

LEGEND

- BOUNDARY LINE
- ⊕ FOUND 3" BRASS CAP PER JACKSON COUNTY RE-ESTAB. AS NOTED
- ⊕ FOUND 2-1/2" BRASS CAP PER JACKSON COUNTY RE-ESTAB. OR AS NOTED
- ⊕ FOUND 3/4" IRON PIPE PER S/N 4844
- ⊕ FOUND 1/2" REBAR PER S/N 6319
- FOUND 5/8" REBAR WITH ILLEGIBLE YELLOW PLASTIC CAP PER S/N 6319
- ⊕ FOUND 1/2" IRON PIPE WITH YELLOW PLASTIC PLUG STAMPED "STEWART LS 2057" PER S/N 15149
- SET 5/8" X 30" REBAR WITH 2" ALUMINUM CAP STAMPED "DROSSOS LS 90718"
- △ COMPUTED POSITION, NOTHING FOUND NOR SET
- R/W RIGHT-OF-WAY
- S/N SURVEY NUMBER, FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, JACKSON COUNTY, OREGON
- (R1) RECORD DATA PER ROGUE RIVER ORCHARD COMPANY 10 ACRE ORCHARD TRACTS, VOL. 1, PG. 139-140 PLAT RECORDS, JACKSON COUNTY, OR.
- (R2) RECORD DATA PER S/N 4844
- (R3) RECORD DATA PER S/N 6319
- (R4) RECORD DATE PER S/N 15149

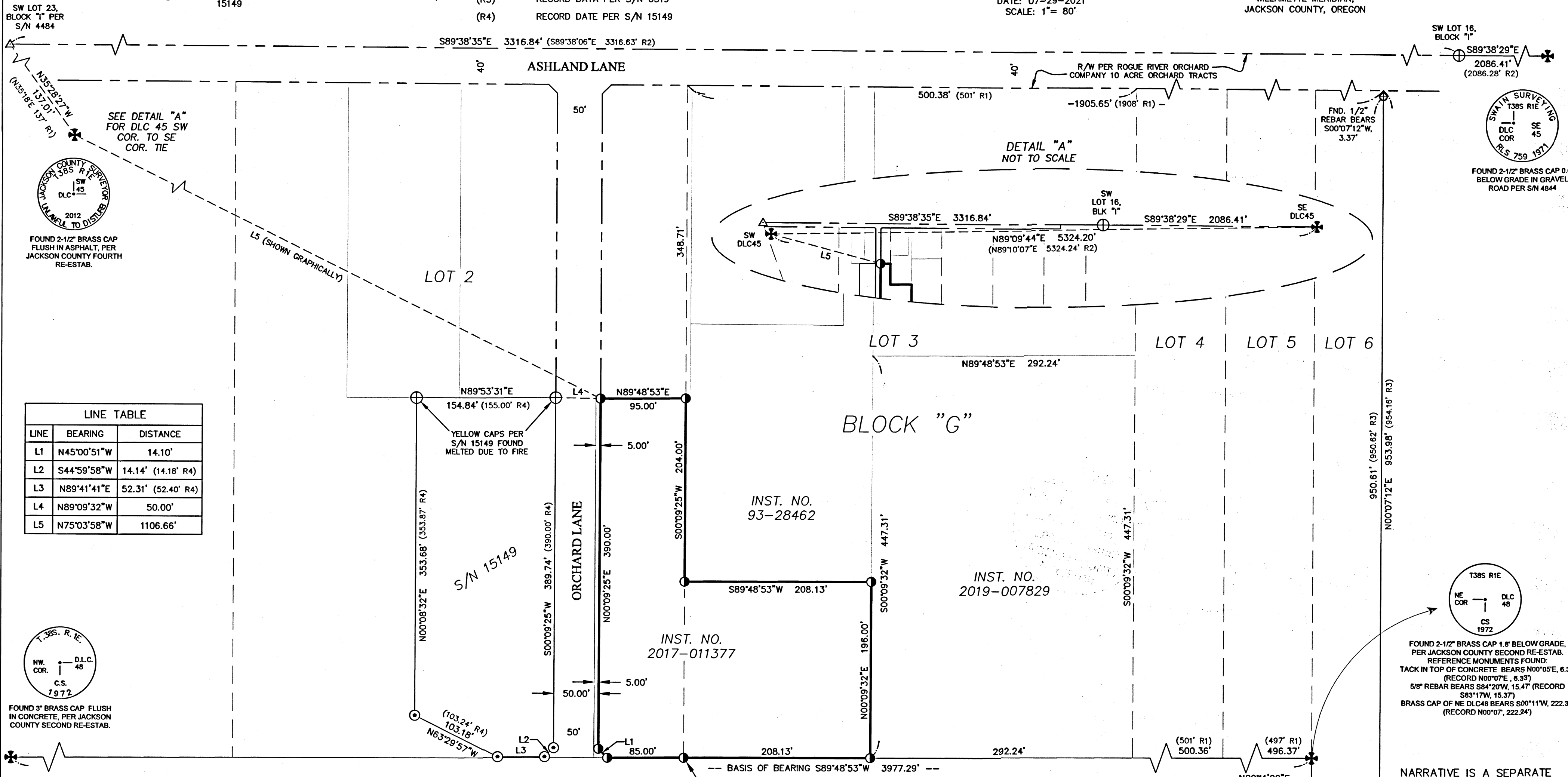
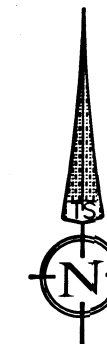
MAP OF SURVEY

