

PROPERTY LINE ADJUSTMENT  
 LOCATED IN TOWNSHIP 38 SOUTH, RANGE 1 WEST, SECTIONS 1, 2, AND 12 & TOWNSHIP 38 SOUTH, RANGE 1 EAST, SECTIONS 6 AND 7, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON  
 JACKSON COUNTY FILE NO. 439-21-00056-SUB, 439-21-00057-SUB, 439-21-00058-SUB, 439-21-00059-SUB

*James W. Stewart* DATE: 06-14-2022  
 JACKSON COUNTY DEVELOPMENT SERVICES PLANNING DIRECTOR

\*\*\*RECEIVED\*\*\*  
 DATE 6/15/22 BY RB  
 This survey consists of:  
 2 sheet(s) Map  
 3 page(s) Narrative  
 JACKSON COUNTY SURVEYOR

**SOLC EASEMENT PROPERTY**

- ADJUSTED 38-1E-06-104
- ADJUSTED 38-1E-06-105
- ADJUSTED 38-1E-06-106
- ADJUSTED 38-1E-06-107
- TL 38-1E-07-201

**PARCEL 7**  
 ADJUSTED TL 38-1E-07-201  
 2022-018945  
 16131763.2 Sq. Feet  
 370.33 Acres

**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, 2023

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 6-14-2022	DARRELL BRECKEL 637 CLIFFSIDE DRIVE MEDFORD, OR 97504
APPROVED	DATE	38-1W-1 / 1E-6 (TRACTS 1-7)
SCALE 1"=600'	SHEET 1 OF 2	PROJECT NO. 2022-05

ASSESSOR'S MAP NO 38 1W 01 - TL 100, 200, 201, 269, 270, 271  
 ASSESSOR'S MAP NO. 38 1W 02AD - TL 1100, 1400  
 ASSESSOR'S MAP NO. 38 1W 02DA - TL 1800, 1801  
 ASSESSOR'S MAP NO. 38 1W 02DD - TL 200  
 ASSESSOR'S MAP NO. 38 1W 12 - TL 100  
 ASSESSOR'S MAP NO 38 1E 06, TL 104, 105, 106, 107  
 ASSESSOR'S MAP NO 38 1E 07, TL 201

NOTE:  
 DARRELL BRECKEL REPRESENTS THE FOLLOWING LLC  
 FOR THESE PROPERTY LINE ADJUSTMENTS:  
 CANYON HILLS, LLC

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	230.07 FT	233.40 FT	223.52 FT	S 23°36'26" E	29°03'45"
C2	170.15 FT	104.91 FT	103.26 FT	S 34°08'24" E	17°39'50"
C3	230.00 FT	141.92 FT	139.68 FT	S 34°07'38" E	17°40'37"
C4	200.00 FT	27.78 FT	27.76 FT	S 35°23'42" W	3°58'47"
C5	150.00 FT	76.25 FT	75.43 FT	S 53°56'11" W	14°33'44"
C6	300.00 FT	95.73 FT	95.32 FT	N 59°21'27" E	9°08'28"
C7	80.00 FT	127.52 FT	114.44 FT	S 84°07'08" E	45°39'49"
C8	105.00 FT	265.73 FT	200.28 FT	N 69°02'44" E	72°30'02"
C9	133.09 FT	83.40 FT	82.04 FT	N 15°17'25" W	17°57'05"
C10	70.00 FT	90.41 FT	84.26 FT	S 53°29'47" E	37°00'03"

