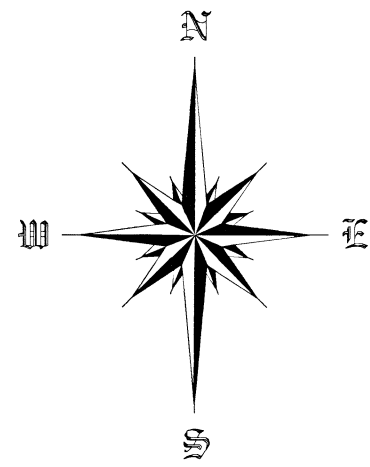


PROPERTY LINE ADJUSTMENT/ MAP OF SURVEY

LOCATED WITHIN
THE SOUTH HALF OF THE NORTHWEST QUARTER
OF SECTION 21
TOWNSHIP 40 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN
JACKSON COUNTY, OREGON

FOR
MARGARET MAYMAR
320 E. MAIN STREET
ASHLAND, OREGON 97520

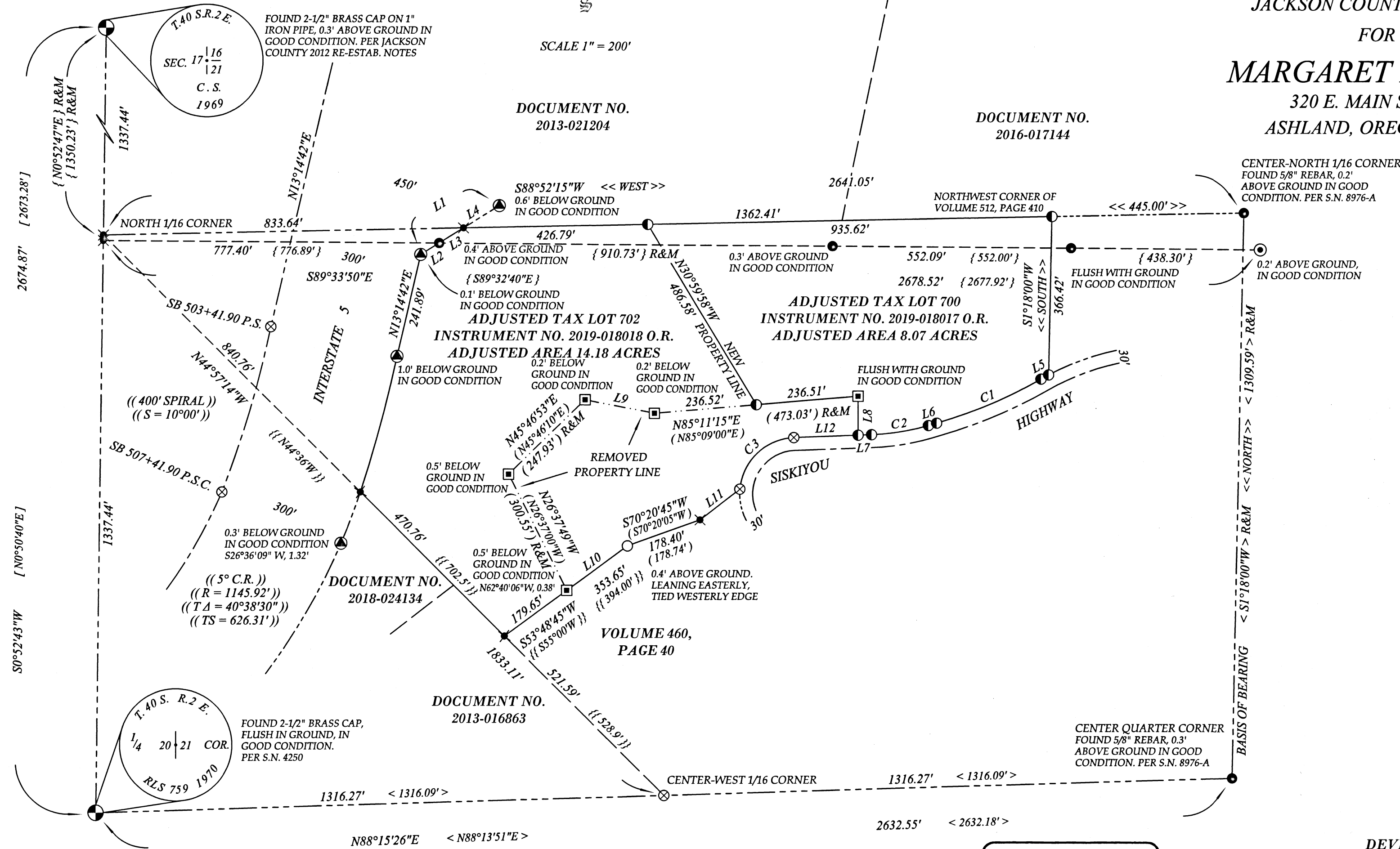
SURVEY NARRATIVE ON SEPARATE SHEET



SCALE 1" = 200'

