

PUBLIC LANDS ADVISORY COMMITTEE (PLAC)

Property Transaction Review Summary

January 22, 2026 Meeting

ODFW

Purchase of Old Railroad ROW in Denman Wildlife Area

Transaction Type (check one): Acquisition Disposal

I. Proposed Real Property Transaction (if the transaction is an acquisition please include a description of the intended use of the property):

- The property being acquired is a former railroad right-of-way which bisects ODFW's Denman Wildlife Area near Medford / Central Point in Jackson County.
- Acquisition of the property provides continuity in ODFW property boundaries and eliminates issues related to access across the strip and the potential for future incompatible uses.
- ODFW has been working on this acquisition for several years.
 - The former owner died during negotiations. Now dealing with heirs.
 - ODFW completed a years-long survey and Property Line Adjustment process to reconfigure the property to correspond with property lines on ODFW's adjacent lands.
- ODFW will purchase the property at the appraised value of \$111,150
 - Appraisal date is December 31, 2025
 - Funds for the purchase are:
 - 75% Pittman Robertson Grant from the US Fish and Wildlife Service and
 - 25% match from State funds.
- Expedited review by PLAC is requested in order to facilitate closing of this transaction within the next 45 days. Due to the extended amount of time this transaction has taken to date, and representations as to the timing of closing made by the agency over this term (which were obviously affected by the death of the prior owner), his heirs are somewhat wary in their dealings with the agency and are demanding a quick close now that the conditions precedent to closing (survey, property line adjustment, appraisal) have been satisfied.

II. Reason for PLAC Review (include what the agency is requesting from the PLAC):

- In compliance with ORS 270.120 (6), the PLAC shall advise Agency and DAS on the acquisition of this property.
- ODFW requests that the PLAC review the transaction and provide any relevant advice and suggestions.

III. Background Information

- See Section 1, above

IV. Topics for PLAC Consideration.

- Any issues or concerns that the Committee may raise?

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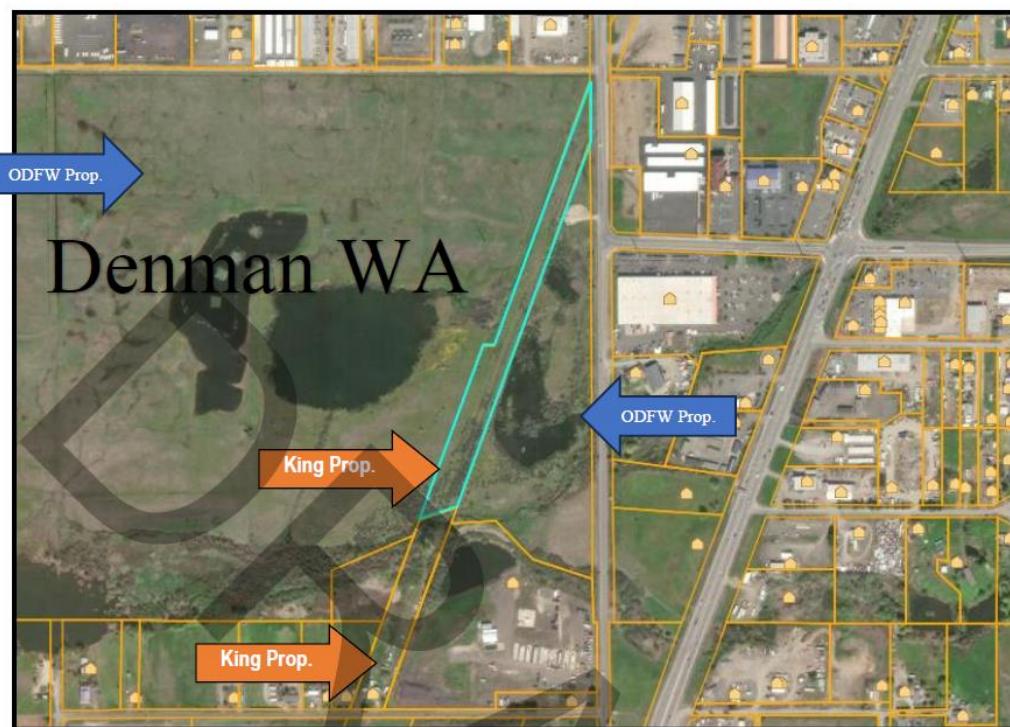
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V. Staff Comments (agency comments that are not already included and DAS staff comments):