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 15°30'46" E	71.20 FT
L2	N 52°40'12" W	79.90 FT
L3	N 89°38'49" E	282.12 FT
L4	S 39°27'23" W	82.14 FT
L5	N 09°05'37" E	164.00 FT
L6	N 09°05'37" E	140.96 FT
L8	N 00°16'47" W	254.99 FT
L9	N 16°17'08" W	336.22 FT
L10	N 51°48'14" W	252.75 FT
L11	N 37°57'19" E	60.00 FT
L12	S 51°48'15" E	253.00 FT
L14	S 16°27'01" E	140.82 FT
L15	S 16°26'36" E	91.51 FT
L16	N 89°30'10" E	242.73 FT
L17	N 00°39'59" W	199.32 FT
L18	N 00°28'32" W	601.81 FT
L19	N 40°44'42" E	60.01 FT
L20	N 68°26'54" E	280.28 FT
L21	S 89°38'07" E	419.10 FT
L22	N 59°33'38" E	330.52 FT
L23	N 89°43'42" E	302.01 FT
L24	N 45°27'16" W	219.78 FT
L25	S 39°22'27" W	133.42 FT
L26	S 68°29'55" W	167.11 FT
L27	N 38°27'14" W	76.80 FT
L28	S 03°27'18" E	115.32 FT
L29	S 27°07'32" E	109.54 FT
L30	S 55°25'13" E	60.22 FT
L31	S 67°46'42" E	72.06 FT
L32	S 87°54'35" E	115.94 FT
L33	S 74°09'08" E	201.56 FT
L34	S 58°41'38" E	58.62 FT
L36	N 53°37'17" W	474.76 FT
L37	S 53°52'42" E	482.34 FT
L40	S 00°11'17" E	252.96 FT
L41	N 89°38'03" E	363.24 FT
L42	S 21°33'57" E	6.34 FT
L43	S 01°18'49" W	9.15 FT
L44	S 16°33'37" W	42.87 FT
L45	S 31°57'35" W	105.02 FT
L46	S 16°58'50" W	60.28 FT
L47	S 14°35'14" E	72.89 FT
L48	S 26°11'58" E	149.56 FT
L49	S 08°03'29" E	44.01 FT
L50	S 02°28'33" W	59.74 FT
L51	S 24°41'29" E	64.19 FT
L52	S 43°23'17" E	218.89 FT
L53	S 48°54'50" E	116.56 FT
L54	S 58°25'17" E	69.58 FT
L55	S 74°49'11" E	75.66 FT
L56	S 44°17'44" E	7.69 FT
L57	S 03°06'02" E	62.08 FT
L58	S 12°36'09" E	69.61 FT
L59	S 23°54'11" E	75.38 FT
L60	S 33°04'35" E	106.45 FT
L61	S 21°50'13" E	61.22 FT
L62	S 02°53'42" E	42.76 FT
L63	S 02°53'42" E	22.57 FT
L64	S 04°48'36" E	193.88 FT
L65	S 14°12'08" E	65.02 FT
L66	S 31°04'23" E	61.61 FT
L67	S 42°33'50" E	74.26 FT
L68	S 56°34'20" E	65.04 FT
L69	S 68°33'13" E	114.28 FT
L70	S 62°51'37" E	58.01 FT
L71	S 55°13'41" E	16.44 FT
L72	S 55°13'41" E	45.50 FT
L73	S 55°44'07" E	59.02 FT
L74	S 55°44'07" E	212.42 FT
L75	S 62°30'01" E	65.93 FT
L76	S 73°42'08" E	69.68 FT
L77	S 84°56'12" E	206.91 FT
L78	N 89°17'23" E	64.00 FT
L79	S 77°04'39" E	44.80 FT
L80	S 60°09'24" E	50.98 FT
L81	S 56°43'40" E	57.71 FT
L82	S 56°43'40" E	11.22 FT
L83	S 65°26'34" E	57.77 FT
L84	S 69°51'22" E	98.88 FT
L85	S 64°37'59" E	47.23 FT
L86	S 45°47'16" E	38.90 FT
L87	S 25°23'19" E	49.87 FT
L88	S 13°28'04" E	62.66 FT
L89	S 19°14'32" E	60.88 FT
L90	S 27°09'45" E	65.64 FT
L91	S 27°09'45" E	107.04 FT
L92	S 36°42'56" E	59.11 FT
L93	S 48°13'10" E	20.62 FT
L94	S 48°13'10" E	41.86 FT
L95	S 68°36'29" E	59.35 FT
L96	S 87°52'17" E	63.67 FT

PROPERTY LINE ADJUSTMENT  
 LOCATED IN TOWNSHIP 38 SOUTH, RANGE 1 WEST,  
 SECTIONS 1, 2, AND 12 & TOWNSHIP 38 SOUTH, RANGE 1  
 EAST, SECTIONS 6 AND 7, WILLAMETTE MERIDIAN,  
 JACKSON COUNTY, OREGON  
 JACKSON COUNTY FILE NO. 439-21-00056-SUB,  
 439-21-00057-SUB, 439-21-00058-SUB, 439-21-00059-SUB

APPROVALS:

*Stephan Barott*  
 JACKSON COUNTY DEVELOPMENT SERVICES  
 FILE NO. 439-21-00056-SUB, 439-21-00057-SUB,  
 439-21-00058-SUB, 439-21-00059-SUB

06.14.2022  
 DATE

**LEGEND**

These standard symbols will be found in the drawing.

