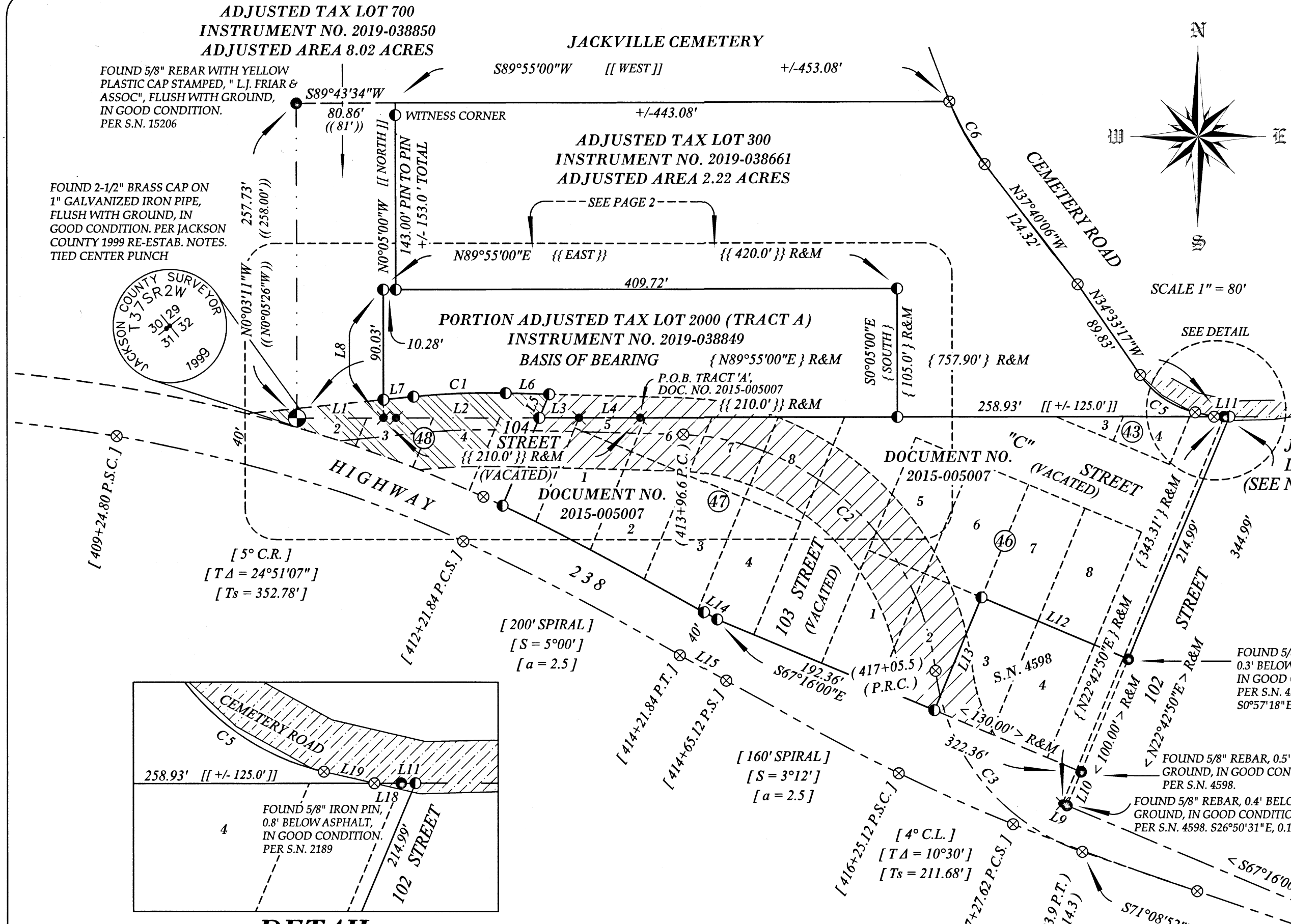
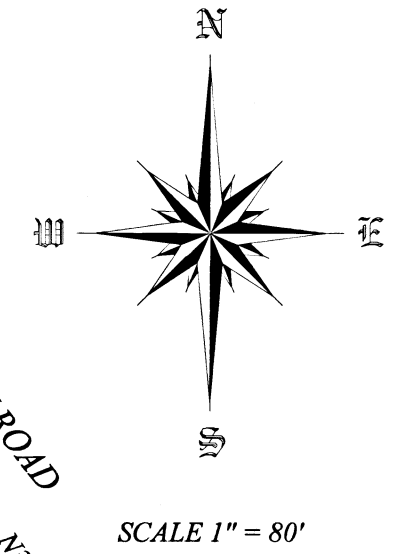