DOCUMENT NO.
2013-021204

DOCUMENT NO.
2016-017144



LEGEND

- FOUND MONUMENT AS NOTED
- FOUND 1" AXLE, PER S.N. 1617, AS NOTED
- FOUND 5/8" REBAR, PER S.N. 4355, AS NOTED
- FOUND 3/4" CRIMPED TOP PIPE, PER S.N. 4355, AS NOTED
- FOUND FADED, YELLOW PLASTIC CAP STAMPED, "BURRELL, RLS 638", PER S.N. 5530, OR AS NOTED
- FOUND 1-1/2" ALUMINUM CAP STAMPED "OREG. STATE HWY DEPT." ON A 5/8" SMOOTH PIN, AS NOTED
- ⊗ CALCULATED POSITION NOTHING FOUND OR SET
- ⊗ CALCULATED POSITION
- SET 5/8" X 30" REBAR WITH ORANGE PLASTIC CAP STAMPED "J. MARTIN, PLS 54729"
- () SURVEY DATA PER S.N. 4355
- [] SURVEY DATA PER S.N. 5318
- { } SURVEY DATA PER S.N. 5530
- < > SURVEY DATA PER S.N. 8976-A
- (()) RECORD DATA PER VOLUME 558, PAGE 178 AND VOLUME 559, PAGE 414
- {{ }} RECORD DATA PER INSTRUMENT NUMBER 2016-017145
- << >> RECORD DATA PER VOLUME 512, PAGE 410
- R&M RECORD AND MEASURED
- S.N. SURVEY NUMBER
- SUBJECT PROPERTY
- ORIGINAL PROPERTY LINE
- CADASTRAL LINE
- DEED LINE
- ROAD RIGHT OF WAY
- CENTERLINE OF ROAD

APPROVED BY THE JACKSON COUNTY
DEVELOPMENT SERVICES (FILE NO. 439-17-00037-SUB)

BY: *James M. Martin* DATE: 06-28-2019

SURVEYED BY:
TO THE POINT LAND SURVEYING, LLC
P.O. BOX 217
GOLD HILL, OR 97525
(541) 840-7587

Date: May 12, 2019
Project No. 0029-16

LINE	BEARING	RECORD BEARING	DISTANCE	RECORD DISTANCE
L1	N58°04'29"E	{ N58°06'06"E }	214.37'	{ 214.30' }
L2	N58°04'29"E	{ N58°06'06"E }	49.95'	{ 49.88' }
L3	N58°04'29"E	-----	66.47'	-----
L4	N58°04'29"E	-----	97.95'	-----
L5	S61°11'32"W	-----	20.01'	-----
L6	S73°45'30"W	-----	19.80'	-----
L7	S87°51'25"W	-----	31.08'	-----
L8	S 0°02'15"W	{ SOUTH }	90.90'	{ 90.90' }
L9	S78°51'51"E	{ S78°53'00"E }	163.59'	{ 163.49' }
L10	S53°48'45"W	{ S53°48'05"W }	174.00'	{ 174.00' }
L11	S52°17'45"W	{ S52°17'05"W }	116.75'	{ 116.57' }
L12	S87°51'25"W	{ S87°47'15"W }	148.92'	{ 148.92' }

CURVE	Δ	RADIUS	ARC LENGTH	CHORD BEARING	LONG CHORD
C1	13°31'00"	1115.94'	263.26'	S67°00'00"W	262.65'
C2	14°05'55"	542.88'	133.58'	S80°48'27"W	133.25'
C3	82°51'21"	130.52'	188.75'	S46°25'44"W	172.72'

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE NORTH - SOUTH CENTER QUARTER LINE OF SECTION 21, TOWNSHIP 40 SOUTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON AS DEFINED BETWEEN THE FOUND CENTER QUARTER CORNER AND CENTER-NORTH SIXTEENTH CORNER OF SAID SECTION AS DETERMINED ON SURVEY NUMBER 8976-A, FILED IN THE JACKSON COUNTY, OREGON SURVEYORS OFFICE.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Jason M. Martin
OREGON
MAY 8, 2012
JASON M. MARTIN
54729

RENEWS: 1/1/2021

** FILED **
Date 6/28/19 By PB
This survey consists of
1 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY
SURVEYOR

SURVEY NARRATIVE

TO COMPLY WITH O.R.S. 209.250

DATE: MAY 12, 2019

SURVEY FOR: MARGARET MAYMAR
320 E. MAIN STREET
ASHLAND, OREGON 97520

SURVEY BY: TO THE POINT LAND SURVEYING, LLC
P.O. BOX 217
GOLD HILL, OREGON 97525

LOCATION: THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 40 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON.

PURPOSE: TO SURVEY AND MONUMENT A PROPERTY LINE ADJUSTMENT BETWEEN TWO PIECES OF LAND RECORDED IN DOCUMENT NUMBERS 00-48065 AND 2016-017145 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, PER THE REQUEST OF THE CLIENT.