- None

VI. PLAC Findings (Summary of Committee findings, to be completed by DAS Staff):

PLEASE EXCUSE "DRAFT" WATERMARKS



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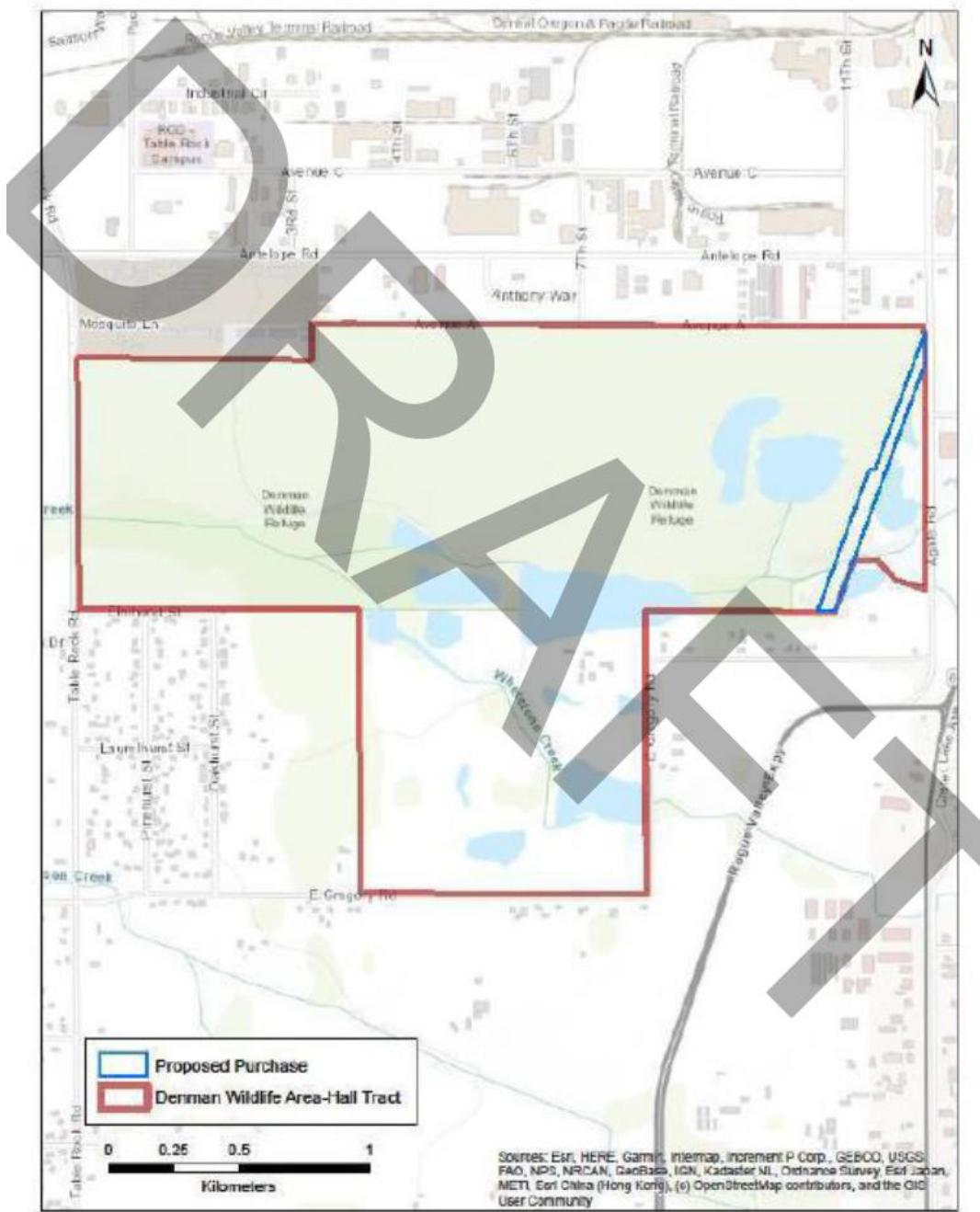