# PROPERTY LINE ADJUSTMENT/ MAP OF SURVEY

LOCATED WITHIN  
THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER  
OF SECTION 29, THE SOUTHEAST QUARTER OF SECTION 30 AND  
THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32,  
TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN  
JACKSON COUNTY, OREGON

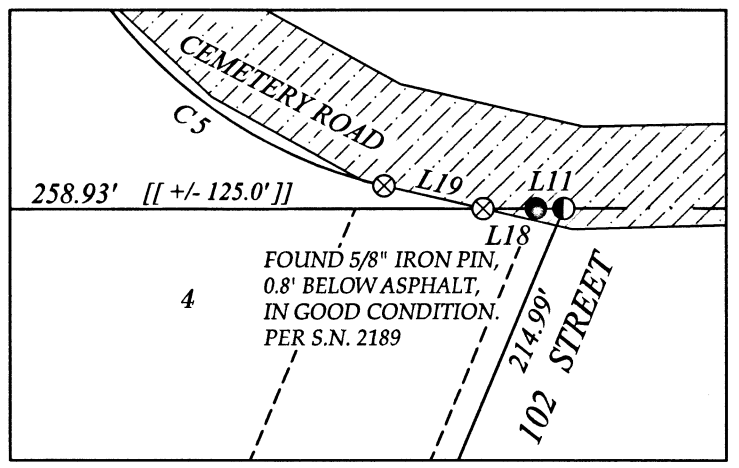
FOR  
**CHRISTOPHER COCHRAN**

88427 TROUT POND LANE  
BANDON, OREGON 97411



SOUTH LINE  
OF SECTION 29  
NORTH LINE OF  
JACKSONVILLE CITY PLAT,  
DATED FEBRUARY 10, 1871  
(SEE NARRATIVE FOR EXPLANATION)

LINE	MEASURED BEARING	RECORD BEARING	DISTANCE
L1	N89°55'00"E	[[ EAST ]]	70.72'
L2	N89°55'00"E	[[ WEST ]]	117.18'
L3	N89°55'00"E	[[ WEST ]]	32.54'
L4	N89°55'00"E	[[ WEST ]]	[[ 50.00' ]] R&M
L5	N22°42'50"E		20.90'
L6	N88°35'52"W	(S87°57'E)	35.51'
L7	S84°13'08"W	(N83°34'E)	24.61'
L8	N0°05'00"W	[[ NORTH ]]	[[ 105.00' ]] R&M
L9	S67°16'00"E	< S67°16'00"E >	4.00'
L10	N22°42'50"E	< N22°42'50"E >	< 30.00' > R&M
L11	N89°55'00"E		4.34'
L12	N67°16'00"W	< N67°16'00"W >	< 130.00' > R&M
L13	S22°42'50"W	< S22°42'50"W >	< 100.00' > R&M
L14	S60°38'52"E	[ S60°00'E ]	12.40'
L15	S60°38'52"E	[ S60°00'E ]	[ 43.28' ] R&M
L18	N89°55'00"E		8.25'
L19	N77°00'25"W		15.88'



