

# MAP OF SURVEY PROPERTY LINE ADJUSTMENT (JACKSON FILE NO.: 439-18-00005-SUB)

## For LOWMAN REVOCABLE TRUST

Located in:  
The S.W. 1/4 of SECTION 35, T.37S., R.1W., Willamette  
Meridian, Jackson County Oregon

HOFFBUHR & ASSOCIATES, INC.  
880 GOLF VIEW DRIVE, SUITE 201  
MEDFORD, OREGON 97504  
(541)779-4641

BY: MACKENZIE C. WYNTERGREEN PLS No. 84224  
SCALE: 1 inch = 100 feet June 10, 2019  
BASIS OF BEARING: SURVEY NUMBER 8760

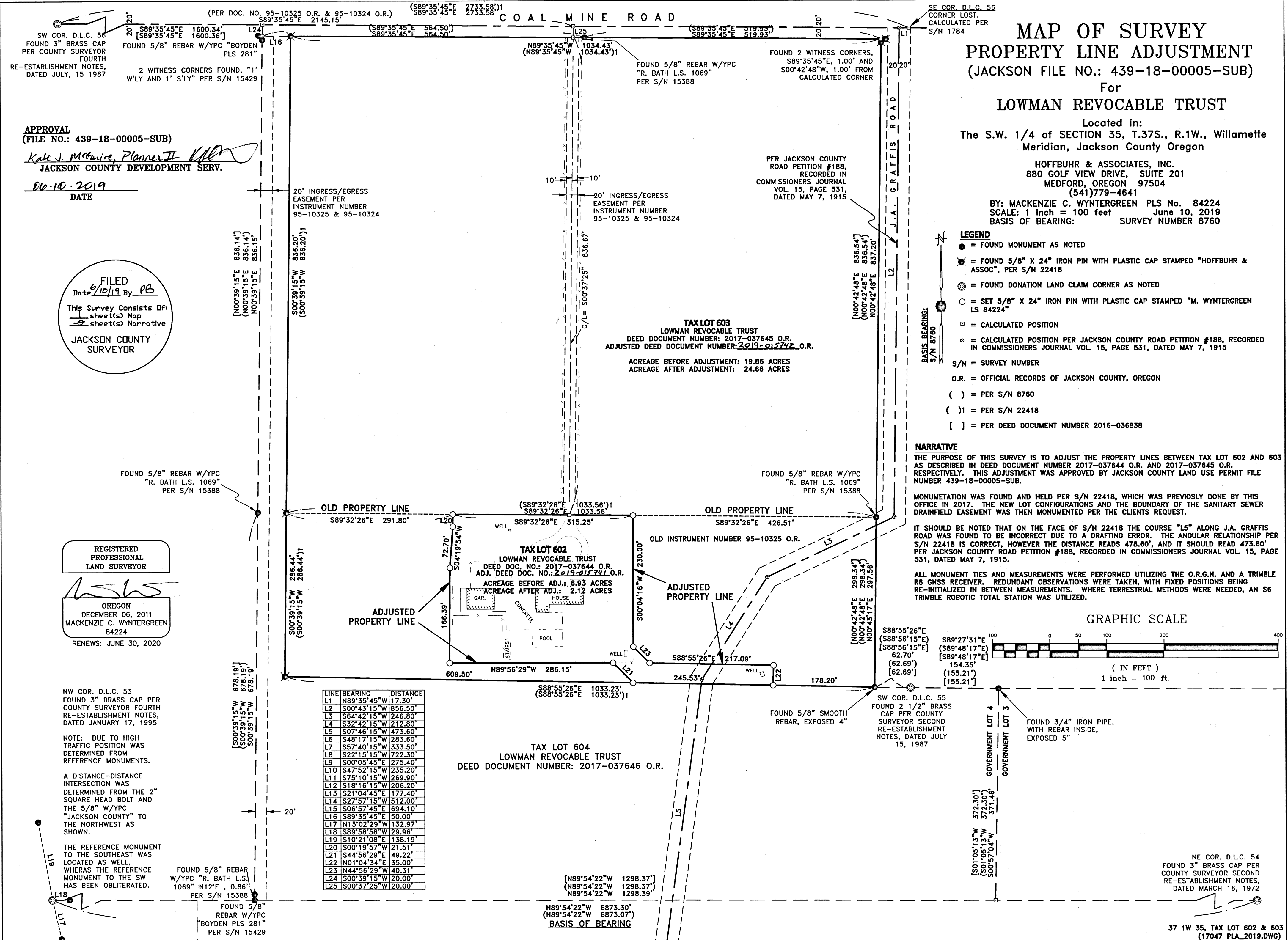
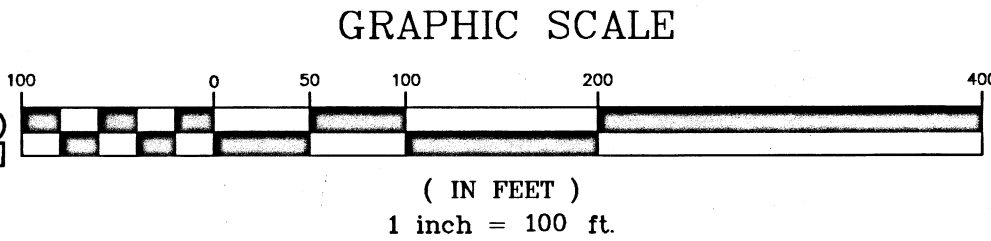
- LEGEND**
- = FOUND MONUMENT AS NOTED
  - ⊗ = FOUND 5/8" X 24" IRON PIN WITH PLASTIC CAP STAMPED "HOFFBUHR & ASSOC", PER S/N 22418
  - ⊙ = FOUND DONATION LAND CLAIM CORNER AS NOTED
  - = SET 5/8" X 24" IRON PIN WITH PLASTIC CAP STAMPED "M. WYNTERGREEN LS 84224"
  - = CALCULATED POSITION
  - ⊛ = CALCULATED POSITION PER JACKSON COUNTY ROAD PETITION #188, RECORDED IN COMMISSIONERS JOURNAL VOL. 15, PAGE 531, DATED MAY 7, 1915
- S/N = SURVEY NUMBER  
O.R. = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON  
( ) = PER S/N 8760  
( )1 = PER S/N 22418  
[ ] = PER DEED DOCUMENT NUMBER 2016-036838