Symbol	Description
---	PRIVATE ROAD LOCATION
---	CONTROL SURVEY OR SECTION LINES
---	OLD TRACT OR TAX LOT LINES
---	ADJUSTED LINES THIS SURVEY
C.S.	FILED SURVEY NO. JACKSON COUNTY SURVEYOR'S OFFICE
GCDB	GEOGRAPHIC COORDINATE DATABASE REFERENCE NUMBER
σ	UTILITY POLE
⊠	PLSS SECTION CORNER
⬠	PLSS CORNER
⊙	CALCULATED POINT- NOTHING FOUND OR SET
⊗	SET 3" STEEL "SURVEY MARK" NAIL AND WASHER MARKED BAROTT-SBLS LS2332
⊠	FOUND DONATION LAND CLAIM CORNER IN ROAD SURFACE
⊠	SET 5/8-INCH X 24" WITH GREEN MORASSE STYLE PLASTIC CAP (GPC)



SE DLC #81  
 GCDB 571500  
 OR330380S0010W0\_DLC81SE  
 PAGE 4 OF 4  
 SBLS CONTROL #8 (SE DLC #81)  
 NAD83 2011 (EPOCH 2010.00)  
 NAVD88 (GEOID 12A)  
 LATITUDE 42°16'21.39016"N  
 LONGITUDE 122°46'49.25124"W  
 ELEVATION 1722.60 FEET

NE DLC #81  
 GCDB 881100  
 OR330380S0010W0\_DLC81NE  
 PAGE 3 OF 3  
 SBLS CONTROL #7 (NE DLC #81)  
 NAD83 2011 (EPOCH 2010.00)  
 NAVD88 (GEOID 12A)  
 LATITUDE 42°17'05.70655"N  
 LONGITUDE 122°46'48.83155"W  
 ELEVATION 1790.26 FEET

1/4 S1-S6  
 GCDB 700640  
 OR330380S0010W0\_700640  
 PAGE 4 OF 4  
 SBLS CONTROL #258 (E 1/4 S1)  
 NAD83 2011 (EPOCH 2010.00)  
 NAVD88 (GEOID 12A)  
 LATITUDE 42°17'40.05497"N  
 LONGITUDE 122°45'27.40090"W

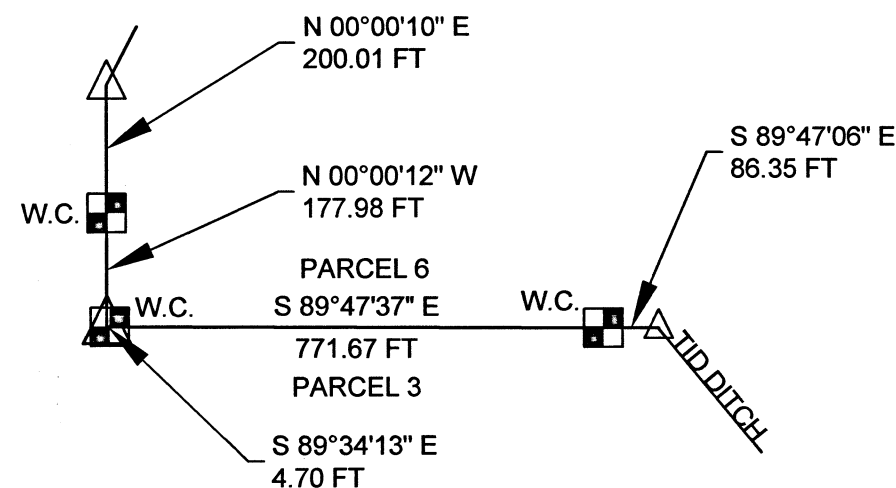
1/4 S1-S36  
 GCDB 640700  
 OR330380S0010W0\_640700  
 PAGE 2 OF 2  
 SBLS CONTROL #401 (N 1/4 S1)  
 NAD83 2011 (EPOCH 2010.00)  
 NAVD88 (GEOID 12A)  
 LATITUDE 42°18'06.24949  
 LONGITUDE 122°46'02.18795"W

1/4 S1-S2  
 GCDB 600640  
 OR330380S0010W0\_600640  
 PAGE 1 OF 1  
 SBLS CONTROL #1006 (W 1/4 S1)  
 NAD83 2011 (EPOCH 2010.00)  
 NAVD88 (GEOID 12A)  
 LATITUDE 42°17'40.09556"N  
 LONGITUDE 122°46'37.55057"W

BASIS OF BEARING: GRID, OREGON COORDINATE REFERENCE SYSTEM (OCRS) GRANTS-PASS-ASHLAND ZONE, INTERNATIONAL FEET, PER O.A.R. 734-005-0015. I UTILIZED OREGON DEPARTMENT OF TRANSPORTATION'S ORGN (GPS/GNSS) NETWORK AND A LEICA GS14 GNSS RECEIVER. COORDINATES ON FILE ARE NAD83(2011)-EPOCH 2010.00 & ELEV. (FEET) NAVD88 USING GEOID 12A ELLIPSOID MODEL.

