

MAP OF SURVEY PROPERTY LINE ADJUSTMENT

JACKSON COUNTY FILE No. 439-19-00074-SUB

LOCATED IN
THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 33 AND THE
SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 33 SOUTH, RANGE 1 WEST
OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON.

FOR

JAMES AND NATALIE CASE 1022 HWY. 227 TRAIL, OREGON 97541

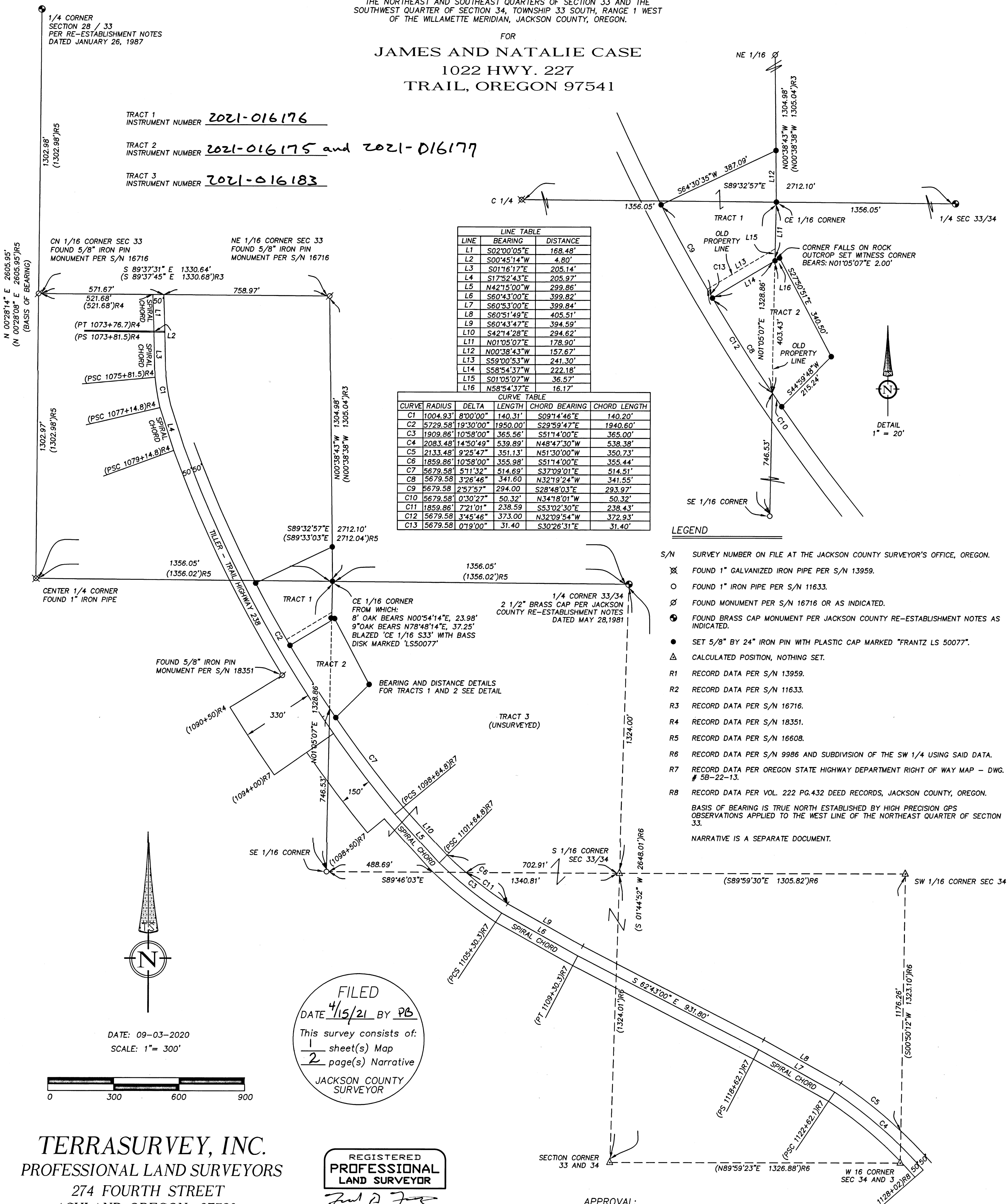
TRACT 1
INSTRUMENT NUMBER 2021-016176

TRACT 2
INSTRUMENT NUMBER 2021-016175 and 2021-016177

TRACT 3
INSTRUMENT NUMBER 2021-016183

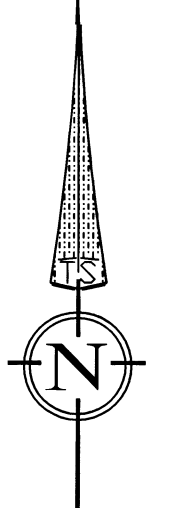
LINE	BEARING	DISTANCE
L1	S02°00'05"E	168.48'
L2	S00°45'14"W	4.80'
L3	S01°16'17"E	205.14'
L4	S17°52'43"E	205.97'
L5	N42°15'00"W	299.86'
L6	S60°43'00"E	399.82'
L7	S60°53'00"E	399.84'
L8	S60°51'49"E	405.51'
L9	S60°43'47"E	394.59'
L10	S42°14'28"E	294.62'
L11	N01°05'07"E	178.90'
L12	N00°38'43"W	157.67'
L13	S59°00'53"W	241.30'
L14	S58°54'37"W	222.18'
L15	S01°05'07"W	36.57'
L16	N58°54'37"E	16.17'

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	1004.93'	8°00'00"	140.31'	S09°14'46"E	140.20'
C2	5729.58'	19°30'00"	1950.00'	S29°59'47"E	1940.60'
C3	1909.86'	10°58'00"	365.56'	S51°14'00"E	365.00'
C4	2083.48'	14°50'49"	539.89'	N48°47'30"W	538.38'
C5	2133.48'	9°25'47"	351.13'	N51°30'00"W	350.73'
C6	1859.86'	10°58'00"	355.98'	S51°14'00"E	355.44'
C7	5679.58'	5°11'32"	514.69'	S37°09'01"E	514.51'
