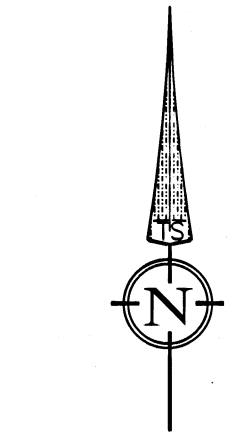


# MAP OF SURVEY PROPERTY LINE ADJUSTMENT AND LOT CONSOLIDATION

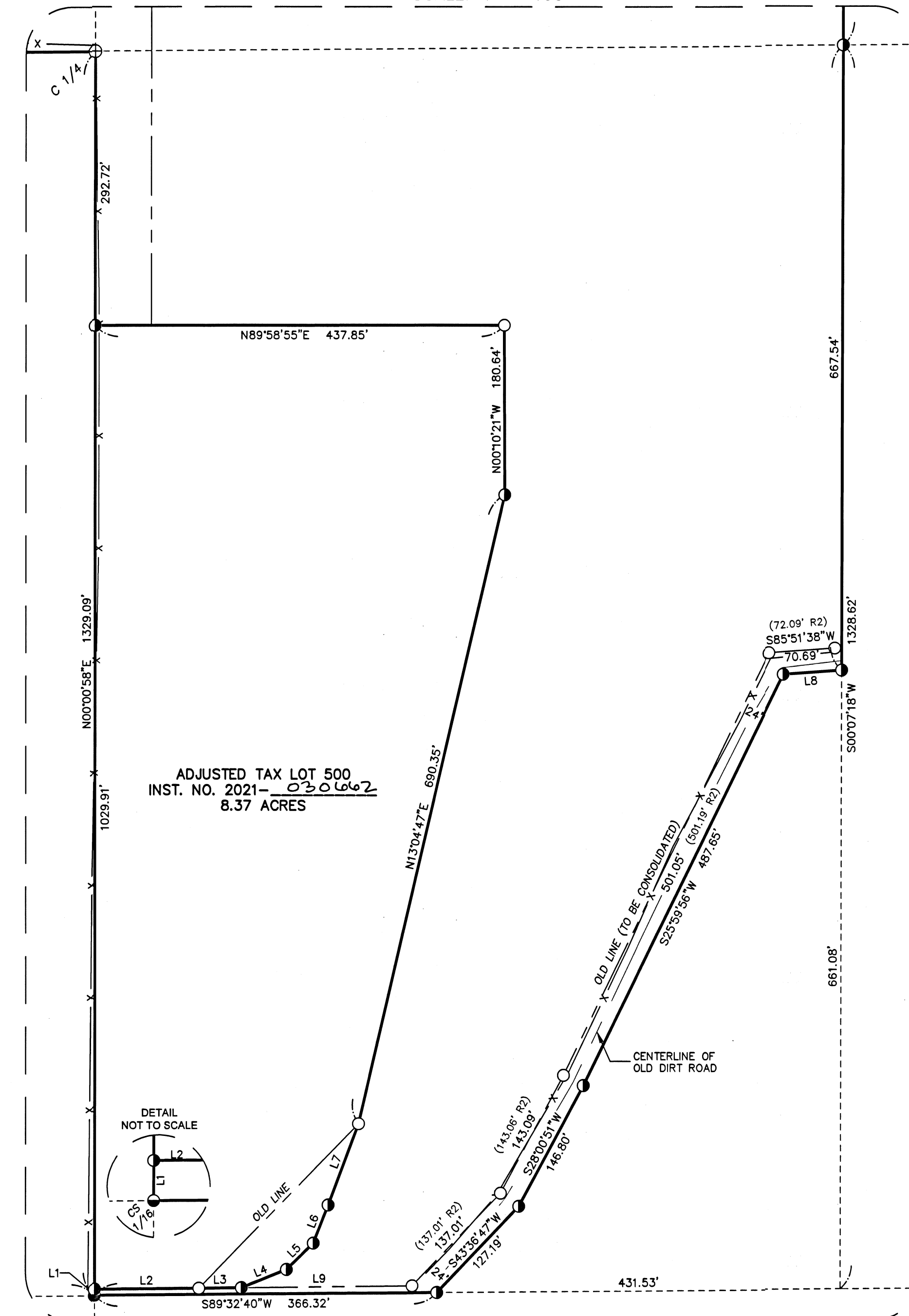
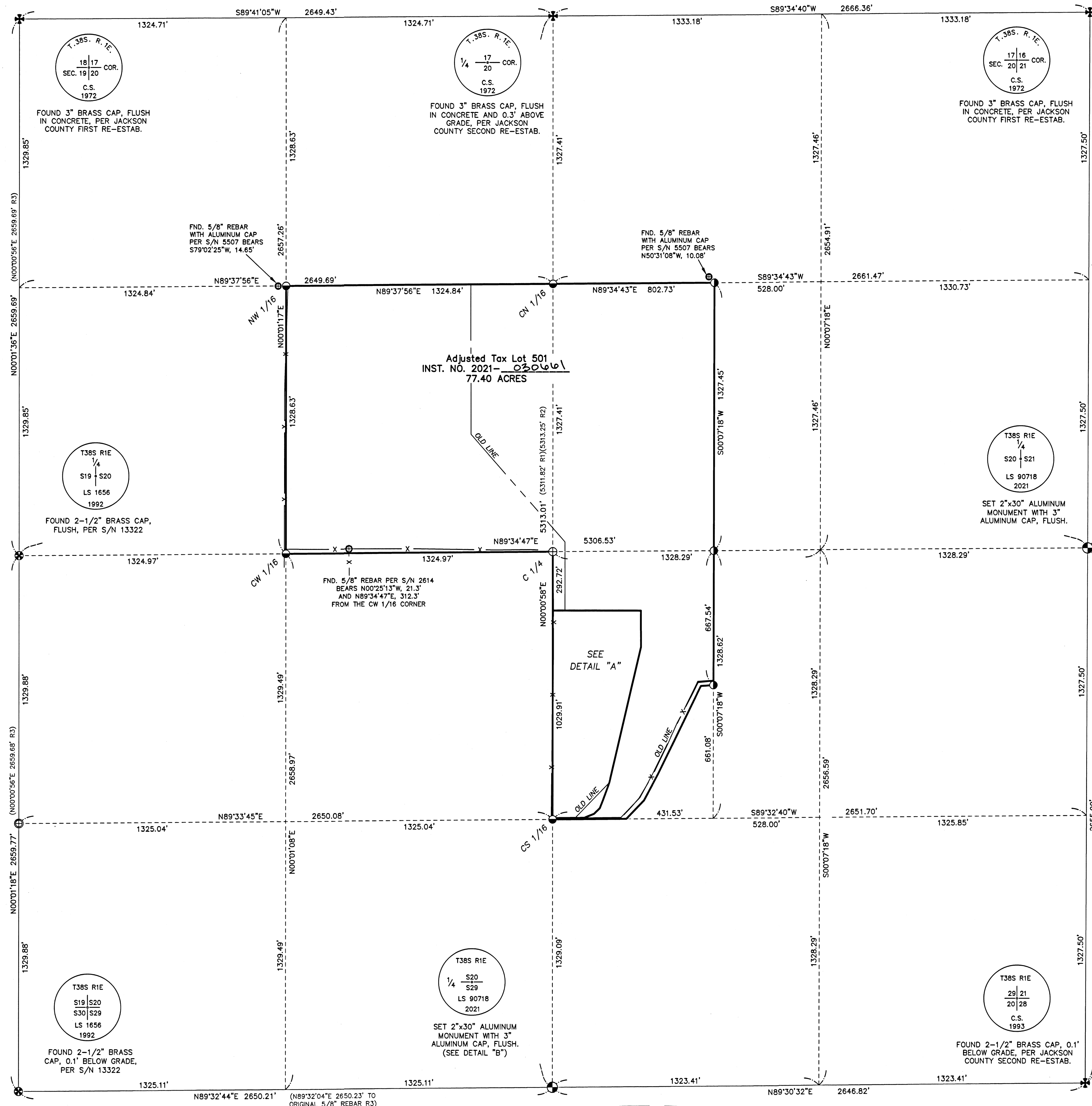
LOCATED IN THE NORTHWEST QUARTER, THE NORTHEAST QUARTER,  
AND THE SOUTHWEST QUARTER OF SECTION 20,  
TOWNSHIP 38 SOUTH, RANGE 1 EAST,  
WILLAMETTE MERIDIAN,  
JACKSON COUNTY, OREGON



