

"L" CORNER D.L.C. 87
FD. 1 1/2" IRON PIPE
PER S/N 9124
S89°46'50"E
308.17'
(308.07' PER
S/N 9124)

(NARRATIVE ON SEPARATE PAGE)

Map of Survey (Property Line Adjustment)

Located in:
the Southwest 1/4 of Section 35,
Township 38 South, Range 1 West, W.M.,
Jackson County, Oregon
For:
Zischke Hackett Trust
Tax Lots 1300 & 1500

JACKSON COUNTY DEVELOPMENT SERVICES
FILE NO. 439-23-00048-SUB

EXAMINED AND APPROVED BY JACKSON COUNTY DEVELOPMENT
SERVICES THIS 14 DAY OF March, 2024

David M. Minnecci
DEVELOPMENT SERVICES

HOFFBUHR & ASSOCIATES, INC.
880 GOLF VIEW DR., STE 201 MEDFORD, OREGON
(541) 779-4641

BY: DAVID M. MINNECCI RPLS NO. 2349
SCALE: 1 INCH = 100' JANUARY 29, 2024
BASIS OF BEARING: SURVEY NUMBER 19979
(SOUTH LINE)

- = SET 5/8" x 24" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECCI LS 2349".
- ⊗ = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECCI LS 2349" PER S/N 19979
- = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "BOYDEN RLS 281" PER S/N 9124.
- ⊖ = FOUND 1" IRON PIPE PER S/N 9124.
- ⊗ = FOUND MONUMENT AS NOTED.
- S/N = SURVEY NUMBER
- [] = RECORD PER DOC. NO. 2023-015505, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

Before: 9.90 acs.
After: 11.03 acs.

TL 1300

[S89°59'40"E 175.75']

TL 1400

(Not a Part)

EXISTING PROPERTY LINE

FD. LEANING NORTHERLY-NORTH 0.32'

S84°37'20"W 60.84'
S05°22'40"E 35.57'

[N89°59'40"W 425.50']

[25.11']

[524.56']

[163.64'] [142.26'] [N89°59'40"W 484.43']

FD. 5/8" PIN PER S/N 9660

TL 1500

Before: 5.46 acs.
After: 4.34 acs.

ADJUSTED TAX LOT 1500 PER DOC. NO. 2024-004311, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON

ADJUSTED TAX LOT 1300 PER DOC. NO. 2024-004312, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON

WAGNER CREEK ROAD

(SEE NARRATIVE)

Δ=13°14'54"
R=606.32'
L=140.20'
LC=139.89'
N12°00'07"W

FD. 5/8" PIN PER S/N 6698 WITNESS CORNER

362.21'

107.026'

[396.88']
396.877'

FD. 1" IRON PIPE PER S/N 6698

[90.89']
N00°22'00"E

RECEIVED
Date 3/15/24 By PB

This survey consists of:
1 sheet(s) Map
1 pages(s) Narrative

JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

David M. Minnecci

OREGON
JULY 26, 1988
DAVID M. MINNECCI
2349

EXPIRES 12/31/24

(C:\DWG\2007\07095MOS3.DWG)

38 1W 35C, 1300 & 1500

S89°19'45"W 864.21'
(S89°19'00"W 864.28' PER S/N 6698)
S89°19'45"W 866.11' (BASIS OF BEARING)

PARTIALLY SURVEYED

**SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES**

Survey for: Zischke Hackett Trust
7845 Wagner Creek Rd.
Talent, Oregon 97540

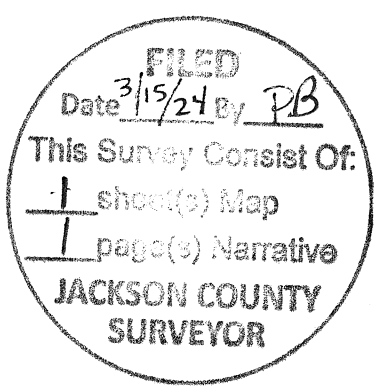
Location: The Southwest One-quarter (1/4) of Section 35, Township 38 South, Range 1 West, Willamette Meridian, Jackson County, Oregon.

Purpose: To survey, monument and record a map of survey for a Property Line Adjustment (Jackson County File No. 439-23-00048-SUB).

Procedure: This property was previously surveyed by this Office in 2008 while conducting a prior Property Line Adjustment (See Survey No. 19979). The properties have since been placed in the Zischke Hackett Trust as described in Documents No. 2023-014578 and 2023-015505, Official Records of Jackson County, Oregon. Monuments and control from the previous survey were recovered and analyzed for accuracy and the adjusted property line monumented as shown. After searching for Jackson County right-of-way monuments and researching previous surveys in this area, it's apparent that determining the exact right-of-way line of Wagner Creek Road is problematic. Surveys 6698 and 9660 set witness corners to the East and West lines respectively. Survey No. 20999 states that the right-of-way line is per Doc. No. 73-14536, but shows no physical evidence to support the location. Due to this lack of substantive data, I have used record bearing from Survey No. 9124 for the tangent and offset the physical centerline 30.00 feet for the curve. As with Survey No. 19979, this is not intended to represent an accurate location.

Basis of Bearing: South line per Survey No. 19979.

Date: January 29, 2024



Expires 12/31/24

David M. Minneci
L.S. 2349 - Oregon
Expires 12/31/24
880 Golf View Dr., Ste. 201
Medford, Oregon 97504