C8	5679.58'	3°26'46"	341.60'	N32°19'24"W	341.55'
C9	5679.58'	2°57'57"	294.00'	S28°48'03"E	293.97'
C10	5679.58'	0°30'27"	50.32'	N34°18'01"W	50.32'
C11	1859.86'	7°21'01"	238.59'	S53°02'30"E	238.43'
C12	5679.58'	3°45'46"	373.00'	N32°09'54"W	372.93'
C13	5679.58'	0°19'00"	31.40'	S30°26'31"E	31.40'

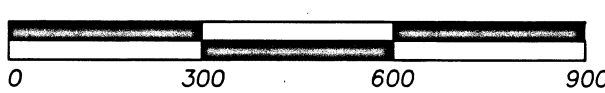


LEGEND

- S/N SURVEY NUMBER ON FILE AT THE JACKSON COUNTY SURVEYOR'S OFFICE, OREGON.
 - ⊗ FOUND 1" GALVANIZED IRON PIPE PER S/N 13959.
 - FOUND 1" IRON PIPE PER S/N 11633.
 - ⊘ FOUND MONUMENT PER S/N 16716 OR AS INDICATED.
 - FOUND BRASS CAP MONUMENT PER JACKSON COUNTY RE-ESTABLISHMENT NOTES AS INDICATED.
 - SET 5/8" BY 24" IRON PIN WITH PLASTIC CAP MARKED "FRANTZ LS 50077".
 - △ CALCULATED POSITION, NOTHING SET.
 - R1 RECORD DATA PER S/N 13959.
 - R2 RECORD DATA PER S/N 11633.
 - R3 RECORD DATA PER S/N 16716.
 - R4 RECORD DATA PER S/N 18351.
 - R5 RECORD DATA PER S/N 16608.
 - R6 RECORD DATA PER S/N 9986 AND SUBDIVISION OF THE SW 1/4 USING SAID DATA.
 - R7 RECORD DATA PER OREGON STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP - DWG. # 5B-22-13.
 - R8 RECORD DATA PER VOL. 222 PG.432 DEED RECORDS, JACKSON COUNTY, OREGON.
- BASIS OF BEARING IS TRUE NORTH ESTABLISHED BY HIGH PRECISION GPS OBSERVATIONS APPLIED TO THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 33.
- NARRATIVE IS A SEPARATE DOCUMENT.



