

# MAP OF SURVEY Property Line Adjustment

Approved by the Jackson County Development Services (File No. 439-19-00040-SUB)

By: [Signature] Date: April 5, 2021

**SURVEY FOR:**  
James J Bayer, Trustee  
11663 Agate Road  
Eagle Point, OR. 97524

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

**LOCATION:**  
West Half of Section 32,  
T.35S.,R.1W., W.M.,  
Jackson County, Oregon

**DATE:**  
January 11, 2021

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

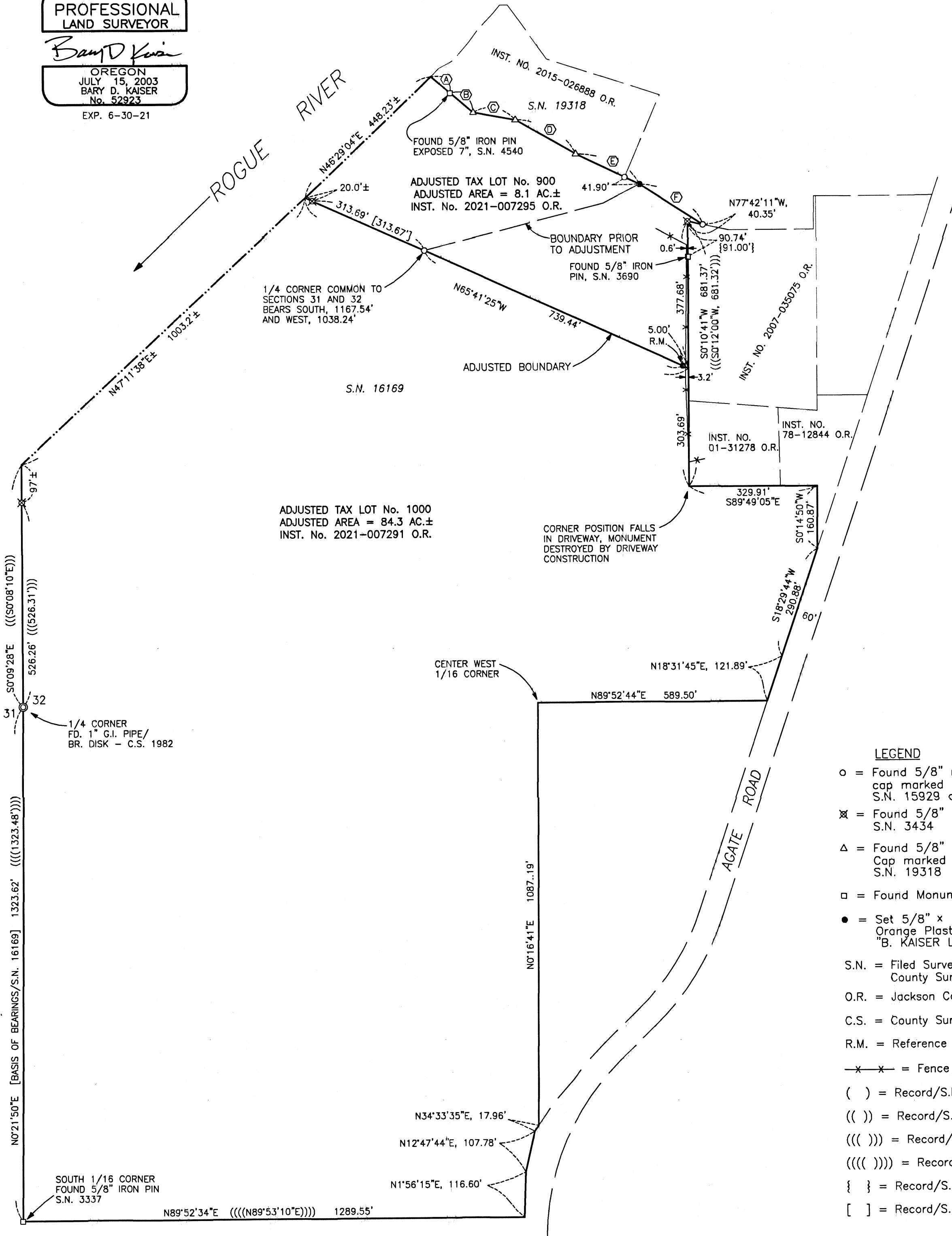
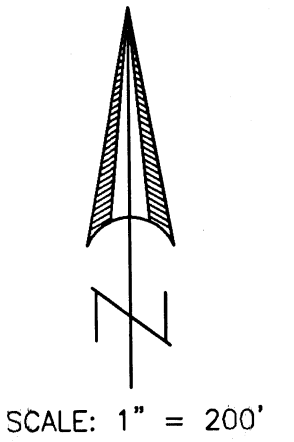
**PURPOSE:** Property-Line-Adjustment adjusting the common boundary of tract described in Instrument No. 2017-036771 O.R. (Tax Lot 900) and tract described in Instrument No. 99-26984 O.R. (Tax Lot 1000). The boundary between these properties was adjusted in 1999 through County File No. 98-556-PA, with deed documents 99-26985 O.R. and 99-26984 O.R. being recorded for the resultant adjusted configuration. Later deed document 00-49679 O.R. was recorded for Tax Lot 1000 transferring said property from James and Toni Bayer 1993 Family Trust to Pheasantbrook LLC using the property description prior to the above mentioned adjustment instead of the description of the adjusted property. 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. 16169, 15929, 19318, 3337, 4540 and 3434. The common boundary of these properties was previously adjusted with County File No. 98-556-PA as shown on mention Filed Survey No. 16169 by this office. Local survey control along with found monuments from said Filed Survey Nos. 16169 and 15929 was used to determine property boundaries. Monument shown on Filed Survey No. 19318 along the Northerly boundary of Tax Lot 900 were also located and used as shown hereon, the bearing call of S64°09'39"E on the Southerly boundary of said survey appears to be incorrect, the call of S60°09'39"E better matches deeds and information on Filed Survey No. 4540. The adjusted property boundary was surveyed and monument as shown. The New Adjusted boundary was located per the clients direction and the County Approval.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