**DETAIL**  
SCALE 1" = 30'

**LEGEND**

- FOUND MONUMENT AS NOTED
  - ⊙ FOUND REBAR / PIN AS NOTED
  - ⊙ CALCULATED POSITION
  - ⊙ CALCULATED POSITION, NOTHING FOUND OR SET
  - SET 5/8" X 30" REBAR WITH ORANGE PLASTIC CAP STAMPED "J. MARTIN, PLS 54729"
  - ( ) SURVEY DATA PER O.D.O.T. MAP, 5B-7-9, DATED OCT. 1936
  - | | SURVEY DATA PER O.D.O.T. MAP, 10C-40-21, DATED FEB. 1962
  - { } SURVEY DATA PER S.N. 2189
  - < > SURVEY DATA PER S.N. 4598
  - (( )) SURVEY DATA PER S.N. 15533
  - [ ] RECORD DATA PER DOCUMENT NUMBER 2003-084034
  - { } RECORD DATA PER DOCUMENT NUMBER 2015-005007
  - O.D.O.T. OREGON DEPARTMENT OF TRANSPORTATION
- R&M RECORD AND MEASURED
  - S.N. SURVEY NUMBER
  - SUBJECT PROPERTY
  - SECTION LINE
  - CENTERLINE OF CALIFORNIA STREET PER 'CITY OF JACKSONVILLE' MAP
  - CENTERLINE OF HIGHWAY 238, PER O.D.O.T. MAP 5B-7-9, DATED OCT. 1936
  - CENTERLINE OF HIGHWAY 238, PER O.D.O.T. MAP 10C-40-21, DATED FEB. 1962
  - ▨ VACATED O.D.O.T. RIGHT OF WAY PER DOCUMENT NUMBER 2016-033136
  - ▨ EXISTING O.D.O.T. RIGHT OF WAY PER O.D.O.T. MAP 5B-7-9, DATED OCT. 1936

**BASIS OF BEARING**

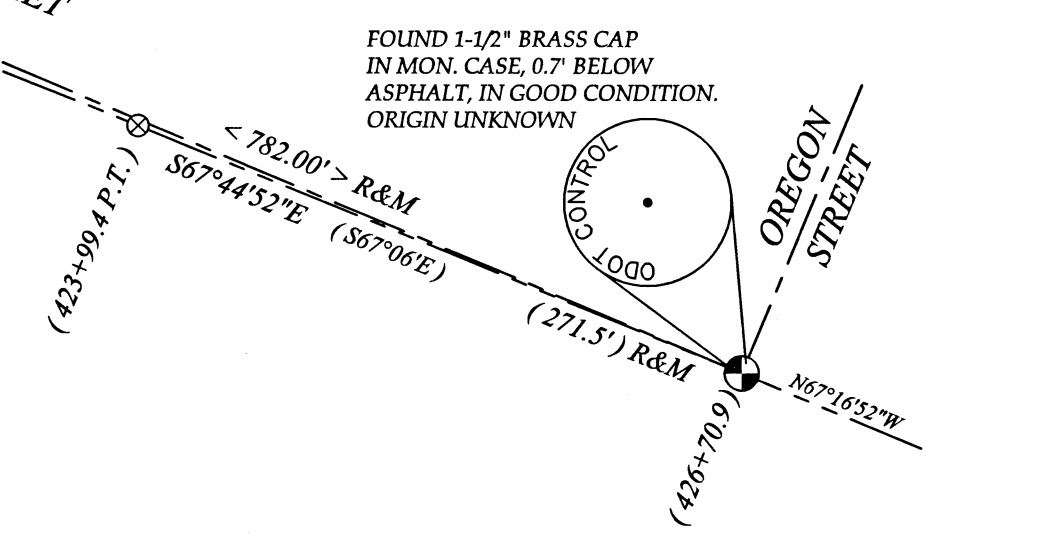
THE BASIS OF BEARING FOR THIS SURVEY IS THE NORTHERLY LINE OF FILED SURVEY NUMBER 2189, BETWEEN THE SECTION CORNER COMMON TO SECTIONS 29, 30, 31 & 32, TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON AND A FOUND MONUMENT, 757.90' EAST, DETERMINED ON SAID SURVEY AND FILED IN THE JACKSON COUNTY, OREGON SURVEYOR'S OFFICE

