

MAP OF SURVEY Property Line Adjustment

Approved by the Jackson County Development Services (File No. 439-20-00020-SUB)

By: Charles Bennett Date: 2/23/21

SURVEY FOR:
Coker Butte Development LLC
P.O. Box 2150
Del Mar, CA. 92014

LOCATION:
West Half of Section 5,
T.37S.,R.1W., W.M.,
Jackson County, Oregon

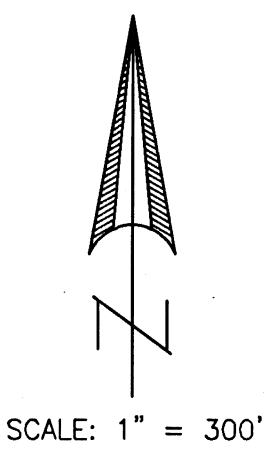
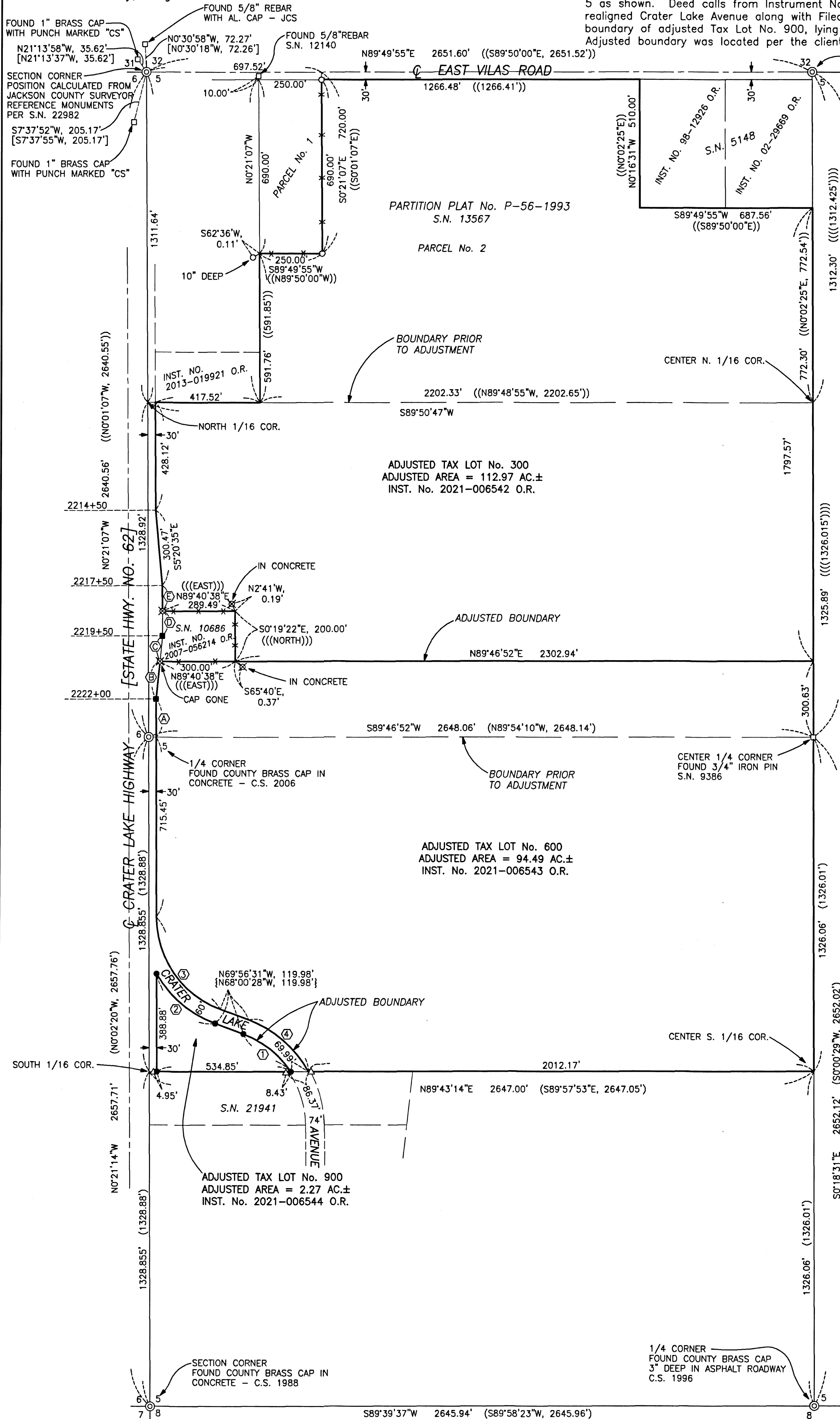
SURVEY BY:
Kaiser Surveying
2178 Butte Falls Highway
Eagle Point, OR. 97524

DATE:
February 12, 2021

SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

PURPOSE: Property-Line-Adjustment adjusting the common boundary of tract described in Instrument No. 2005-018575 O.R. (Tax Lot 300 and 202), tract described as TRACT A in Instrument No. 2005-005550 O.R. (Tax Lot 900 and 902) and tract described as TRACT B in Instrument No. 2005-005550 O.R. (Tax Lot 600). Also prepared descriptions of the Adjusted Properties.