DATE: 03-17-2021  
SCALE: 1" = 300'

SURVEY FOR:  
**RANCH AT 42, LLC  
&  
JAMES HALL**

DETAIL "A"  
SCALE: 1" = 100'

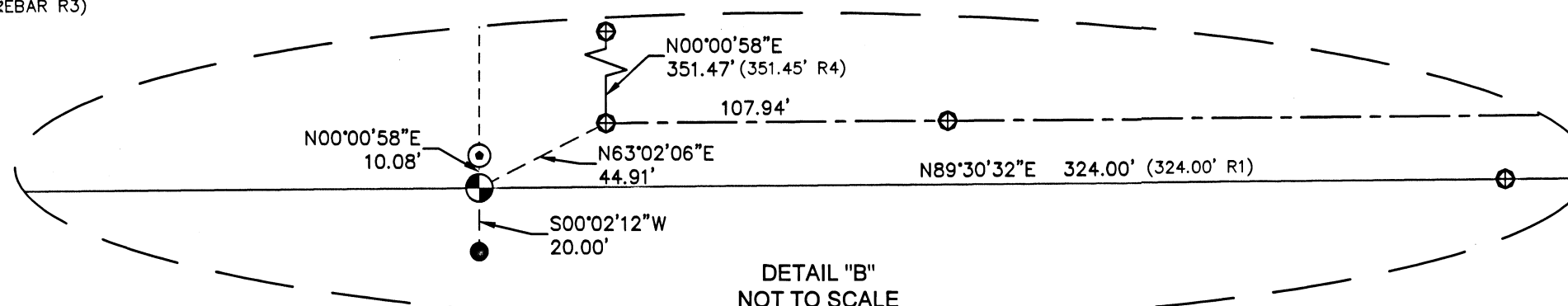
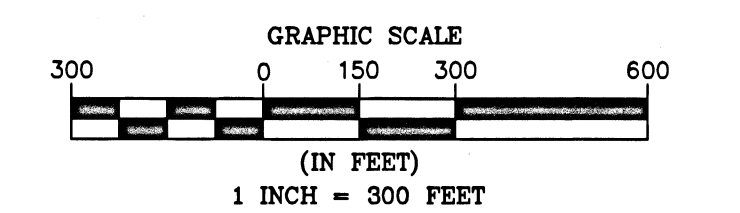


### LEGEND

- BOUNDARY LINE
- ✦ FOUND 3" BRASS CAP PER JACKSON COUNTY RE-ESTAB. NOTES AS NOTED
- ⊕ FOUND 2-1/2" BRASS CAP PER S/N 13322 AS NOTED
- ⊙ FOUND 5/8" REBAR PER S/N 2839 & 2982 OR AS NOTED
- FOUND 5/8" REBAR PER S/N 5507
- ⊙ FOUND 5/8" REBAR WITH 2" ALUMINUM CAP STAMPED "SWAIN SURVEYING PROP. COR. 1973" PER S/N 5507
- FOUND 1/2" REBAR PER S/N 9041
- ⊙ FOUND 5/8" REBAR PER S/N 9041
- ⊕ SET 2"x30" ALUMINUM MONUMENT WITH 3" ALUMINUM CAP AS NOTED
- ⊕ SET 5/8" X 30" REBAR WITH 2-1/2" ALUMINUM CAP STAMPED AS NOTED IN NARRATIVE
- SET 5/8" X 30" REBAR WITH 2" ALUMINUM CAP STAMPED AS NOTED IN NARRATIVE
- SET 5/8" X 24" REBAR WITH YELLOW PLASTIC CAP STAMPED "DROSSOS LS 90718"
- X — FENCE (BARB WIRE OR WOVEN WIRE)
- S/N SURVEY NUMBER, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, JACKSON COUNTY, OREGON
- (R1) RECORD DATA PER S/N 2982
- (R2) RECORD DATE PER S/N 5077
- (R3) RECORD DATA PER S/N 13322
- (R4) RECORD DATA PER S/N 16794