**NARRATIVE**  
THE PURPOSE OF THIS SURVEY IS TO ADJUST THE PROPERTY LINES BETWEEN TAX LOT 602 AND 603 AS DESCRIBED IN DEED DOCUMENT NUMBER 2017-037644 O.R. AND 2017-037645 O.R. RESPECTIVELY. THIS ADJUSTMENT WAS APPROVED BY JACKSON COUNTY LAND USE PERMIT FILE NUMBER 439-18-00005-SUB.

MONUMENTATION WAS FOUND AND HELD PER S/N 22418, WHICH WAS PREVIOUSLY DONE BY THIS OFFICE IN 2017. THE NEW LOT CONFIGURATIONS AND THE BOUNDARY OF THE SANITARY SEWER DRAINFIELD EASEMENT WAS THEN MONUMENTED PER THE CLIENTS REQUEST.

IT SHOULD BE NOTED THAT ON THE FACE OF S/N 22418 THE COURSE "L5" ALONG J.A. GRAFFIS ROAD WAS FOUND TO BE INCORRECT DUE TO A DRAFTING ERROR. THE ANGULAR RELATIONSHIP PER S/N 22418 IS CORRECT, HOWEVER THE DISTANCE READS 478.60', AND IT SHOULD READ 473.60' PER JACKSON COUNTY ROAD PETITION #188, RECORDED IN COMMISSIONERS JOURNAL VOL. 15, PAGE 531, DATED MAY 7, 1915.

ALL MONUMENT TIES AND MEASUREMENTS WERE PERFORMED UTILIZING THE O.R.G.N. AND A TRIMBLE R8 GNSS RECEIVER. REDUNDANT OBSERVATIONS WERE TAKEN, WITH FIXED POSITIONS BEING RE-INITIALIZED IN BETWEEN MEASUREMENTS. WHERE TERRESTRIAL METHODS WERE NEEDED, AN S6 TRIMBLE ROBOTIC TOTAL STATION WAS UTILIZED.