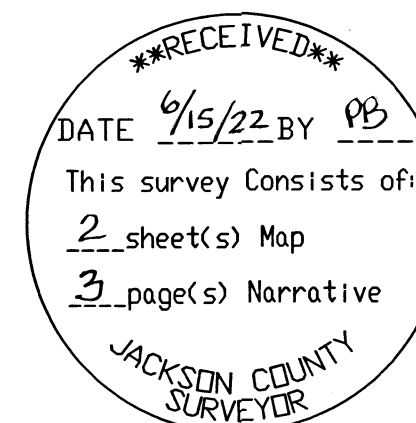
SURVEYS OF RECORDS REVIEWED FOR SURVEY CONTROL: CS5135, CS20414, CS21095, CS 21104, CS21105, CS21366, CS22801, CS22853 (P-27-2019), CS23152.

**EXHIBIT "A"**



ASSESSORS'S MAP NO 38 1W 01 - TL 100, 200, 201, 269, 270, 271  
 ASSESSOR'S MAP NO. 38 1W 02AD - TL 1100, 1400  
 ASSESSOR'S MAP NO. 38 1W 02DA - TL 1800, 1801  
 ASSESSOR'S MAP NO. 38 1W 02DD - TL 200  
 ASSESSOR'S MAP NO. 38 1W 12 - TL 100  
 ASSESSOR'S MAP NO 38 1E 06, TL 104, 105, 106, 107  
 ASSESSOR'S MAP NO 38 1E 07, TL 201

NOTE:  
 NARRATIVE IS A SEPERATE DOCUMENT



**SBLS**  
**STEPHAN BAROTT LAND SURVEYING**

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Stephan Barott*  
 OREGON JULY 28, 1988  
 STEPHAN L. BAROTT 2332  
 RENEWS: DECEMBER 31, 2023

1446 ST. ANDREW WAY  
 MEDFORD, OR 97504  
 PHONE: 541-776-1272  
 CELL: 541-510-8278  
 e-mail: sbarott@charter.net

**PROPERTY LINE ADJUSTMENT**

DRAWN	DATE	DARRELL BRECKEL
SBLS	6-14-2022	637 CLIFFSIDE DRIVE
APPROVED	DATE	MEDFORD, OR 97504
		38-1W-1 / 1E-6 (TRACTS 1-7)
SCALE	SHEET	PROJECT NO.
NO SCALE	2 OF 2	2022-05

**SURVEYED FOR: DARRELL BRECKEL**  
637 CLIFFSIDE DRIVE  
MEDFORD, OREGON 97501

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

**LOCATION:** Township 38 South, Range 1 West, Sections 1, 2, and 12 and Township 38 South, Range 1 East, Sections 6 and 7, Willamette Meridian, Jackson County, Oregon.

Jackson County Tax Records as follows:

38-1W-01-TL 100, 200, 201, 269, 270, 271

38-1W-02AD-TL 1100, 1400

38-1W-02DA-TL 1800, 1801

38-1W-02DD-TL 200

38-1W-12-TL 100

38-1E-06-TL 104, 105, 106, 107

38-1E-07-TL 201

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

**Geodetic Adjustment is NAD83(2011) Epoch 2010.00. Elevations are NAVD88 utilizing Geoid 12A.**

**PURPOSE:** The purpose of this survey is to adjust tax lot lines for seven (7) Parcels in the various tax lots listed above. The main purpose is to adjust 160-acres Tracts previously created, with the end result of five (5) 80 acre (plus or minus) Parcels, one 220 acre (plus or minus) parcel, and one area of 370 acres (plus or minus) that will become a conservation easement area, as outlined in Jackson County Development Services Staff Report dated March 22, 2022.

Refer to the following File Numbers: **439-21-00056-SUB, 439-21-00057-SUB, 439-21-00058-SUB, and 439-21-00059-SUB.**

**NOTE: DARRELL BRECKEL REPRESENTS THE FOLLOWING LLC**  
**CANYON HILLS, LLC**

Parent Deed for 160-acre Tracts 1-6 as follows:  
2020-033567 dated September 15, 2020

NOTE: Tracts 2 and 3 were moved to Falcon Hills, LLC but move back to Canyon Hills, LLC with Documents 2022-01756 (Tract 2) and 2022-017557 (Tract 3)  
Tracts 4 and 5 were moved to Payne Cliffs, LLC, but move back to Canyon Hills, LLC with Documents 2022-017558 (Tract 4) and 2022-017559 (Tract 5).

