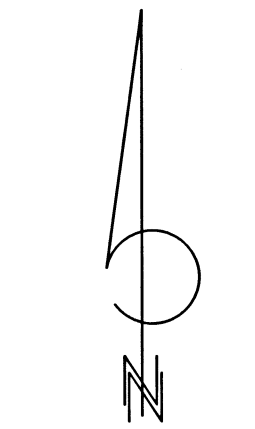


MAP OF SURVEY

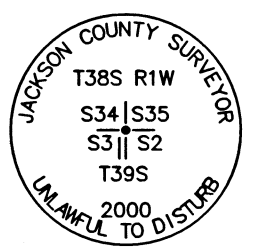
8179 YANK GULCH ROAD
MEDFORD, OREGON

FOR
JOHN GARAGOZZO

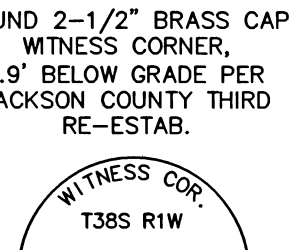
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 35,
TOWNSHIP 38 SOUTH, RANGE 1 WEST,
AND
THE NORTHWEST QUARTER OF SECTION 2,
TOWNSHIP 39 SOUTH, RANGE 1 WEST,
WILLAMETTE MERIDIAN,
JACKSON COUNTY, OREGON



DATE: 01-08-2024
SCALE: 1" = 100'



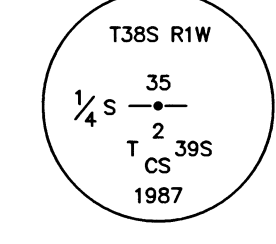
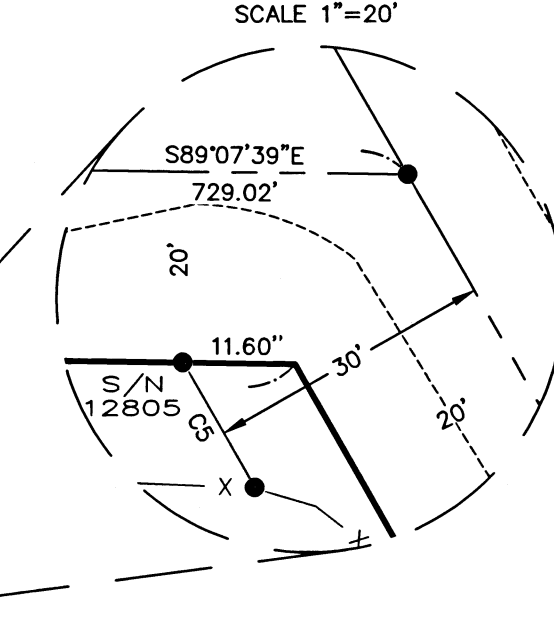
FOUND 2-1/2" BRASS CAP,
0.1" BELOW ASPHALT PER
JACKSON COUNTY THIRD
RE-ESTAB.



FOUND 2-1/2" BRASS CAP
WITNESS CORNER,
1.9" BELOW GRADE PER
JACKSON COUNTY THIRD
RE-ESTAB.

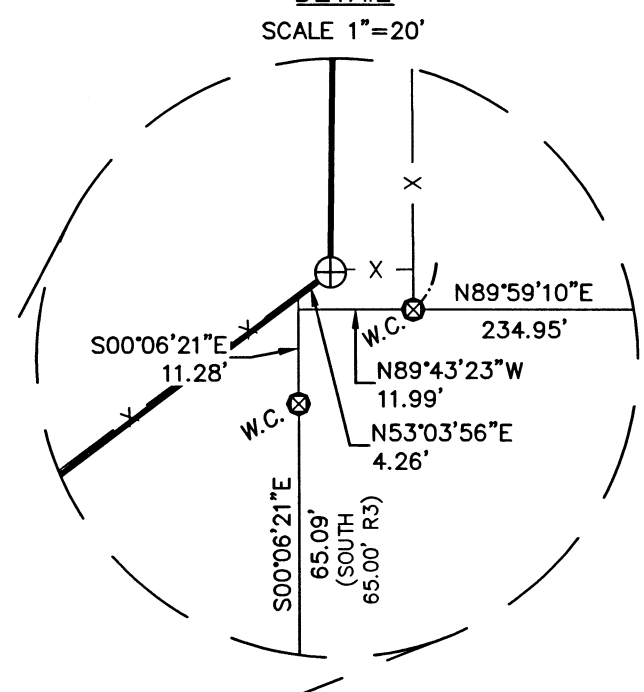
ELL. COR. DLC NO. 67
FOUND 2" IRON PIPE
0.2' ABOVE GRADE
PER S/N 9660

DETAIL
SCALE 1" = 20'



FOUND 2-1/2" BRASS CAP,
0.1" BELOW GRADE PER
JACKSON COUNTY SECOND
RE-ESTAB.