FOR
CHARLES LAHR

129 & 140 ORCHARD LANE
ASHLAND, OR 97520

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32,
TOWNSHIP 38 SOUTH, RANGE 1 EAST,
WILLAMETTE MERIDIAN,
JACKSON COUNTY, OREGON

DATE: 07-29-2021
SCALE: 1" = 80'



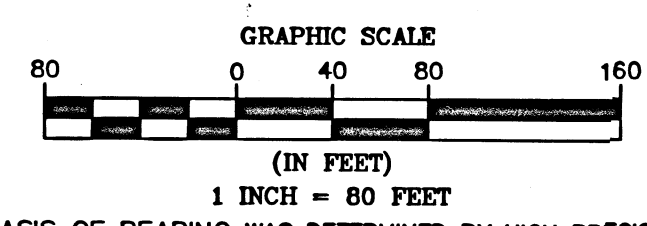
| LINE | BEARING | DISTANCE |
|------|-------------|--------------------|
| L1 | N45°00'51"W | 14.10' |
| L2 | S44°59'58"W | 14.14' (14.18' R4) |
| L3 | N89°41'41"E | 52.31' (52.40' R4) |
| L4 | N89°09'32"W | 50.00' |
| L5 | N75°03'58"W | 1106.66' |

T. 38S. R. 1E.
NW COR. D.L.C. 48
C.S. 1972
FOUND 3" BRASS CAP FLUSH IN CONCRETE, PER JACKSON COUNTY SECOND RE-ESTAB.

T38S R1E
NE COR. D.L.C. 48
CS 1972
FOUND 2-1/2" BRASS CAP 1.8" BELOW GRADE, PER JACKSON COUNTY SECOND RE-ESTAB. REFERENCE MONUMENTS FOUND: TACK IN TOP OF CONCRETE BEARS N00°05'E, 6.33' (RECORD N00°07'E, 6.33') 5/8" REBAR BEARS S84°20'W, 15.47' (RECORD S83°17'W, 15.37') BRASS CAP OF NE D.L.C. 48 BEARS S00°11'W, 222.35' (RECORD N00°07', 222.24')

TERRASURVEY, INC.
PROFESSIONAL LAND SURVEYORS
274 FOURTH STREET
ASHLAND, OREGON 97520
(541) 482-6474
tetrain@bisp.net
JOB NO. 1508-21

FILED
Date 8/12/21 By SS
This Survey Consists Of:
1 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY SURVEYOR



BASIS OF BEARING WAS DETERMINED BY HIGH PRECISION GPS OBSERVATIONS (NAD83 (2011) EPOCH 2010.00 DATUM) APPLIED TO NORTH LINE OF DONATION LAND CLAIM 48, T38S, R1E, W.M., RESULTING IN A BEARING OF S89°48'53"W.

FOUND 2-1/2" BRASS CAP FLUSH (RECORD PROJECTING 0.6'), PER JACKSON COUNTY FIRST RE-ESTAB. REFERENCE MONUMENTS FOUND: 5/8" REBAR NO CAP BEARS N88°05'E, 25.11' (RECORD N87°20'E, 24.80') BRASS CAP OF NE D.L.C. 48 BEARS N00°11'E, 222.35' (RECORD N00°07', 222.24') 5/8" REBAR RECORD S08°59'W, 8.00' FOUND DESTROYED

REGISTERED PROFESSIONAL LAND SURVEYOR
PHILIP J. DROSSOS
No. 90718
Renewal 12-31-21

Survey Number 23429

SURVEY NARRATIVE

TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

DATE OF SURVEY:

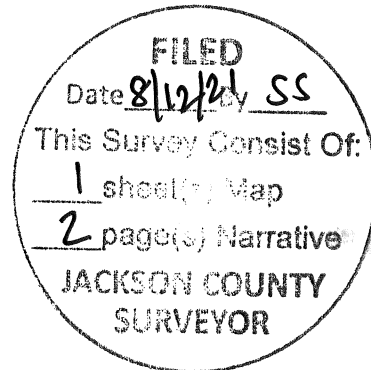
July 29, 2021

SURVEYED BY:

Terrasurvey, Inc.
274 Fourth Street
Ashland, OR 97520

SURVEY FOR:

Charles Lahr
129 Orchard Lane
Ashland, Oregon 97520



LOCATION:

Located in the Southwest Quarter of Section 32, Township 38 South, Range 1 East, Willamette Meridian, Jackson County, Oregon.

PURPOSE:

To survey and monument that tract of land described within Instrument Number 2017-011377, of the Official Records of Jackson County, Oregon.

BASIS OF BEARINGS:

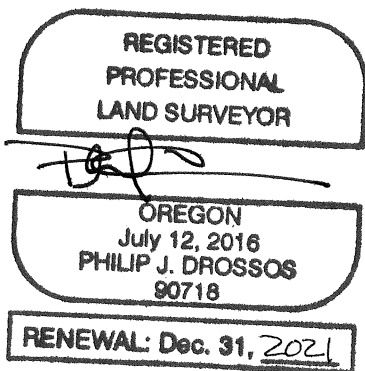
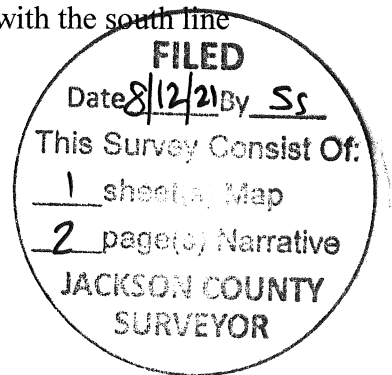
The Basis of Bearings for this survey was determined by high precision GPS observations (NAD83 (2011) Epoch 2010.00 Datum) applied to the North line of Donation Land Claim 48, Township 38 South, Range 1 East, Willamette Meridian.

23429

PROCEDURE:

Using a Trimble S-6 robotic total station and R-10 GPS receivers, I recovered and tied existing monuments of record. To determine the north Right-of-Way (R/W) line of Ashland Lane, I hold the distances as shown on Survey Number (S/N) 4844 between the recovered Southeast corner of Donation Land Claim (DLC) No. 45, the 3/4" Iron Pipe marking the accepted Southwest corner of Lot 16, Block "I", and the computed position per S/N 4844 for the Southwest corner of Lot 23, Block "I". I then hold the call from the Southwest corner of DLC No. 45 shown on the Rogue River Orchard Company 10 Acre Orchard Tracts, recorded as Volume 1, Pages 139-140 of the Plat Records, Jackson County, Oregon, to compute the position for the Southwest corner of Lot 23, Block "I". I hold said 3/4" Iron Pipe and said position for said SW corner of Lot 23 for the north R/W of Ashland Lane. Orchard Lane was created by Oregon Circuit Court Final Judgment Case No. 61-115L. I hold the recovered monuments as set on S/N 15149, as they have been accepted and relied upon, and offset the record distance of 50.00' to determine the east line of Orchard Lane. I hold the intersection of said east R/W line with the north line of DLC No. 48 and hold the distance of 100.00', as shown of S/N 15149, easterly of said intersection to determine the Southeast corner of Lot 2, Block "G". I then hold said Southeast corner and the recovered Northeast corner of DLC No. 48 and proportion against the plat record distances to place the south lot lines for Lots 3-5 of Block "G". To determine the north lot lines, I extend said east R/W northerly to the intersection with the south R/W of Ashland Lane. I hold the recovered monuments as set or shown on S/N 6319 for the east line of Lot 6, Block "G" and proportion against the plat distances to place the north lot lines for Lots 3-6 of Block "G". The easterly most north line of the subject property was held at deed record distance north of the south line of Lot 2, Block "G" per Instrument No. 93-28462. The easterly line of the subject property is the west line of the Southerly 3 acres of the East 5 acres of Lot 3, Block "G". I used aforementioned proportioned lot lines to determine said Lot 3 and hold the west line of the East 5 acres parallel with the east line of Lot 3 and the north line of the Southerly 3 acres parallel with the south line of said Lot.

MAP OF SURVEY IS A SEPARATE ONE SHEET DOCUMENT



July 29, 2021

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