NARRATIVE IS A SEPARATE FIVE PAGE DOCUMENT

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°00'58"E	6.46'
L2	N89°32'40"E	111.64'
L3	N89°19'08"E	45.64'
L4	N67°58'54"E	51.92'
L5	N45°38'25"E	40.31'
L6	N21°14'03"E	43.70'
L7	N20°23'34"E	92.99'
L8	S85°51'38"W	62.64'
L9	S89°19'08"W	182.55'



### APPROVAL:

APPROVED BY JACKSON COUNTY DEVELOPMENT SERVICES  
(FILE NO. 439-20-00040-SUB)

By: *[Signature]* DATE: April 02, 2021

FILED  
Date 7/19/21 By RB  
This Survey Consists Of:  
1 sheet(s) Map  
6 page(s) Narrative  
JACKSON COUNTY SURVEYOR

REGISTERED  
**PROFESSIONAL  
LAND SURVEYOR**

OREGON  
JULY 12, 2016  
PHILIP J. DROSSOS  
No. 90718  
Renewal 12-31-21

**TERRASURVEY, INC.**  
PROFESSIONAL LAND SURVEYORS  
274 FOURTH STREET  
ASHLAND, OREGON 97520  
(541) 482-6474  
terrain@bisp.net  
JOB NO. 1297-19

BASIS OF BEARING WAS DETERMINED BY HIGH PRECISION GPS OBSERVATIONS (NAD83 (2011) EPOCH 2010.00 DATUM) APPLIED TO EAST LINE OF SECTION 20 AS SHOWN HEREIN RESULTING IN A BEARING OF S00°13'38"W.

ASSESSOR'S MAP NO. 38 IE 20, TAX LOTS 190, 500, & 501

Survey Number 23406

## SURVEY NARRATIVE

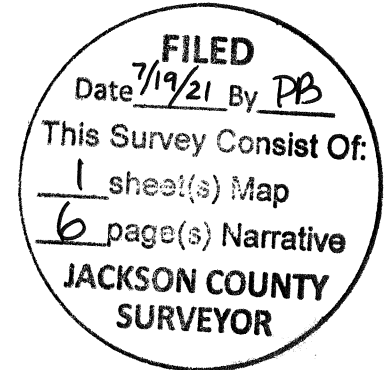
TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

DATE OF SURVEY:

March 17, 2021

SURVEYED BY:

Terrasurvey, Inc.  
274 Fourth Street  
Ashland, OR 97520



SURVEY FOR:

Ranch at 42, LLC  
1370 Wilson Road  
Ashland, Oregon 97520

And

James Fred Hall  
1350 Wilson Road  
Ashland, Oregon 97520

LOCATION:

Located in the Northwest Quarter, Northeast Quarter, and the Southeast Quarter of Section 20, Township 38 South, Range 1 East, Willamette Meridian, Jackson County, Oregon.

PURPOSE:

To survey and monument a property line adjustment and lot consolidation as approved by Jackson County File No. 439-20-00040-SUB.

BASIS OF BEARINGS:

The Basis of Bearings for this survey was determined by high precision GPS observations (NAD83 (2011) Epoch 2010.00) applied to the East section line of the Section 20, Township 37 South, Range 2 East, Willamette Meridian, Jackson County, Oregon, resulting in a bearing of South 00°13'38" West.

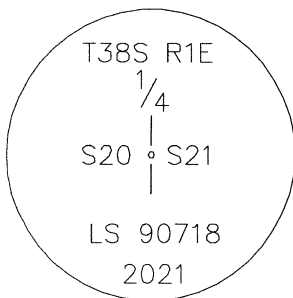
## PROCEDURE:

Using a Trimble S-6 robotic total station and Trimble R-10 GPS receivers, I recovered and tied existing monuments of record. On Survey Number (S/N) 5507 a portion of the parent parcel was surveyed, monumented, and a legal description was prepared with a boundary line agreement recommended. Per the narrative, "the North and East boundaries were established by using the approximate location of the existing improvements". As with many of the surveys in this area, economic restraints prohibited a legal subdivision of the section at the time, and approximate corners were set at existing fences, etc. A title report did not find any record of a boundary line agreement ever being recorded; a legal description for the portion surveyed as shown on said S/N was recorded. The exterior North line of the subject property was established on the pertinent quarter-quarter section lines, with the northeasterly corner being established 528' westerly of the northeast corner of the southwest quarter of the northeast quarter. The northerly portion of the exterior East line was established 528' west and parallel with the pertinent east quarter-quarter lines. S/N 5507 monumented the North line of a 24' wide strip of land conveyed for road purposes described in Vol. 199, Pg. 187-88 of the Deed Records of Jackson County, OR. Said document called for the centerline of the aforementioned 24' wide strip to begin 12' south of the northwest corner of the southwest quarter of the southeast quarter. In Instrument Number 81-09726, being an Affidavit of Heirship, the centerline is described as beginning 12' north of aforementioned northwest corner. This appears to be a scrivener error as the calls along the strip of land are identical to those in Vol. 199, Pg. 187-88. The location was remedied as said strip of land was originally conveyed "as the same is now located" and I find said corners set on S/N 5507 running very near an ancient fence, and lying approximately 12' northwesterly of the centerline of a visible old dirt roadway. The southerly portion of said East line was established by holding the recovered 5/8" rebar set on S/N 5507 and offsetting the record distance of 24'. I also hold said rebar and extend the strip of land westerly to the north-south center section line as shown on S/N 5507 as said map being the best available evidence of the original road location. The exterior South and West lines are all along quarter-quarter sections and were established as shown herein. Along the east-west center section line between the Center 1/4 and Center-West 1/16, S/N 2614 set a 5/8" rebar "on the fence lines ...as approximate points of termination" for a north-south property line that calls for, and terminates on, said center-section line. On S/N 12298 performed by the same surveyor, said rebar was noted as a witness corner. I recovered said rebar and find it falling approximately 21' north of the properly establish quarter section line.

The 1/4 corner common to Sections 20 and 29 was originally established on S/N 2755 by Surveyor Charles Hurst by testimony and explained in detail on said S/N. This corner location was held in multiple surveys by Mr. Hurst as well as others in the area. S/N 13322 tied and held said corner to establish, and set, the Section Corner common to sections 19/20/30/29 by double proportion which was then used to establish, and set, the 1/4 corner common to sections 19/20 on the same survey. On S/N 2982 Mr. Hurst set a 5/8" rebar 324.00' East, and on the section line,

and on S/N 9041 set a 5/8" rebar 10.00' north and a 1/2" rebar 20.00' south of the aforementioned 1/4 corner. I found the distance between the 5/8" rebar to the north and the 1/2" rebar to the south to be 30.08' and I hold the distance of 20.00' from the south rebar as this position fits extremely well with the other corners I recover in the vicinity. I hold aforementioned corners to re-set the 1/4 corner.

The 1/4 corner common to section 20 and 21 was searched for and no original evidence was found. A 15" oak was found with old visible axe marks. I cut around and removed all growth over said open area and found no evidence of any scribe. I also found no evidence of a lower blaze. The original field notes also made a topographic call to "dry branch" being 23.5 chains (1551') south. I located said dry creek and find the distance to be 1607'. Said location of the intersection of the Section line with the dry creek at the time of this survey falls in a long outer bend that showed major seasonal erosion. The amount of time since the original survey, and erosion along the outer bend, in my opinion must account for the distance differences. With this evidence I determined that the oak was not the original bearing tree, and set said 1/4 corner at proportioned distances as shown herein.



The following described monuments were set and references taken:

**1/4 Section Corner between Sections 20 and 21**

Set 2"x30" aluminum pipe, flush, with 3" aluminum cap stamped:

Reference Monuments Set

5/8"x 24" rebar with yellow plastic cap stamped "DROSSOS LS 90718"  
0.5' below grade bears:

N00°14'E 19.97'

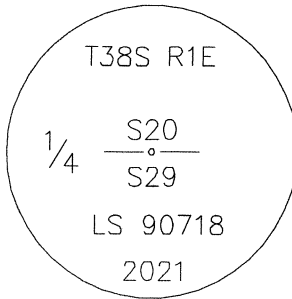
N48°15'E 57.63'

S68°15'W 53.73'

S00°14'W 20.02'

**1/4 Section Corner between Sections 20 and 29**

Set 2"x30" aluminum pipe, flush, with 3" aluminum cap stamped:

Reference Monuments

5/8" rebar, flush with ground, bears N00°01'E 10.08'