DETAIL
SCALE 1" = 20'



LEGEND

- BOUNDARY LINE
- ✱ FOUND 2-1/2" BRASS CAP JACKSON COUNTY MONUMENT AS NOTED
- ⊕ FOUND BRASS WASHER WITH TACK IN TOP OF CONCRETE IRRIGATION STRUCTURE AS NOTED
- ⊙ FOUND 3/4" IRON PIPE PER S/N 840
- ⊙ FOUND 5/8" REBAR PER S/N 9478 OR AS NOTED
- ⊙ FOUND 2" IRON PIPE PER S/N 9660
- ⊙ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "D. HUCK LS 2023" PER S/N 12805
- ⊙ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "ANDREWS LS 1626" PER S/N 12894
- ⊙ FOUND 5/8" REBAR WITH RED PLASTIC CAP STAMPED "D. MINNECI LS 2349" PER S/N 13003
- ⊙ COMPUTED POSITION - NOTHING FOUND NOR SET
- ⊙ SET 5/8" X 30" REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "DROSSOS LS 90718"
- S/N SURVEY NUMBER, FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, OREGON
- W.C. WITNESS CORNER PER S/N 9478
- (R1) RECORD DATA PER 1910 ROAD SURVEY MAP
- (R2) RECORD DATA PER S/N 2696
- (R3) RECORD DATA PER S/N 9478
- (R4) RECORD DATA PER S/N 12035
- (R5) RECORD DATA PER S/N 12805
- (R6) RECORD DATA PER S/N 13003
- (DR) DEED RECORD
- DR/JCO RECORD OF DEEDS JACKSON COUNTY, OREGON

SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

PURPOSE:
TO SURVEY AND MONUMENT THOSE TRACTS OF LAND DESCRIBED WITHIN INSTRUMENT NUMBER 96-09724 AS PARCEL 11 (HIGH VALLEY) TRACT A, TRACT B, AND TRACT C OF THE JACKSON COUNTY OFFICIAL RECORDS, OREGON.

PROCEDURE:
USING A TRIMBLE S-6 ROBOTIC TOTAL STATION AND TRIMBLE R-10 GPS RECEIVERS, I RECOVERED AND HELD THE CONTROLLING MONUMENTS AS SHOWN HEREIN. THE NORTHERLY MOST WEST LINE OF THE SUBJECT PROPERTIES IS THE EAST LINE OF DLC NO. 67, YANK GULCH ROAD (ORIGINALLY CREATED AS A PORTION OF HOLTON ROAD) LYING WESTERLY OF SAID WEST LINE WAS CREATED WITH THE CENTER LINE DESCRIBED AS LYING WEST 20.0' OF SAID EAST LINE AND THENCE HEADING SOUTH, TO A POINT 20' WEST OF THE SSE CORNER OF SECTION 35, A COUNTY ROAD SURVEY KNOWN AS THE 1910 ROAD SURVEY MONUMENTED THE CENTERLINE SLIGHTLY FURTHER WEST THEN THE ABOVE MENTIONED ORIGINAL DESCRIPTION. SURVEYOR CHARLES HURST HOLDS THE 1910 POSITION ON SURVEY NUMBER (S/N) 2696, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, WHICH WAS THEN HELD BY SURVEYOR DARRELL HUCK ON S/N 12805. I UTILIZE THE RECOVERED MONUMENTS AND RECORD DATA AS SHOWN ON SAID S/N 2696 AND 12805 TO DETERMINE SAID RIGHT-OF-WAY, WAGNER CREEK ROAD WAS CREATED WITH A 40' RIGHT-OF-WAY. IN THE 1970'S, JACKSON COUNTY EXPANDED THE RIGHT-OF-WAY NORTH OF THE INTERSECTION WITH YANK GULCH ROAD TO BE A 60' RIGHT-OF-WAY. A SEARCH OF A CURRENT TITLE REPORT, AND RESEARCH OF COUNTY ROAD RECORDS REVEALS THE RIGHT-OF-WAY OF WAGNER CREEK ROAD ALONG THE EAST LINE OF THE SUBJECT PROPERTIES AS BEING 20 FEET EACH SIDE OF THE CENTERLINE. SAID RIGHT-OF-WAY WAS DETERMINED USING RECORD DATA AND RECOVERED MONUMENTS PER THE 1910 ROAD SURVEY, ROLL MAP 39_2_1 (S/N 6380), ROLL MAP 39_2_1 (S/N 12805, S/N 13003), AND DATA AS SHOWN ON S/N'S 3815, 5248, AND 6027. THE CORNERS AS SET ON S/N 12805 ARE HELD AS WITNESS CORNERS TO THE WEST RIGHT-OF-WAY LINE OF WAGNER CREEK ROAD ON THIS SURVEY. YANK GULCH ROAD ALONG THE WESTERLY MOST LINE WAS CREATED AS STARTING AT THE NORTHWEST CORNER OF SECTION 2, TOWNSHIP 39 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, AND THENCE HEADING SOUTH ALONG THE EXISTING ROAD IN 1888, ON SURVEY NUMBER (S/N) 12035. SURVEYOR JAMES ANDREWS HOLDS THE WEST LINE OF SAID SECTION 2 AS BEING THE CENTERLINE OF YANK GULCH ROAD. I FIND THE EXISTING AS-TRAVELED CENTERLINE TO MATCH VERY CLOSELY WITH SAID WEST SECTION LINE, AND HOLD IT AS THE CENTERLINE OF YANK GULCH ROAD. I FOUND 5/8" REBAR IN CONCRETE ALONG THE SOUTH LINE AS SHOWN HEREIN. THE ORIGIN OF THESE REBAR IS UNKNOWN BUT MATCHES THE DEED BEARINGS AND DISTANCES, AND EXISTING LINES OF OCCUPATION WELL AND I HOLD THEM AS FOUND. ON S/N 840, SURVEYOR LELAND LOVEJOY APPEARS TO BE SURVEYING AND MAPPING THE DEEDS AS HIS SURVEY IS IDENTICAL TO SAID DEEDS CALLS. HE DOES NOT FIELD SURVEY THE WEST LINE OF SECTION 2 AND INSTEAD SHOWS IT AS BEING CARDINAL (SOUTH) FROM THE RECOVERED NORTHWEST CORNER OF SECTION 2. I HOLD THE DEED DISTANCE HEADING SOUTH FROM SAID NORTHWEST CORNER TO PLACE THE SOUTHWEST CORNER OF THE SUBJECT PROPERTIES, AND THEN ROTATE THE DEED BEARING AND DISTANCE (N66°27'09"E 411.00') TO MATCH SAID WEST LINE. SAID S/N 840 DOES NOT CLOSE BY APPROXIMATE 20'. TO RESOLVE THIS MIS-CLOSURE, I PLACE THE LAST CALL (RECORD N38°00'00"E 397.50') TO CLOSE ON THE RECOVERED 3/4" IRON PIPE. THIS RESULTS IN THE SOUTH PROPERTY LINE MATCHING THE EXISTING LINES OF OCCUPATION AND FENCE LINE WELL. AT THE NORTH END OF THE SOUTHERLY MOST EAST LINE I FIND AND HOLD A 5/8" REBAR AS SET BY SURVEYOR DAVID MINNECI ON S/N 13003. AT THE SOUTH END I FIND AND HOLD A 3/4" IRON PIPE. I FIND NO EVIDENCE THAT SAID RECOVERED 3/4" IRON PIPE NOT BEING IN ITS ORIGINAL POSITION, AS THUS HOLD IT AS BEING A DEED CORNER.

FILED
Date 2/24 By PP
This Survey Consist Of
1 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY
SURVEYOR

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	5729.58'	141.75'	1°25'03"	141.75'	S28°59'28"E
C2	2864.79'	191.98'	3°50'22"	191.98'	S26°21'45"E
C3	5709.58'	129.85'	1°18'11"	129.85'	S28°56'02"E
C4	2844.79'	190.64'	3°50'22"	190.64'	S26°21'45"E
C5	5699.58'	14.93'	0°09'00"	14.93'	S29°34'10"E
(R5)	(5699.58')	(15.00')	(0°09'03")	(15.00')	(S29°35'04"E)
C6	5729.58'	145.52'	1°27'19"	145.52'	S30°25'39"E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S28°16'57"E	64.92'
L2	S28°16'57"E	64.92'
L3	N00°01'07"E	20.00'
L4	S89°27'09"W	20.00'
L5	S02°31'36"W	21.88'
L6	N58°42'36"E	21.80'

WEST 1/4 CORNER SECTION
2, T39S, R1W, W.M.
FOUND 5/8" REBAR, FLUSH
PER S/N 8401

REGISTERED
PROFESSIONAL
LAND SURVEYOR
J.D. Ross
OREGON
JULY 12, 2016
PHILIP J. DROSSOS
No. 90718
Renewal 12-31-25

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