CURVE	Δ	RADIUS	ARC LENGTH	CHORD BEARING	LONG CHORD
C1	7°11'00"	603.54'	75.67'	S87°48'38"W	75.62'
C2	79°46'00"	220.43'	306.88'	S46°42'52"E	282.69'
C3	64°19'00"	178.94'	200.86'	S38°59'22"E	190.48'
C4	3°24'00"	2865.63'	170.05'	S69°26'52"E	170.03'
C5	42°27'09"	75.00'	55.57'	N55°46'51"W	54.31'
C6	16°51'56"	200.00'	58.87'	N29°14'08"W	+/-58.66'

\*\* FILED \*\*  
Date 12/19/19 By PB  
This survey consists of  
2 sheet(s) Map  
2 page(s) Narrative  
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Jason M. Martin*  
OREGON  
MAY 8, 2012  
JASON M. MARTIN  
54729  
RENEWS: 1/1/2021

**SURVEY NARRATIVE ON SEPARATE SHEET**  
TO COMPLY WITH O.R.S. 209.250



Assessor's Plat No. 372W29CC, Tax Lot 300, Assessor Plat No. 372W30D,  
Tax Lot 700 & Assessor's Plat No. 372W32BB, Tax Lots 1800, 1900 & 2000

**TO THE POINT LAND SURVEYING**

**SURVEYED BY:**  
**TO THE POINT LAND SURVEYING, LLC**  
P.O. BOX 217  
GOLD HILL, OR 97525  
(541) 840-7587  
Date: August 5, 2019  
Project No. 0064-16

# PROPERTY LINE ADJUSTMENT/ MAP OF SURVEY

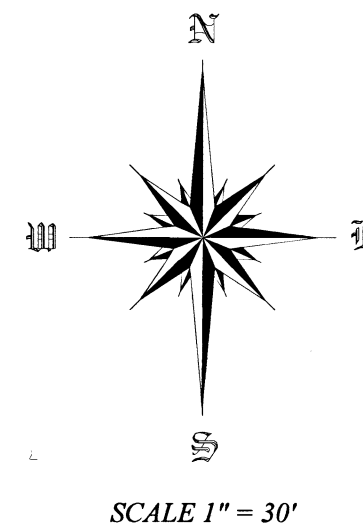
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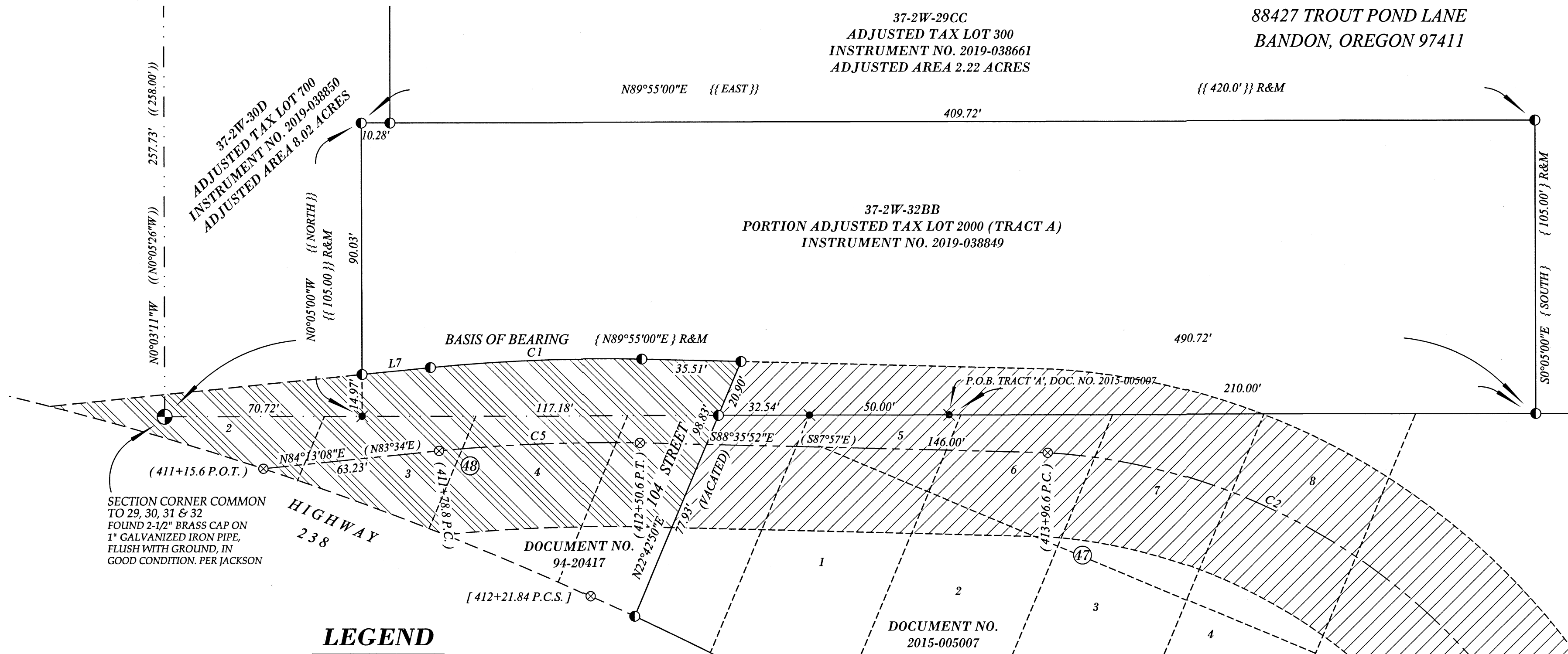
FOR