PROCEDURE: Equipment used to perform survey was a Nikon DTM522 total station and a Trimble R8 GPS receiver and Trimble TSC2 controller. The boundaries of the subject properties were located from deeds of record and information on Filed Survey Nos. 13567, 9386, 10686 and 21941. The Boundary of Tax Lot No. 300 was created by Land Partition on Filed Survey No. 13567 by surveyor Richard Bath, monuments from said survey were tied as shown hereon. Boundaries of Tax Lot Nos. 600 and 900 are described as aliquot parts of Section 5 excepting out adjacent properties. Tax Lot No. 902 is a portion of TRACT A of Instrument No. 2005-005550 O.R. and was created by the County Assessors Office when Crater Lake Avenue was realigned by Instrument No. 2009-010526 O.R.. Filed Survey No. 10686 by surveyor George Burrell monumented the tract described in Instrument No. 2007-056214 O.R. (T.L. 601) and also shows O.D.O.T. Highway 62 monuments near the surveyed boundary, these monuments were tied and used as shown. Survey ties were made to Government corners to aid in subdividing the West half of Section 5 as shown. Deed calls from Instrument No. 2009-010526 O.R. was utilized to compute the location of realigned Crater Lake Avenue along with Filed Survey No. 21941 as shown. Monuments were set on the boundary of adjusted Tax Lot No. 900, lying Southwesterly of realigned Crater Lake Avenue. The New Adjusted boundary was located per the clients direction and the County Approval.



BASIS OF BEARINGS
G.P.S. NAD 83 [2011] - PROJECTED
ON TO GRID BEARING PER OREGON
COORDINATE REFERENCE SYSTEM
[OCS] GRANTS PASS-ASHLAND ZONE

- LEGEND**
- = Found 5/8" rebar with Yellow Plastic Cap marked "R.BATH LS 1069" - S.N. 13567
 - ⊗ = Found 5/8" rebar with Yellow Plastic Cap marked "BURRELL RLS 638" - S.N. 10686
 - △ = Found 5/8" Rebar with Yellow Plastic Cap marked "L J FRIAR & ASSOC." - S.N. 21941
 - = Found 5/8" Iron Pin with O.D.O.T. Aluminum Cap, See S.N. 10686
 - = Found Monument as Indicated
 - = Set 5/8" x 24" Rebar with Orange Plastic Cap marked "B. KAISER LS 52923"

- S.N. = Filed Survey Number
County Surveyors Office
O.R. = Jackson County Official Records
C.S. = County Surveyor
- x - x - = Fence
() = Record/S.N. 21941
(()) = Record/S.N. 13567
((())) = Record/S.N. 10686
(((()))) = Record/S.N. 9386
[] = Record/S.N. 23063
{ } = Record/Instrument No. 2009-010526 O.R.

LINE TABLE

(A)	N0°21'07"W, 151.46'
(B)	N5°36'39"E, 149.40' (((N5°55'45"E, 149.42')))
(C)	N5°36'00"E, 102.19' (((N5°55'45"E, 102.20')))
(D)	S0°21'07"E, 98.35' (((S0°01'45"E, 98.35')))
(E)	S0°21'07"E, 101.39' (((S0°01'45"E))

CURVE DATA

Δ	R	L	LC
(1)	36°07'39"	390.00'	245.91' N51°52'42"W, 241.86'
(2)	39°39'42"	450.00'	311.50' N50°06'40"W, 305.32'
(3)	69°35'17"	390.00'	473.67' N35°08'53"W, 445.09'
(4)	41°03'23"	450.00'	322.46' N49°24'50"W, 315.60'

REGISTERED
**PROFESSIONAL
LAND SURVEYOR**
Bary D. Kaiser
OREGON
JULY 15, 2003
BARY D. KAISER
No. 52923
EXP. 6-30-21

** RECEIVED **
Date 2/24/21 By SS
This survey consists of:
L sheet(s) Map
φ page(s) Narrative
JACKSON COUNTY
SURVEYOR