Parent Deed for 38-1 E-07-00201 is as follows:  
2012-039700 (Parcel 6) dated November 15, 2012

**PROCEDURE:** Prior to commencement of this survey, deed records, surveys of record, and the staff report were reviewed.

My client selected the tentative adjusted boundary for all parcels. From these tentative locations, areas were calculated and proposed lines adjusted to ensure all Parcels were at least 80-acres in size.

There were several previous surveys in the area. Several of them were partitions or property line adjustment of "over 10-acre tracts/parcels" where permanent monuments were not established. My main focus was on the most recent Property Line Adjustment (Tract Survey) C.S. 23152 dated July 21, 2020.

I tied to several found monuments and and calculated the positions for the Parcel corners after rotating to my Oregon Coordinate Reference System (OCRS), Grants Pass-Ashland Zone as defined in O.A.R, 734-005-0015.

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.

The average centerline of Crown Ranch Road (60-foot wide right-of-way) was located using RTK GPS as well. The Southwesterly boundary of said road, located 30- feet from centerline, was used as the Easterly boundary for portions of Parcel 2.

A private road connecting Crown Ranch Road and Canyon Hills Drive is located adjacent to Parcels 3, 5, 6, and 7. Several monuments separating the Parcel were established approximately 30 feet Westerly and Southerly from this private road centerline. Intermediate points were not set but are calculated as shown. The intent is to have Six (6) buildable Lots / Parcels of at least 80 acres, in addition to the SOLC Conservation Easement area. Access will be by private roads off of Terri Drive, Payne Road and Cliffside Drive.

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, 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.38 S., R.1 W and R. T.38 S., R 1 E, W.M. pertaining to this survey is as follows:

**1973-**

C.S. 5135, J.A. Hoffbuhr dated February 27, 1973. This was a subdivision of Lots along Terri Drive (Westerly side of this current survey).

**2012-**

C.S. 21104 Shawn Kampmann of Polaris Land Surveying. This retraced a portion of C.S. 5135.

C.S. 21105 Shawn Kampmann of Polaris Land Surveying. Property Line Adjustment for much of the area of this current survey. These areas would later be adjusted with C.S. 22853 and C.S. 23152.

**2013-**

C.S. 21366 Jim Hibbs of Friar and Associates, portioned a portion of Section 12 in Township 38 South, Range 1 West, Willamette Meridian, Jackson County, Oregon.

**2019-**

C.S. 22801 Rick Stein of Farber and Associates surveyed a portion of Sections 1 and 12, Township 38 South, Range 1 West, Willamette Meridian, Jackson County, Oregon.

C.S. 22853 Shawn Kampmann of Polaris Land Surveying. Partition Plat P-27-2019 created Parcel 1-3 and created Cliffside Drive. This area is a major focus of this current survey.

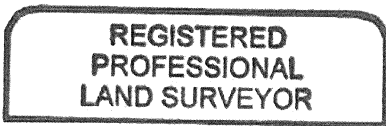
**2020-**

C.S. 23152 Shawn Kampmann of Polaris Land Surveying. Property Line Adjustment created 160 acre Tracts 1-6, which is the main focus area of this current survey. This current survey adjusts these previously created Tracts into five (5) Parcels of 80 acres (plus or minus), one Parcel of 220 acres (plus or minus), and one Conservation Easement Parcel of 370 acres (plus or minus).

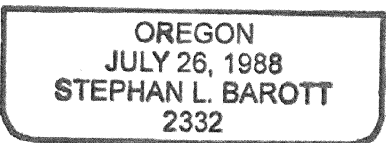
**2021-**

Property Line Adjustment for a one-acre parcel in the Adjusted Parcel 4 of this current survey between Payne Cliffs, LLC (Darrell Breckel) and Eric D. Levison and Staci Fahy-Levison. Refer to Jackson County Development Services File No. 439-21-00015-SUB. This survey was a "Deed Only- No Map" Property Line Adjustment Survey recorded in Document No. 2021-033221.

No other surveys that would have an effect of this current survey were found.



*Stephan Barott*



RENEWS: DECEMBER 31, 2023

DATE OF SURVEY: JUNE 14, 2022

