

Map of Survey (Property Line Adjustment)

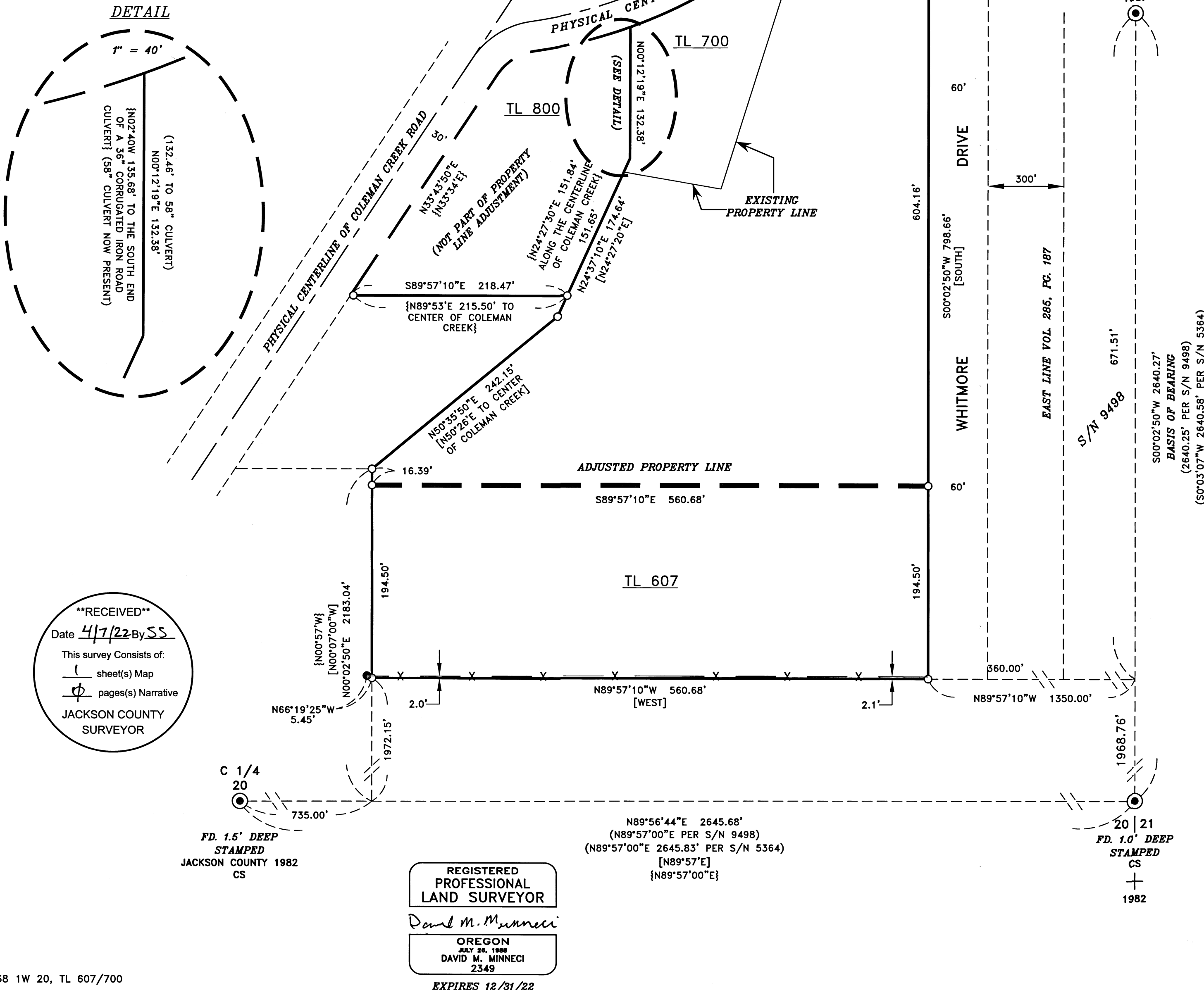
For:
Kathleen Niskanen
2599 Pioneer Road
Medford, Oregon 97501
Located in:
the Northeast 1/4 of Section 20,
Township 38 South, Range 1 West, W.M.,
Jackson County, Oregon

PROPERTY LINE ADJUSTMENT
JACKSON COUNTY PLANNING
(PLANNING FILE NO. 439-21-00021-SUB)

EXAMINED AND APPROVED THIS 21ST DAY OF JANUARY, 2022

JEFF WILCOX, PLANNER
DEVELOPMENTAL SERVICES APPROVAL

TAX LOT 607 ADJUSTED PER DOC. NO. 2022-000349, O.R.J.C.O. 4.53± ACS.
TAX LOT 700 ADJUSTED PER DOC. NO. 2022-000349, O.R.J.C.O. 4.53± ACS.



SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250 OREGON REVISED STATUTES

PURPOSE: TO SURVEY AND MONUMENT PROPERTY DESCRIBED IN DOCS. NO. 97-45824 AND 2017-009315, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON AND COMPLETE A PROPERTY LINE ADJUSTMENT (JACKSON COUNTY PLANNING FILE NO. 439-21-00021-SUB) PER CLIENTS REQUEST.

PROCEDURE: I TIED THE THE NORTHEAST, SOUTHEAST AND CENTER CORNERS OF SECTION 20 BEING MONUMENTS CONTROLLING THE DEED CALLS. UNFORTUNATELY WHILE THE RESPECTIVE DEED CALLS ALONG THE CENTER OF SECTION 20 ARE THE SAME, THE CALLS OF DOC. NO. 97-45824 AND PARCEL B OF DOC. NO. 2017-009315 THAT LEAVE THIS LINE ARE DIFFERENT. LACKING CLEAR GUIDANCE, I DECIDED TO IMPLEMENT THE K.I.S.S (KEEP IT SIMPLE STUPID) METHODOLOGY. AS THE EASTERLY LINE OF THE PROPERTY IS PARALLEL TO THE EAST LINE OF THE SECTION, I MADE THE WESTERLY LINE THE SAME. THE SOUTHERLY AND ADJUSTED NORTHERLY LINE OF TAX LOT 607 ARE PERPENDICULAR TO THESE LINES, THE COURSES ON THE WESTERLY LINE CALL TO THE CENTER LINE OF COLEMAN. WITH THE EXCEPTION OF THE FINAL COURSE, THE BEARINGS WERE ROTATED TO REFLECT THE DIFFERENCE IN RECORD BEARINGS OF DOC. NO. 97-45824 WITH THE BASIS OF BEARING. THE FINAL COURSE CALLS TO "THE SOUTH END OF A 36" CORRUGATED IRON ROAD CULVERT". A 58" CORRUGATED METAL PIPE IS NOW PRESENT CONDUCTING COLEMAN CREEK UNDER THE ROAD. I CONCLUDED THAT THIS WAS THE INTENT OF THE DEED AND ESTABLISHED THE LINE AS SHOWN. AT THE REQUEST OF THE CLIENT, TAX LOT 800 WAS ALSO SURVEYED (PARCEL B OF DOC. NO. 2017-009315) BUT IS NOT A PART OF THE PROPERTY LINE ADJUSTMENT. NO ATTEMPT WAS MADE AT DETERMINING THE TRUE LOCATION OF THE RIGHT-OF-WAY LINES OF COLEMAN CREEK ROAD OR PIONEER ROAD. THE DIMENSIONS SHOWN REFLECT APPROXIMATELY 30' FROM THE PHYSICAL CENTERLINE OF EACH ROAD.

****RECEIVED****
Date 4/7/22 By SS
This survey consists of:
1 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY SURVEYOR

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' NOVEMBER 29, 2021
BASIS OF BEARING: SURVEY NUMBER 9498
(EAST LINE SECTION 20)

- = SET 5/8" x 24" IRON ROD WITH PLASTIC CAP STAMPED "D. MINNECI LS 2349".
- = FOUND 5/8" IRON ROD EXPOSED 0.3' (ORIGIN UNKNOWN)
- ⊙ = FOUND BRASS CAP MONUMENT AS NOTED
- S/N = SURVEY NUMBER
- [] = RECORD PER DOC. NO. 97-45824, O.R.J.C.O.
- { } = RECORD PER PARCEL B OF PARCEL NO. 1 OF DOC. NO. 2017-009315, O.R.J.C.O.

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