

MAP OF SURVEY

LOCATED IN THE
WEST 1/2, SECTION 24 & DLC NO. 54
T.39S., R.1E., W.M.
JACKSON COUNTY, OREGON

FILED
Date 4/17/19 By [Signature]
This Survey Consists of:
7 Sheet(s) Map
0 Page(s) Narrative
JACKSON COUNTY
SURVEYOR

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO MONUMENT AND MARK THE EAST, WEST, AND SOUTH BOUNDARY LINES OF THE ALEXANDER PROPERTY, AS DESCRIBED IN THE STATUTORY WARRANTY DEED FROM L.E. ROBINSON AND CAROL ROBINSON TO MICHELLE ALEXANDER, RECORDED JUNE 26TH, 2013 AS INSTRUMENT NO. 2013-021860, IN THE OFFICE OF THE COUNTY CLERK, JACKSON COUNTY, OREGON.

SURVEY HISTORY:

- () R1 - JACKSON COUNTY RECORD SURVEY NO. 1236 BY EDWARD MCGINTY, PLS 301, APRIL 1959 - JCSO CORNER RE-STABLISHMENT T39S R1E RE-ESTABLISHED/RENEWS SSE DLC 54 AND WSW DLC 55 FROM ORIGINAL EVIDENCE.
- () R2 - JACKSON COUNTY RECORD SURVEY NO. 2006 BY L.E. AGER, PLS 21, AUGUST 1962 FOR R.E. VANLEET RETRACES THE DLC LINE BETWEEN SSE DLC 54, WSW DLC 55, AND NNW DLC 55, MONUMENTS POINTS ON LINE.
- () R3 - JACKSON COUNTY RECORD SURVEY NO. 4122 BY J.A. HOFFBURH, PLS 222, AUGUST 1969 FOR H. VIRGINA PERU RETRACES DLC LINE FROM WSW DLC 55 NORTH TO RS 2006 MONUMENT- SETS MONUMENTS ON DLC LINE.
- () R4 - JACKSON COUNTY RECORD SURVEY NO. 4426 BY EVERETT SWAIN, PLS 759, DECEMBER 1970 FOR STANLEY COTA REMONUMENTS SSE DLC 54 AND RETRACES DLC LINE NORTH TO WSW DLC 55.
- () R5 - JACKSON COUNTY CORNER RECORDS - WSW DLC NO. 55 - FIRST RE-ESTABLISHMENT JCSO 1986 - RE-MONUMENTS CORNER W/BASS CAP IRON PIPE AND MARKS NEW BEARING TREES.
- () R6 - JACKSON COUNTY RECORD SURVEY NO. 12519 - PARTITION PLAT NO. P-48-1991 BY GARY KAISER, PLS 803, APRIL 1991 FOR DOUGLAS AND JEAN CAMPBELL TIES SSW DLC 54, MONUMENTS POINTS ON THE HWY 99 R/W, COMPUTES EAST BOUNDARY OF UN-SURVEYED PARCEL 1 UTILIZING THE DEED RECORD OF INST. NO. 86-20806.
- () R7 - JACKSON COUNTY RECORD SURVEY NO. 14752 - PROPERTY LINE ADJUSTMENT FILE NO. 95-33-LLA BY DAVID EDWARDS, PLS 2339, SEPTEMBER 1995 FOR JOHN & NAOMI MONROE ADJUSTS AND MONUMENTS THE BOUNDARY OF PARCEL 1, PARTITION PLAT NO. P-48-1991, TO FALL SOUTHWESTERLY OF THE TID CANAL.
- () R8 - JACKSON COUNTY CORNER RECORDS - SSE DLC NO. 54 - SECOND RE-ESTABLISHMENT JCSO 1998 - RE-MONUMENTS CORNER W/BASS CAP IRON PIPE AND RESTORES ACCESSORIES.
- () R9 - JACKSON COUNTY RECORD SURVEY NO. 19467 - PARTITION PLAT NO. P-01-2007 BY STUART OSMUS, PLS 2464, DECEMBER 2006 FOR JOHN WEISINGER AS PERTAINING TO THIS SURVEY, TIED HWY 99 R/W MONUMENTS.