LINE	BEARING	DISTANCE
L1	N89°35'45"W	17.30'
L2	S00°43'15"W	856.50'
L3	S64°42'15"W	246.80'
L4	S32°42'15"W	212.80'
L5	S07°46'15"W	473.60'
L6	S48°17'15"W	283.60'
L7	S57°40'15"W	333.50'
L8	S22°15'15"W	722.30'
L9	S00°05'45"E	275.40'
L10	S47°52'15"W	235.20'
L11	S75°10'15"W	269.90'
L12	S18°16'15"W	206.20'
L13	S21°04'45"E	177.40'
L14	S27°57'15"W	512.00'
L15	S06°57'45"E	694.10'
L16	S89°35'45"E	50.00'
L17	N13°02'29"W	132.97'
L18	S89°58'58"W	29.96'
L19	S10°21'08"E	138.19'
L20	S00°19'57"W	21.51'
L21	S44°56'29"E	49.22'
L22	N01°04'34"E	35.00'
L23	N44°56'29"W	40.31'
L24	S00°39'15"W	20.00'
L25	S00°37'25"W	20.00'

SW COR. D.L.C. 56  
FOUND 3" BRASS CAP  
PER COUNTY SURVEYOR  
FOURTH  
RE-ESTABLISHMENT NOTES,  
DATED JULY, 15 1987

FOUND 5/8" REBAR W/YPC  
"BOYDEN  
PLS 281"

2 WITNESS CORNERS FOUND, "1"  
W'LY AND 1' S'LY" PER S/N 15429

**APPROVAL**  
(FILE NO.: 439-18-00005-SUB)  
*Kate J. McQuire, Planner II*  
JACKSON COUNTY DEVELOPMENT SERV.  
06.10.2019  
DATE

FILED  
Date 6/10/19 By PB  
This Survey Consists Of:  
1 sheet(s) Map  
2 sheet(s) Narrative  
JACKSON COUNTY  
SURVEYOR

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*[Signature]*  
OREGON  
DECEMBER 06, 2011  
MACKENZIE C. WYNTERGREEN  
84224  
RENEWS: JUNE 30, 2020

NW COR. D.L.C. 53  
FOUND 3" BRASS CAP PER  
COUNTY SURVEYOR FOURTH  
RE-ESTABLISHMENT NOTES,  
DATED JANUARY 17, 1995

NOTE: DUE TO HIGH  
TRAFFIC POSITION WAS  
DETERMINED FROM  
REFERENCE MONUMENTS.

A DISTANCE-DISTANCE  
INTERSECTION WAS  
DETERMINED FROM THE 2"  
SQUARE HEAD BOLT AND  
THE 5/8" W/YPC  
"JACKSON COUNTY" TO  
THE NORTHWEST AS  
SHOWN.

THE REFERENCE MONUMENT  
TO THE SOUTHEAST WAS  
LOCATED AS WELL,  
WHEREAS THE REFERENCE  
MONUMENT TO THE SW  
HAS BEEN OBLITERATED.

FOUND 5/8" REBAR  
W/YPC "R. BATH L.S.  
1069" N12°E, 0.86'  
PER S/N 15388

FOUND 5/8" REBAR W/YPC  
"BOYDEN PLS 281"  
PER S/N 15429

**TAX LOT 603**  
LOWMAN REVOCABLE TRUST  
DEED DOCUMENT NUMBER: 2017-037645 O.R.  
ADJUSTED DEED DOCUMENT NUMBER: 2019-015742 O.R.  
ACREAGE BEFORE ADJUSTMENT: 19.86 ACRES  
ACREAGE AFTER ADJUSTMENT: 24.66 ACRES

**TAX LOT 604**  
LOWMAN REVOCABLE TRUST  
DEED DOCUMENT NUMBER: 2017-037646 O.R.

NE COR. D.L.C. 54  
FOUND 3" BRASS CAP PER  
COUNTY SURVEYOR SECOND  
RE-ESTABLISHMENT NOTES,  
DATED MARCH 16, 1972