## CHRISTOPHER COCHRAN

88427 TROUT POND LANE  
BANDON, OREGON 97411



37-2W-29CC  
ADJUSTED TAX LOT 300  
INSTRUMENT NO. 2019-038661  
ADJUSTED AREA 2.22 ACRES



**\*\* FILED \*\***  
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LAND SURVEYOR

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OREGON  
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RENEWS: 1/1/2021

### LEGEND

- ⊕ FOUND MONUMENT AS NOTED
- ⊗ CALCULATED POSITION
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CURVE	A	RADIUS	ARC LENGTH	CHORD BEARING	LONG CHORD
C1	7°11'00"	603.54'	75.67'	S87°48'38"W	75.62'
C2	79°46'00"	220.43'	306.88'	N46°42'52"W	282.69'
C5	7°11'00"	573.54'	71.91'	S87°48'38"W	71.86'

### SURVEY NARRATIVE ON SEPARATE SHEET

TO COMPLY WITH O.R.S. 209.250

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

Date: August 5, 2019  
Project No. 0064-16

# SURVEY NARRATIVE

TO COMPLY WITH O.R.S. 209.250

DATE: AUGUST 5, 2019

SURVEY FOR: CHRISTOPHER COCHRAN  
88427 TROUT POND LANE  
BANDON, OREGON 97411

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

LOCATION: THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, THE SOUTHEAST QUARTER OF SECTION 30 AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON.

PURPOSE: TO SURVEY AND MONUMENT A PROPERTY LINE ADJUSTMENT BETWEEN THREE PIECES OF LAND RECORDED IN DOCUMENT NUMBERS 94-11965, 03-84034 AND TRACT 'A' OF 2015-005007 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON FOR THE PURPOSES OF RECTIFYING DEED DISCREPANCIES. ALSO, TO MONUMENT THE CORNERS OF THE TWO TRACTS OF LAND DESCRIBED IN DOCUMENT NUMBER 2015-005007 OF SAID OFFICIAL RECORDS, PER THE REQUEST OF THE CLIENT.

PROCEDURE: THIS SURVEY WAS CONDUCTED USING A LEICA TCRP 1203+ ROBOTIC TOTAL STATION, DISTANCE PRISMS, A LEICA CS15 DATA COLLECTOR AND A LEICA SURVEY GRADE GS14 G.P.S. RECEIVER.