[Signature]

OREGON  
JULY 15, 2003  
BARY D. KAISER  
No. 52923  
EXP. 6-30-21



**LINE TABLE**

(A)	S49°42'19"E, 64.1'±
	((S49°42'19"E, 64.11'))
	((S49°42'10"E, 64.68'))
(B)	S49°42'19"E, 77.39'
	((S49°42'19"E, 77.39'))
	((S49°42'10"E, 77.39'))
(C)	S79°52'29"E, 110.00'
	((S79°52'29"E, 110.00'))
	((S79°52'20"E, 110.00'))
(D)	S60°09'39"E, 179.00'
	((S64°09'39"E, 179.00'))
	((S60°09'30"E, 179.00'))
(E)	S64°10'14"E, 181.53'
	((S64°08'09"E, 181.53'))
	((S64°08'00"E, 181.53))
(F)	S57°23'34"E, 193.59'
	((S57°21'20"E, 193.21))

- LEGEND**
- o = Found 5/8" rebar with Yellow Plastic cap marked "KAISER RLS 803" S.N. 15929 or 16169
  - ⊗ = Found 5/8" Iron Pin S.N. 3434
  - △ = Found 5/8" Rebar with Orange Plastic Cap Cap marked "NEATHAMER SURVEYING" S.N. 19318
  - = 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
  - R.M. = Reference Monument
  - x-x- = Fence
  - ( ) = Record/S.N. 19318
  - (( )) = Record/S.N. 4540
  - (( ( ))) = Record/S.N. 3434
  - (( ( ( ))) = Record/S.N. 3337
  - { } = Record/S.N. 3690
  - [ ] = Record/S.N. 16169

**\*\* RECEIVED \*\***  
Date 4/9/21 By [Signature]  
This survey consists of:  
1 sheet(s) Map  
2 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR