MAP OF SURVEY SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250 Property Line Adjustment PURPOSE: Property Line Adjustment survey adjusting the common boundaries of tract described in Instrument No. 2014-015826 O.R. (Tax Lot 1705) and tract described in Approved by the City of Shady Cove (PLA 20-01) Instrument No. 2019-030031 O.R. (Tax Lot No. 1704). Also prepared descriptions of the Adjusted Properties. By: Debby Jermain, Planning Date: June 19, 2020 PROCEDURE: Equipment used to perform survey was a Nikon DTM522 total station. The outside Tech boundaries of subject properties were located from found monuments and information on Filed Survey Nos. 17201 and EVENING SHADE SUBDIVISION. The new Adjusted LOCATION: **SURVEY FOR: SURVEY BY:** Boundary was located per the clients direction and the City Approval. Lots 5, 6 and 7 of Evening Kaiser Surveying Austin Fosenburg Shade Subdivision, and in P.O. Box 921 2178 Butte Falls Highway Shady Cove, OR. 97539 N.W. 1/4 of Section 10, Eagle Point, OR. 97524 SCALE: 1'' = 30'FOUND 5/8" REBAR IN CONCRETE DISTURBED BY FENCE CONSTRUCTION S.N. 11291 T.34S.,R.1W., W.M., City of Shady Cove, DATE: Casey and Mary Malepsy 1501 NE Rocky Ridge Drive Jackson County, Oregon June 3, 2020 N89'49'11"E Roseburg, OR. 97470 N14'01'E, --= 0.42' `110.00' 119.73 ADJUSTED TAX LOT 1704 Adjusted Area = 21,522 S.F.± Inst. No. 2020-019608 O.R. ADJUSTED TAX LOT 1705 Adjusted Area = 30,498 S.F.± Inst. No. 2020-019609 O.R. CURVE DATA 1 40'44'12" 45.00' 31.995' S2'29'36"W. 31.325' 2 12.02,34" 45.00' N28'52'59"E, 9.44' 9.46' **EVENING** SHADE SUBDIVISION 3 50°14'44" 45.00' 39.46' N22'51'42"E, 38.21' LOT 4 RESIDENCE **LEGEND** o = Found 5/8" Rebar with Yellow Plastic Cap marked "KAISER PLS 803" ESS or S.N. 17201 -BOUNDARY PRIOR \Box = Found 5/8" Rebar with Aluminum TO ADJUSTMENT-Cap marked "KAISER PLS 803" **NEW ADJUSTED<** EVENING SHADE SUBDIVISION BOUNDARY CONCRETE RETAINING WALL Δ = Found Monument as Indicated N74*07'37"V 28.615' Set 5/8" x 24" Rebar with Orange Plastic Cap marked "B. KAISER LS 52923" RESIDENCE PUMP - 40' WIDE DOMESTIC WATER SYSTEM AND PEDESTRIAN EASEMENT RETAINED, SEE INST. NO. 01-46013 O.R. S.N. = Filed Survey Number HOUSE County Surveyors Office N81°30'00"W 239.82' (N81°30'00"W, 239.836') ESS = EVENING SHADE SUBDIVISION () = Record/ESS(()) = Record/S.N. 17201S88'54'03"W [BASIS OF BEARINGS/S.N. 21790] 237.18' ((237.196')) -x - x = FenceS.N. 17201 INSTRUMENT NO. 2015-001707 O.R. REGISTERED S.N. 21790 **PROFESSIONAL** * RECEIVED LAND SURVEYOR Date <u>7/2/20</u> By <u>%</u> Luy D Kuri This survey consists of: ____sheet(s) Map _____page(s) Narrative EXP. 6-30-21 JACKSON COUNTY SURVEYOR T.L. Nos. 341W 10BC - 1704 & 1705