BOUNDARY CONTROL:

EAST BOUNDARY:
I RETRACE THE EAST BOUNDARY OF DLC NO. 54, AND ACCEPT THE SSE CORNER OF DLC 54 AND THE WSW CORNER OF DLC 55 AS RE-MONUMENTED IN THEIR ORIGINAL POSITIONS. I SEARCHED FOR ALL RECORD MONUMENTS PER R/S 2006, 4122, AND 4426. THE 3/4" IRON PIPE SET UNDER R/S 2006 AT 97.00 FEET NORTH OF THE WSW DLC 55 IS MISSING. I ACCEPT THESE MONUMENTS AS CONTROLLING THE EAST BOUNDARY LINE.

SOUTH BOUNDARY:
I ESTABLISH THE SOUTH EAST PROPERTY CORNER "A" AT THE DEED RECORD DISTANCE OF 760.00 FEET NORTH OF THE SSW DLC 54 ON THE DLC LINE. I HOLD THE DEED RECORD ANGLE AND ESTABLISH THE SOUTH WEST PROPERTY CORNER "B" AT THE DEED RECORD DISTANCE OF 410.80 FEET. I SEARCH AT BOTH COMPUTED LOCATIONS FOR PREVIOUS UN-RECORDED MONUMENTS. POINT "A" FALLS IN THE SHOULDER OF THE TALENT IRRIGATION DISTRICT (TID) ACCESS ROAD. POINT "B" FALLS NEAR AN OLD CAT ROAD, WITH EVIDENCE OF OLD GRADING. I SEARCH FOR THE R/S 4426 MONUMENT AT "C", WHICH FALLS IN THE FILL BANK OF THE TID ROAD, AND RESET AT RECORD DISTANCE SOUTH OF THE WSW DLC 55 AS A REFERENCE MONUMENT TO "A".

WEST BOUNDARY:
AT POINT "D" I FIND A 3/4" X 28" IRON PIPE, WITH CLENCHED BOTTOM, IN A HAND PLACED STONE MOUND. THIS MONUMENT FITS WELL WITH THE DEED ANGLES AND THE R/S 2519 COMPUTED RECORDS, AND MATCHES THE TYPE AND CHARACTER OF IRON PIPES SET BY AGER UNDER R/S 2006 AND HIS UN-RECORDED SURVEY REFERENCED BY R/S 4426. I ACCEPT THIS MONUMENT AS DEFINING THE WEST BOUNDARY LINE, BUT NOT THE R/W. THE EXISTING FENCE LINE WHICH RUNS NORTH FROM THE FILL BANK OF THE TID ACCESS ROAD FALLS BETWEEN 3.6 FEET EAST AND 2.6 FEET WEST OF THE BOUNDARY LINE. AT POINT "E" I FIND EVIDENCE OF UN-RECORDED SURVEY WORK TO DEFINE THE BOUNDARY AS NOTED.

LINE POSTING & MARKING:
I MARK TRUE LINE BETWEEN SAID MONUMENTS BY SETTING 5 1/2" STEEL POSTS ON-LINE AND INTERVISIBLE, AT NO MORE THAN ±250 FOOT INTERVALS. THE TOP 3 FEET OF THE POSTS ARE PAINTED RED, WITH RED "PROPERTY LINE" AND PINK FLAGGING TIED TO THE POSTS. ALL TREES WITHIN 3-5 FT OF THE BOUNDARY ARE BLAZED WITH ONE FACING BLAZE, LINE TREES ARE BLAZED WHERE LINE PASSES THROUGH TREE AT BREAST HEIGHT, WITH THREE BLAZES ON EACH SIDE OF TREE, AND ALL BLAZES ARE PAINTED RED.

