372W16A T.L. Nos. 100 & 101

## MAP OF SURVEY Property Line Adjustment Approved by the Jackson County (Development Services (File No. 439-16-00003-SUB) REGISTERED Date: May 19, 2017 rula PROFESSIONAL LAND SURVEYOR SURVEY BY: **SURVEY FOR:** Clark and Kelly Bonner Kaiser Surveying 19754 Highway 62 N.E. CORNER D.L.C. NO. 44 2969 Linden Lane FOUND C.S. BRASS CAP SET OREGON JULY 15, 2003 BARY D. KAISER Eagle Point, OR. 97524 Central Point, OR. 97502 IN CONCRETE IN BEALL LANE 2010, 3rd RE-ESTABLISHMENT LOCATION: DATE: N.E 1/4 of Section 16 March 14, 2017 SCALE: 1" = 100'EXP. 6-30-17 T.37S.,R.2W., W.M., Jackson County, Oregon SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250 Property-Line-Adjustment and Consolidation survey consolidating the tract described in Instrument No. **PURPOSE:** 2015-031403 O.R. (Tax Lot 190) into adjacent properties described in Instrument No. 2009-017655 O.R. (Tax Lot 101) and in Instrument No. 02-17175 O.R. (Tax Lot 100), and creation of an Ingress-Egress easement across that portion of said Tax Lot 190 being consolidated into Tax Lot 100. Also prepared descriptions of the Adjusted Tax Lots. Equipment used to perform survey was a Nikon DTM522 total station. The boundaries of the subject properties PROCEDURE: were located from deeds of record and Filed Survey Nos. 8862, 9420 and 17829. The Boundary of Tax Lot No. 100 was surveyed by surveyor Gary Kaiser as shown on said Filed Survey No. 9420 and the Boundary of Tax Lot 101 was surveyed by surveyor Kerry Bradshaw as shown on said Filed Survey No. 17829. The boundaries of these properties were computed using these Filed Surveys and found monuments shown hereon. The tract described in Instrument No. 2015-031403 O.R., which is being consolidated into said Tax Lot Nos. 100 and 101, is a strip of property that borders the Easterly boundary of these properties with its Easterly boundary being the East boundary of Donation Land Claim No. 44 located in Township 37 South, Range 2 West of the Willamette Meridian. Survey ties were made to monuments and monuments were set on the adjusted property boundaries as shown hereon. The New Adjusted boundary was located per the clients direction and the County Approval. LEGEND Set 5/8" x 24" Rebar with Orange Plastic Cap marked "B. KAISER LS 52923" o = Found 5/8" rebar with Plastic Cap marked "BRADSHAW LS 2271" S.N. 17829 $\Delta$ = Found 5/8" Rebar with Plastic Cap marked "KAISER RLS 803" S.N. 9420 □ = Found Monument as Indicated S.N. = Filed Survey Number County Surveyors Office R.M. = Reference Monument C.S. = County Surveyor -x - x = Fence( ) = Record/Instrument No. 02-17175 O.R. (()) = Record/S.N. 9420SECTION CORNER FOUND 3/4" IRON PIPE ((())) = Record/S.N. 8862FOUND 1" IRON PIPE WITH COUNTY BRASS CAP C.S. 2003 SEE S.N. 9420 \ N89'54'25"W <del>`>-</del>11.11′ N89\*54'25"W 1238.52' (WEST, 1257.0') PARTIALLY SURVEYED INGRESS-EGRESS EASEMENT AREA ACROSS ADJUSTED TAX LOT NO. 100 BENEFITING ADJUSTED TAX LOT NO. 101 AND TRACT DESCRIBED IN INSTRUMENT S.N. 9420 NO. 2004-036028 O.R., SEE INSTRUMENT NO. 2017-015896 O.R. ADJUSTED TAX LOT No. 100 ADJUSTED AREA = 13.75 AC. $\pm$ INST. No. 2017-015895 O.R. BOUNDARY PRIOR -TO CONSOLIDATION \$62.01,05"E, 46.82" (\$61.57 E, 46.3") ADJUSTED BOUNDARY S42'09'55"E, 89.28' MONUMENT SET ALONG (S42°05'E, 104.7') SOUTHERLY EDGE OF FENCE CORNER POST S89'54'25"E 240.16' 208.00 S19'15'05"E, 52.75' (S19°12'E, 62.7') S.N. 17829 S89°54'25"E (EAST) 208,00' 307.82 FOUND 1" IRON PIPE SEE S.N. 8862 \* RECEIVED \* Date <u>5/19/17</u> By PC S.N. 8862 This survey consists of: sheet(s) Map page(s) Narrative FOUND 5/8" IRON PIN 2 SEE S.N. 7295 2 JACKSON COUNTY **SURVEYOR** 2 S.E. CORNER D.L.C. NO. 44 4 LOCATION COMPUTED FROM INFORMATION ON S.N. 9420 6