THE BASIS OF BEARING FOR THIS SURVEY IS THE NORTHERLY LINE OF FILED SURVEY NUMBER 2189, BETWEEN THE SECTION CORNER COMMON TO SECTIONS 29, 30, 31 & 32, TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON AND A FOUND MONUMENT, 757.90 FEET EAST, DETERMINED ON SAID SURVEY AND FILED IN THE JACKSON COUNTY, OREGON SURVEYOR'S OFFICE.

BLOCKS 43, 46, 47 AND 48, ALONG WITH 102, 103 AND 104 STREETS WERE DETERMINED BY UTILIZING THE 'CITY OF JACKSONVILLE' MAP AND FILED SURVEYS 2189 AND 4598.

IT SHOULD BE NOTED AT THIS TIME, THAT SAID SURVEY 2189 IS THE BEST AVAILABLE EVIDENCE OF THE SOUTH LINE OF SAID SECTION 29 AND GOVERNMENT LOT 9. ALSO BEING THE NORTH LINE OF THE 'CITY OF JACKSONVILLE' MAP, DATED FEBRUARY 10, 1871, IN THIS AREA.

\*\* FILED \*\*

Date 12/17/19 By PB

This survey consists of  
2 sheet(s) Map  
2 page(s) Narrative

JACKSON COUNTY  
SURVEYOR

**REGISTERED  
PROFESSIONAL  
LAND SURVEYOR**

*Jason M. Martin*

**OREGON  
MAY 8, 2012  
JASON M. MARTIN  
54729**

RENEWS: 1/1/2021

# **SURVEY NARRATIVE**

TO COMPLY WITH O.R.S. 209.250

THERE IS ALSO AN APPARENT MAPPING ERROR WITH SAID 'CITY OF JACKSONVILLE' MAP. BLOCKS 43, 47 AND 48 DESCRIBED IN SAID DOCUMENT 2015-005007 ARE SMALLER THAN THEY APPEAR ON SAID MAP. THIS CAUSES THE POINT OF BEGINNING OF TRACT 'A' DESCRIBED IN SAID DOCUMENT 2015-005007 TO BE SHIFTED WESTERLY OF ITS INTENDED LOCATION. IT IS APPARENT THAT THE INTENT OF THE DEED WAS TO TRANSFER A PIECE OF LAND 105 FEET BY 420 FEET. DUE TO THE INACCURACY OF SAID MAP, THE POINT OF BEGINNING OF SAID DESCRIPTION COULD HAVE BEEN MISCONSTRUED AT BEING FURTHER EAST THAN CAN BE PHYSICALLY LOCATED TODAY. FOR THIS REASON, SAID DOCUMENT 2015-005007 WILL REMAIN WITH ITS INTENDED DIMENSIONS. ALL THREE DOCUMENTS, 94-11965, 03-084034 AND 2015-005007 ARE BEING CORRECTED TO REFLECT THIS MAP.

DOCUMENT NUMBER 03-084034 ALSO HAS SOME AMBIGUOUS CALLS. THE FIRST IS A CALL TO THE "WESTERLY LINE OF A ROAD LEADING TO THE CEMETERY". FOR THIS, THE WESTERLY EDGE OF ASPHALT FOR THE EXISTING CEMETERY ROAD WAS HELD FOR THE EASTERLY BOUNDARY OF SAID DOCUMENT. ALSO, THE NORTHERLY BOUNDARY LINE OF SAID DOCUMENT CALLS TO THE "SOUTH LINE OF CEMETERY". ACCORDING TO THE COUNTY SURVEYORS OFFICE AND THE CITY OF JACKSONVILLE, THERE IS A MISSING MAP AND DESCRIPTION PERTAINING TO THIS PORTION OF THE CEMETERY. UNTIL THE MISSING MAP IS DISCOVERED, THIS LINE CANNOT BE ACCURATELY DEFINED.

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