PROCEDURE: THIS SURVEY WAS CONDUCTED USING A LEICA TCRP 1203+ ROBOTIC TOTAL STATION, DISTANCE PRISMS, A LEICA CSI5 DATA COLLECTOR AND LEICA GS14 AND TRIMBLE 4000SSE SURVEY GRADE GPS UNITS. THE BASIS OF BEARING HELD IS THE NORTH-SOUTH CENTER QUARTER LINE OF SECTION 21, TOWNSHIP 40 SOUTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON AS DEFINED BETWEEN THE FOUND CENTER QUARTER CORNER AND CENTER-NORTH SIXTEENTH CORNER OF SAID SECTION AS DETERMINED ON COUNTY SURVEY NUMBER 8976-A, FILED IN THE JACKSON COUNTY, OREGON SURVEYORS OFFICE.

DOCUMENT NUMBER 2016-017145 CALLS FOR A COMMENCEMENT POINT ON A DIAGONAL LINE EXTENDING FROM THE SOUTHEAST CORNER TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 21. IT IS APPARENT FROM RECORD SURVEYS THAT PROPER PROCEDURES HAVE NOT BEEN UTILIZED TO ESTABLISH THIS LINE, WHICH MAY BE THE CAUSE FOR A DISTANCE DISCREPANCY FROM THE POINT OF BEGINNING. IT MAY ALSO EXPLAIN A 40.35-FOOT MISCLOSURE OF SAID DOCUMENT 2016-017145. HOWEVER, ACCORDING TO FILED SURVEY 4355, AN UNRECORDED SURVEY WAS PERFORMED BY L.E. AGER IN 1965 THAT MAY HAVE ESTABLISHED THIS LINE. SAID FILED SURVEY USED THESE UNRECORDED PIPES TO ESTABLISH THE BOUNDARY FOR DOCUMENT NUMBER 00-48065.

THE I-5 RIGHT OF WAY WAS HELD PER FOUND OREGON DEPARTMENT OF TRANSPORTATION MONUMENTS.

THE NORTH PROPERTY LINE OF SAID DOCUMENT 2016-017145 IS THE SIXTEENTH LINE BETWEEN THE CENTER-NORTH SIXTEENTH AND THE NORTH SIXTEENTH OF SAID SECTION 21. THE CENTER-NORTH SIXTEENTH WAS SET ON FILED SURVEY 1617 AND AGAIN, IN A DIFFERENT LOCATION, ON FILED SURVEY 8976-A. THE NARRATIVE IN SAID SURVEY 8976-4 EXPLAINS THAT WHILE PERFORMING THE RETRACEMENT OF SAID SURVEY 1617, A B.L.M. MONUMENT PREVIOUSLY NOT FOUND ON FILED SURVEY 1617 WAS FOUND. THIS CAUSED SAID SURVEY 8976-A TO RESURVEY SAID SECTION 21 AND RESET THE SAID CENTER-NORTH SIXTEENTH

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SURVEY NARRATIVE

TO COMPLY WITH O.R.S. 209.250

CORNER. FILED SURVEY 5530 UTILIZED THE CENTER-NORTH SIXTEENTH CORNER AS DETERMINED ON SAID SURVEY 1617, NOTED ON THE MAP THAT THERE SHOULD BE A BOUNDARY BY AGREEMENT, BUT ALSO STATED IN THE NARRATIVE THAT THERE COULD BE AN ERROR WITH SAID SIXTEENTH CORNER AND THAT TO ACCURATELY DETERMINE IT'S TRUE LOCATION WOULD CAUSE A RETRACEMENT OF THE ENTIRE SECTION AND THEREFOR WAS NOT PERFORMED. HOWEVER, SINCE SAID SURVEY 8976-A PERFORMED THAT SURVEY AND A BOUNDARY BY AGREEMENT WAS NEVER FINALIZED, I AM HOLDING TO THE CENTER-NORTH SIXTEENTH AS DETERMINED ON SAID SURVEY 8976-A.

THE EASTERLY BOUNDARY OF SAID DOCUMENT 2016-017145 WAS HELD AT A RECORD BEARING FROM THE NORTHWEST CORNER OF VOLUME 512, PAGE 410 AND TERMINATING ON THE NORTHERLY RIGHT OF WAY OF WAY OF SISKIYOU HIGHWAY AS CALLED FOR IN SAID DOCUMENT.

THE RIGHT OF WAY OF SISKIYOU HIGHWAY WAS DETERMINED BY UTILIZING INFORMATION FROM SAID SURVEY 4355 AND OREGON DEPARTMENT OF TRANSPORTATION MAP 3B3-12, REVISED IN AUGUST 1967. IT SHOULD ALSO BE NOTED, AS WITH PREVIOUS FILED SURVEYS, THE CONSTRUCTED LOCATION OF SISKIYOU HIGHWAY IS NOT ENTIRELY WITHIN THE RIGHT OF WAY.

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SURVEYOR

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RENEWALS: 1/1/2021