CORNER DESCRIPTIONS:

BEARINGS ARE TAKEN TO THE CENTER OF THE TREE AT THE ROOT CROWN AND DISTANCES ARE MEASURED TO A NAIL IN THE ROOT CROWN AT THE SIDE AND CENTER OF ALL TREES WITH A TOTAL STATION. ALL BEARING TREES HAVE A 6" RED BAND PAINTED AROUND THE TREE AND THE BLAZED FACE PAINTED RED AND BEARING TREE SIGNS NAILED TO THE TREE.

- ① WSW DLC NO. 55 GCDB NO. OR330390S0010E0 855110 ORIGINAL
FOUND A 1 1/2" IRON POST BY JCSO IN 1986 PER THE FIRST RE-ESTABLISHMENT, FIRMLY SET AND PROJECTING 6" ABOVE GROUND IN A 3 FT DIAM. STONE MOUND TO TOP, WITH A 2 1/2" BRASS CAP PROPERLY MARKED PER THE RECORD
FROM WHICH BEARING TREES PER SURVEY NO. 1236 IN 1959:
A 10" W. OAK STUMP BEARS S.23°19'W., 51.44 FT TO A MAG-HUB SET IT TOP OF STUMP (S.22°30'W., 51.3')R1 (S.22°30'W., 51.44')R5
A 19" W. OAK BEARS N.8°45'W., 94.0 FT W/ HEALED UPPER AND OPENED LOWER BLAZE (N.9°30'W., 93.3')R1 (N.9°30'W., 94.68')R5
AND THE 1986 BEARING TREES:
A 10" W. OAK BEARS N.25°45'E., 28.7 FT W/ HEALED DBL BLAZE (N.25°E., 28.90')R5
A 8" W. OAK BEARS N.86°45'W., 23.4 FT W/ HEALED DBL BLAZE (N.87°45'W., 23.65')R5

- ② SSE DLC NO. 54 GCDB NO. OR330390S0010E0 854120 ORIGINAL
FOUND A 1" IRON PIPE SET BY JCSO IN 1998 PER THE SECOND RE-ESTABLISHMENT. THE BRASS CAP AND TOP 15" OF THE PIPE WERE CUT OR SHEARED OFF AT THE TOP OF THE CONCRETE MONUMENT COLLAR. THE TOP OF THE PIPE IS NOW 12" BELOW GRADE. I SET A COTTON-GIN SPIKE IN THE TOP OF THE PIPE. THE CORNER FALLS ON THE OUTSIDE OF A CURVE IN THE TID CANAL ACCESS ROAD, AND IS PRONE TO SURFACE GRADING. THERE ARE 2-3 FOOT HIGH PILES OF CANAL WASTE MATERIAL IN THE CORNER VICINITY. I DID NOT TIE THE CORNER ACCESSORIES.

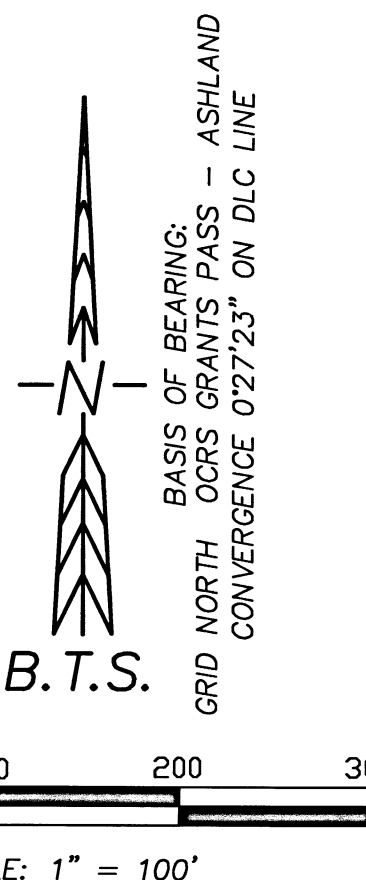
SURVEY CONTROL PROCEDURE:

