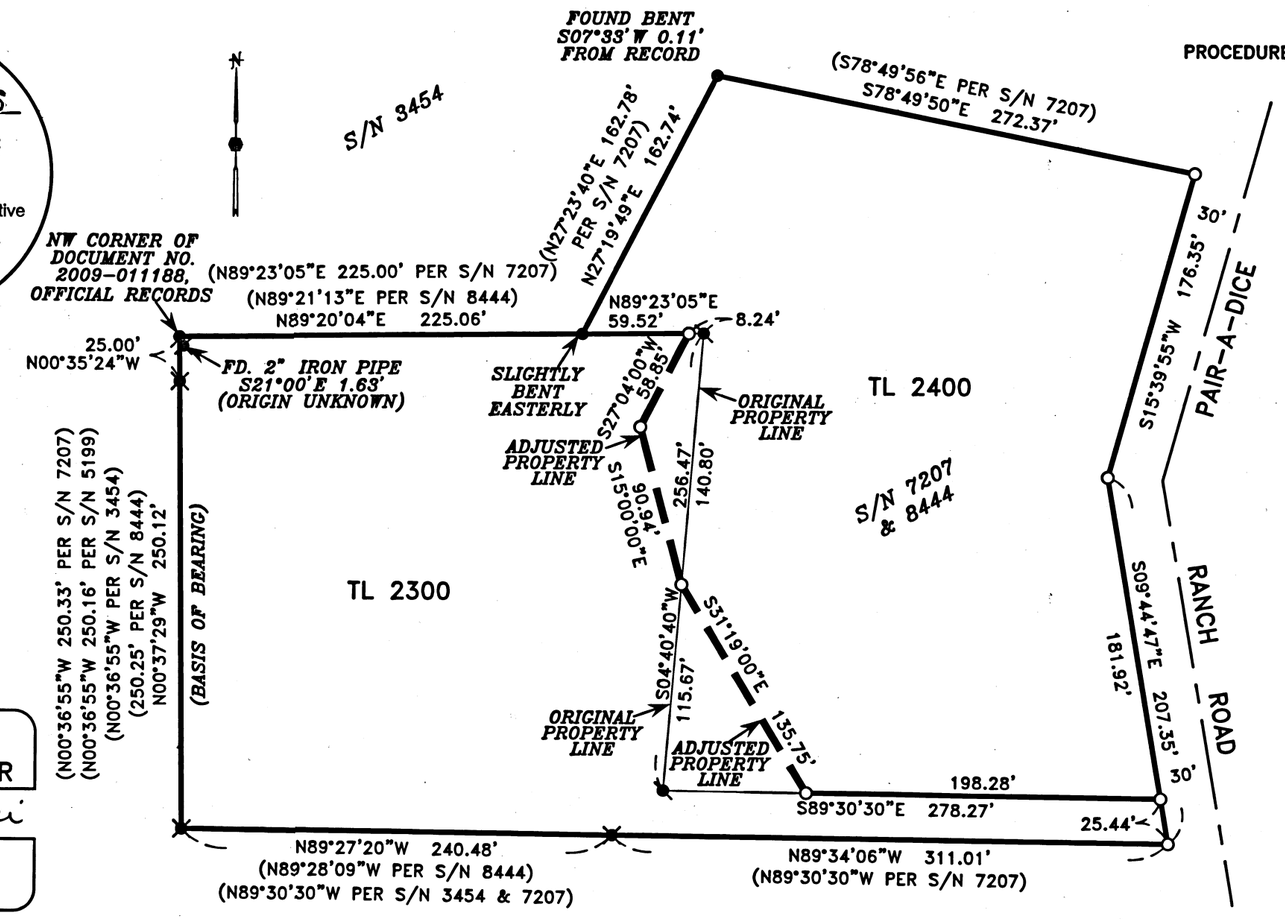
EXAMINED AND APPROVED THIS 15 DAY OF February, 2022

JACKSONVILLE PLANNING DEPARTMENT

TAX LOT 2300 ADJUSTED PER DOC. NO. 2022-005353 O.R.J.C.O. 2.00 ACS.

TAX LOT 2400 ADJUSTED PER DOC. NO. 2022-005354 O.R.J.C.O. 2.25 ACS.

RECEIVED
Date 2/15/22 By SS
This survey Consists of:
1 sheet(s) Map
0 pages(s) Narrative
JACKSON COUNTY SURVEYOR



REGISTERED PROFESSIONAL LAND SURVEYOR
David M. Minneci
OREGON
JULY 26, 1988
DAVID M. MINNECI
2349
EXPIRES 12/31/22

37S2W30D
TL 2300/2400

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250 OREGON REVISED STATUTES

PURPOSE: TO SURVEY AND MONUMENT A PROPERTY LINE ADJUSTMENT OF PROPERTY DESCRIBED IN DOCS. NO. 2009-011188 AND 2021-022573. (CITY OF JACKSONVILLE PLANNING FILE NO. 2022-011). THE OBJECTIVE IS FOR TAX LOT 2400 TO OBTAIN ENOUGH PROPERTY FOR PROPOSED RESIDENTIAL EXPANSION AND FOR TAX LOT 2300 TO OBTAIN THE ZONING MINIMUM OF 2.00 ACRES.

PROCEDURE: I RECOVERED MONUMENTS SET PREVIOUSLY ON SURVEYS NO. 3454, 5199, 7207 AND 8444 AND ANALYZED THEIR POSITIONING IN RELATION TO DEED DESCRIPTION. AS MOST WERE WITHIN ACCEPTABLE LIMITS AND THE DESCRIPTIONS CALLED TO THE MONUMENTS, I ACCEPTED THEIR LOCATIONS UNLESS BENT. THE LOCATION OF THE EASTERLY LINE FROM SURVEY NO. 8444 IS COINCIDENT WITH THE MONUMENTS SET FOIR THE CENTERLINE OF PAIR-A-DICE RANCH ROAD DEPICTED ON SURVEY NO. 3454. I ESTABLISHED THE EASTERLY LINE OF THE PROPERTY PARALLEL AND 30.00 FEET WESTERLY OF THE RECORD LOCATION OF SURVEY NO. 8444. THIS POSITION IS NOT REFLECTIVE OF THE ACTUAL ROAD DEDICATION AS DESCRIBED IN DOC. NO. 70-11797 WHICH INCORPORATES CURVES.

EQUIPMENT USED: TRIMBLE S6 ROBOTIC INSTRUMENT & TRIMBLE R8 GNSS.

HOFFBUHR & ASSOCIATES, INC.
880 GOLF VIEW DR. STE. 201 MEDFORD, OREGON
(541) 779-4641
BY: DAVID M. MINNECI — RPLS NO. 2349
SCALE: 1 INCH = 80' — FEBRUARY 1, 2022
BASIS OF BEARING: — SURVEY NUMBER 8444 (WEST LINE)

○	=	SET 5/8" x 24" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2349".
●	=	FOUND 5/8" IRON PIN PER S/N 7207.
	=	FOUND 5/8" PIN PER S/N 8444.
	=	FOUND 5/8" IRON PIN PER S/N 3454, 5199 OR AS NOTED.
S/N	=	SURVEY NUMBER

(C:\DWG\2021\21186MOS.DWG)

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