DATE: 09-03-2020
SCALE: 1" = 300'



FILED
DATE 4/15/21 BY PB
This survey consists of:
1 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY
SURVEYOR

TERRASURVEY, INC.
PROFESSIONAL LAND SURVEYORS
274 FOURTH STREET
ASHLAND, OREGON 97520
(541) 482-6474
terrain@bisp.net
JOB NO. 1265-19

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Fred A. Frantz
OREGON
JULY 12, 2005
FRED A. FRANTZ
No. 50077
Renewal 12-31-21

APPROVAL:
[Signature] 2/19/2021
JACKSON COUNTY PLANNING DATE
439-19-00074-SUB

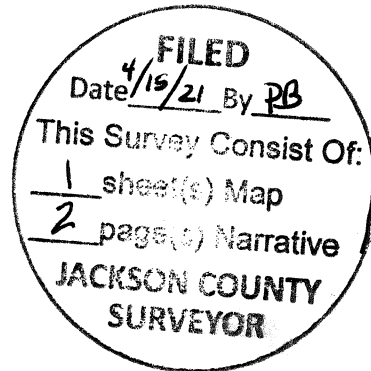
SURVEY NARRATIVE
TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

DATE OF SURVEY:

September 3, 2020

SURVEYED BY:

Terrasurvey, Inc.
274 4th Street
Ashland, Oregon 97520



SURVEY FOR:

James and Natalie Case
1022 Highway 227
Trail, Oregon 97541

LOCATION:

Located in the Northeast and Southeast Quarters of Section 33 and the Southwest Quarter of Section 34, Township 33 South, Range 1 West of the Willamette Meridian, Jackson County, Oregon.

PURPOSE:

To survey and monument that property line adjustment as approved by the Jackson County Planning Staff Report File #439-19-00074-sub.

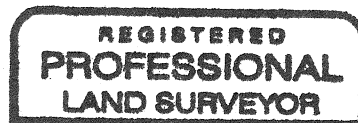
BASIS OF BEARINGS:

Basis of Bearing is True North established by high precision GPS observations applied to the West line of the Northeast Quarter of Section 33.

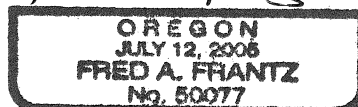
PROCEDURE:

Utilizing Trimble R10 receives and S6 Robotic Total Station and data collector, the section corners were tied as shown and noted. Record data per survey no. 9986 was calculated and used to subdivide the south west quarter of the southwest quarter of Section 34 and this was used to determine the south line of the northeast quarter of the southeast quarter of Section 33 from the found monument per survey number 11633 at the southeast 1/16 to the calculated position at the south 1/16th between sections 33 and 34. A diligent search for right of way monuments along Highway 238 was made in the area of this survey and none found. Filed survey number 18351 also finds no monuments and determines the west right of way line of the highway by tying the highway center line. The center north 1/16 corner said Section 33 and the found monument at Station 1090+50 set per said survey were tied and the geometry of the west right of way line as shown on said survey was calculated and rotated to the north line of the southwest quarter of the northeast quarter per this plat holding the record distance tie to the right of way per

said survey from the center north 1/16 corner. This fit well with the found right of way monument per said survey at Station 1090+50. The center line was offset from this geometry and the highway from Station 1090+50 south was calculated from the record data per Oregon State Highway Department Right of Way Map - Drawing # 5B-22-13. The highway painted center line was tied fronting the property shown on this plat and also fit with the calculated center line as described. This solution was held as the best available evidence and to perpetuate the previous survey resolution, as the deed ties described in volume 222, page 432 and volume 224, page 79 do not reflect the existing center line nor do they meet at the road stations as indicated. The new property lines were calculated from the parent tracts as described in Instrument Nos. 95-31791, 2007-018354 and 2007-041753 of the Official Records of Jackson County and corners set as shown.



Fred A. Frantz



Renewal 12-31-21