A STATIC GPS SURVEY WAS PERFORMED WITH LEICA 1200 GPS RECEIVERS, AND UTILIZING ODOT ORGN STATIONS "ASHL" AND "CTPT" HELD AT THEIR PUBLISHED COORDINATES. THE GPS BASELINES OBSERVED TO PROJECT CONTROL POINTS WERE PROCESSED AND ADJUSTED WITH LEICA GEO OFFICE. THE RESULTANT GEODETIC COORDINATES WERE THEN PROJECTED INTO OCRS GRANTS PASS - ASHLAND ZONE. A CLOSED LOOP CONVENTIONAL TRAVERSE WAS RUN ALONG THE BOUNDARY BETWEEN THE GPS CONTROL POINTS WITH A LEICA TCPR1203 TOTAL STATION, AND ADJUSTED IN LEICA GEO OFFICE BY THE METHOD OF LEAST SQUARES. THIS SURVEY WAS PERFORMED IN THE FIELD BY ADAM DEGROOT, RYLAND PARAZOO, AND ALEX HOLLAND, WITH COMPUTATIONS AND DRAFTING BY ADAM DEGROOT.

OREGON COORDINATE REFERENCE SYSTEM
GRANTS PASS-ASHLAND ZONE
TRANSVERSE MERCATOR PROJECTION

REFERENCE DATUM: NAD 83 (2011) EPOCH 2010.00
LATITUDE OF ORIGIN: 41°45'00"N
CENTRAL MERIDIAN: 123°20'00"W
CENTRAL MERIDIAN SCALE: 1.000043
FALSE NORTHING: 0.000 M
FALSE EASTING: 50000.000 M

STATION	LATITUDE	LONGITUDE	ELLIP HGT
ASHL	42°10'50.47299"N	122°40'12.55241"W	609.147 M
CTPT	42°22'36.08473"N	122°53'38.19500"W	370.975 M
SSE DLC 54	42°09'32.19813"N	122°39'12.52242"W	
WSW DLC 55	42°09'42.00823"N	122°39'12.52349"W	



LEGEND:

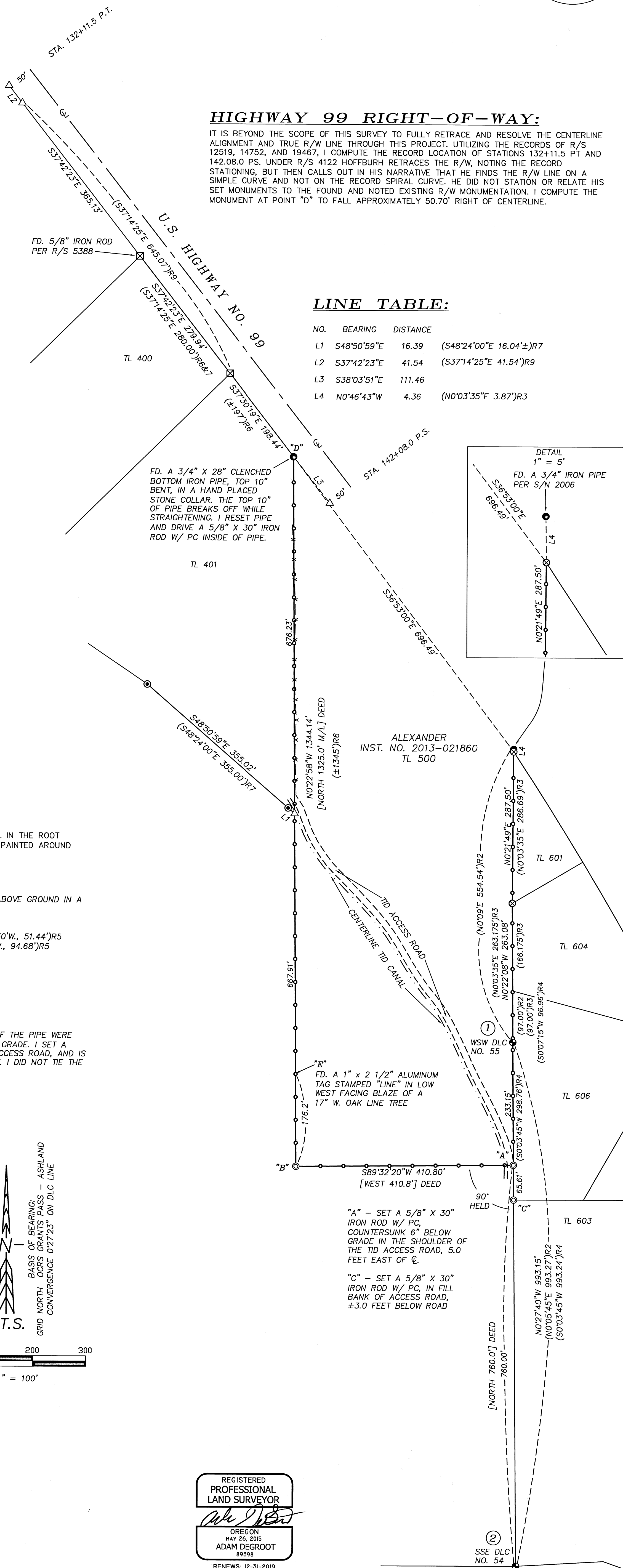
- ⊙ = SET 5/8" x 30" IRON ROD w/YELLOW PLASTIC CAP "BTS ENG-SURV"
- = FOUND PLSS MONUMENT AS NOTED IN THE CORNER DESCRIPTIONS
- = FOUND 3/4" IRON PIPE AS NOTED
- ⊙ = FOUND 5/8" IRON ROD PER R/S 4122
- ⊙ = FOUND 5/8" IRON ROD PER R/S 12519 OR AS NOTED
- ⊙ = FOUND 5/8" IRON ROD PER R/S 14752
- △ = COMPUTED POINT - NOT SET
- x-x-x- = EXISTING FENCE LINE
- = BOUNDARY LINES POSTED W/ 5.5" STEEL POSTS & BLAZED
- R/S = RECORD SURVEY NUMBER
- TID = TALENT IRRIGATION DISTRICT
- R/W = RIGHT-OF-WAY
- ℄ = CENTERLINE