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FIGURE 1
DENMAN WILDLIFE AREA



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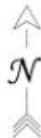
24431

MAP OF SURVEY

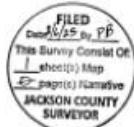
PROPERTY LINE ADJUSTMENT

LOCATED IN THE S.E. 1/4 OF SECTION 19
AND THE N.E. 1/4 OF SECTION 30.
T. 36 S., R. 1 W., W.M.,
JACKSON COUNTY, OREGON

FOR
OREGON DEPARTMENT OF FISH AND WILDLIFE
4034 FAIRVIEW INDUSTRIAL OFFICE SE, SALEM, OR 97302



0 200 400 600
GRAPHIC SCALE: 1" = 200'



SURVEY NARRATIVE TO COMPILE WITH O.R.S. 209.260

PURPOSE OF SURVEY:
THE PURPOSE IS TO ADJUST THE PROPERTY LINE BETWEEN PARCEL 1 AND PARCEL 2
LOCATED IN THE S.E. 1/4 OF SECTION 19 AND THE N.E. 1/4 OF SECTION 30, WHICH
LINE WAS DETERMINED BY JACKSON COUNTY DEVELOPMENT SERVICES BOUNDARY
LINE DETERMINATION FILE 439-23-01853-204, DATED JANUARY 12, 2004.

PROCEDURE

USING A CARLSON BR77 GPS RECEIVER AND A LEICA TERR 1202+ ROBOTIC TOTAL
STATION, EXISTING MONUMENTS WERE RECOVERED AND MEASURED IN A CLOSED-LOOP
TRIANGLE.

THE ADJUSTED LINE WAS DETERMINED BASED ON THE REQUEST OF THE CLIENT, AND AS
APPROVED BY THE JACKSON COUNTY PLANNING DEPARTMENT WHO HAS MONUMENTED AS
SHOWN HEREON.

LEGEND

- SET SURV. X 20' REBIRN W/ 1-1/2" ALUMINUM CAP
STAMPED, TRADE PRICE 90377
- FOUND 6" IRON REBIRN W/ YELLOW PLASTIC CAP MARRIED
"D" MARKED LS, 1015" PER S. 11225, UNLESS OTHERWISE NOTED
- YOUNG BRASS CAP AS NOTED
- () RECORD PER S.A. 11225 (D. MARKED)
- SURVEY NUMBER OR FILE WITH THE JACKSON COUNTY SURVEYOR
- OFFICIAL RECORDS OF JACKSON COUNTY, OREGON

HORIZONTAL DATUM AND PROJECTION

OREGON COORDINATE REFERENCE SYSTEM (OCRS)
GRANTS PASS - ASHLAND ZONE, NAD83(2011), EPOCH 2000.0
(INTERNATIONAL FEET) AS DEFINED IN CAR 124-202-037303(1).

BASES OF BEARING, GRID NORTH

PLANNING FILE NO. 439-25-00008-008.

EXAMINED AND APPROVED BY THE JACKSON COUNTY DEVELOPMENT
SERVICES THIS 06 DAY OF August 2025.

John Clegg
JACKSON COUNTY DEVELOPMENT SERVICES

DESCRIPTIONS FOR ADJUSTED TAX LOTS ARE RECORDED AS:

(TRACT 10 QR. 2025 - 016794)

(TRACT 20 QR. 2025 - 016795)



SURVEYED BY:
MEADE SURVEYING, LLC
233 NE "B" ST., SUITE 200
GRANTS PASS, OR 97526
(541) 244-1871

DATE: MARCH 17, 2025

ASSESSOR'S MAP: 36-1W-18 TAX LOT 300

THIS MAP OF SURVEY WAS PREPARED WITH A HEWLETT PACKARD DESIGNJET
T210 USING HP NO. 87023A INK ON MILAGRO JPC-RGE POLYESTER FILM

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Property Line Adjustment Survey 24431

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