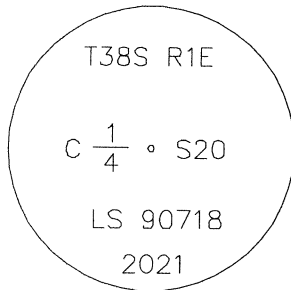
1/2" rebar, 0.3' below grade in center of Wilson Rd.,  
bears S00°02' 20.00'

5/8" rebar, 0.2' below grade, bears N63°02'E 44.91'

5/8" rebar, flush in gravel road, bears N89°30'E 324.00'

**Center 1/4 Corner Sections 20**

Set 5/8"x30" rebar, flush, with 2-1/2" aluminum cap stamped:

Reference Monuments

5/8" rebar with faded plastic cap stamped "EL SWAIN RLS 759,  
flush with ground, bears N51°31'E 76.81'

Reference Monuments Set

5/8"x 24" rebar with yellow plastic cap stamped "DROSSOS LS  
90718" 0.5' below grade bears:

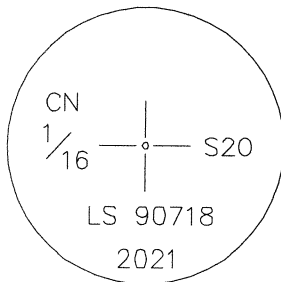
NORTH 19.99'

S00°01'W 20.01'

S89°35'W 20.02'

**Center-North 1/16 Corner Sections 20**

Set 5/8"x30" rebar, flush, with 2" aluminum cap stamped:

Reference Monuments Set

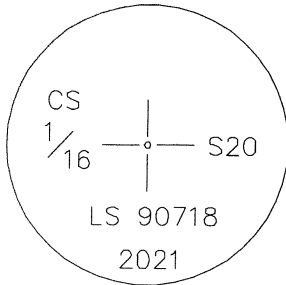
5/8"x 24" rebar with yellow plastic cap stamped "DROSSOS LS  
90718 0.5' below grade bears:

N89°38'E 19.98'

S00°01'W 20.00'

**Center-South 1/16 Corner Sections 20**

Set 5/8"x30" rebar, flush, with 2" aluminum cap stamped:

Reference Monuments

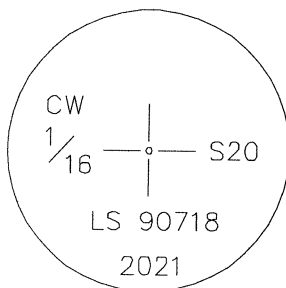
5/8" rebar flush with ground, bears N86°14'E 111.88'

Reference Monuments Set

5/8"x 24" rebar with yellow plastic cap stamped "DROSSOS LS 90718, flush with ground bears N00°01'E 6.46'

**Center-West 1/16 Corner Sections 20**

Set 5/8"x30" rebar, flush, with 2" aluminum cap stamped:

Reference Monuments Set

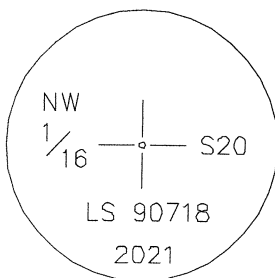
5/8"x 24" rebar with yellow plastic cap stamped "DROSSOS LS 90718, 0.5' below grade bears:

N89°35'E 20.04'

N00°01'E 25.04'

**North-West 1/16 Corner Sections 20**

Set 5/8"x30" rebar, flush, with 2" aluminum cap stamped:

Reference Monument

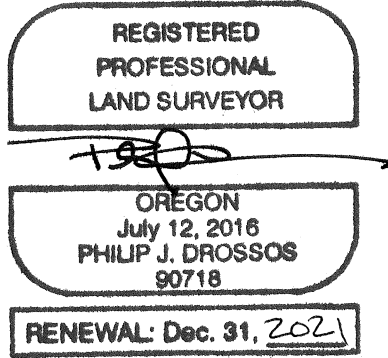
5/8" rebar with 2" aluminum cap stamped "SWAIN SURVEYING PROP. COR. 1973", flush with ground, bears S79°02'W 14.65'

Bearing Tree Set

7" White Oak Scribed "X BT" bears S24°E 70.2'

MAP OF SURVEY IS A SEPARATE ONE SHEET DOCUMENT

March 17, 2021



Philip J. Drossos, PLS 90718  
TerraSurvey, Inc.  
274 Fourth Street  
Ashland, OR 97520