HIGHWAY 99 RIGHT-OF-WAY:

IT IS BEYOND THE SCOPE OF THIS SURVEY TO FULLY RETRACE AND RESOLVE THE CENTERLINE ALIGNMENT AND TRUE R/W LINE THROUGH THIS PROJECT. UTILIZING THE RECORDS OF R/S 12519, 14752, AND 19467, I COMPUTE THE RECORD LOCATION OF STATIONS 132+11.5 PT AND 142.08.0 PS. UNDER R/S 4122 HOFFBURH RETRACES THE R/W, NOTING THE RECORD STATIONING, BUT THEN CALLS OUT IN HIS NARRATIVE THAT HE FINDS THE R/W LINE ON A SIMPLE CURVE AND NOT ON THE RECORD SPIRAL CURVE. HE DID NOT STATION OR RELATE HIS SET MONUMENTS TO THE FOUND AND NOTED EXISTING R/W MONUMENTATION. I COMPUTE THE MONUMENT AT POINT "D" TO FALL APPROXIMATELY 50.70' RIGHT OF CENTERLINE.

LINE TABLE:

NO.	BEARING	DISTANCE	
L1	S48°50'59"E	16.39	(S48°24'00"E 16.04±)R7
L2	S37°42'23"E	41.54	(S37°14'25"E 41.54')R9
L3	S38°03'51"E	111.46	
L4	N0°46'43"W	4.36	(N0°03'35"E 3.87')R3



REGISTERED
PROFESSIONAL
LAND SURVEYOR
[Signature]
OREGON
MAY 26, 2015
ADAM DEGROOT
89598
RENEWS: 12-31-2019

BTS SURVEYING, INC.
348 SE JACKSON ST., ROSEBURG, OR 97470
(541) 673-0966 adam@btssurveying.com

SCALE: 1" = 100'
DATE: APRIL 15, 2019

FOR: WADE HALL & MICHELLE ALEXANDER
3500 SISKIYOU BOULEVARD
ASHLAND, OR 97520

JOB #: 17-045
FILE: 17-045 HALL R1.DWG
SHEET 1 OF 1