

S89°51'46"E 1540.04'
(S89°51'20"E, 1539.96' R1)

FOUND 2-1/2" BRASS CAP FLUSH, PER JACKSON COUNTY THIRD RE-ESTAB. CAP SHOWS SIGN OF RECENT PLOW TRAUMA WHICH WAS CONFIRMED BY LAND OWNER. REFERENCES PER THIRD RE-ESTAB.:

5/8" REBAR BEARS N00°14'29"E, 118.82' (118.46' R4)(118.85' R5)
5/8" REBAR W/PLASTIC CAP BEARS N39°09'23"E, 112.38' (112.10' R4)(112.38' R5)
CENTER OF 30" OAK BEARS BEARS N41°18'W, 162.06' (162.06' R5)

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

PURPOSE:

TO SURVEY AND MONUMENT A PROPERTY LINE ADJUSTMENT BETWEEN THOSE TRACTS OF LAND DESCRIBED IN INSTRUMENT NUMBERS 2012-008275 AND 2021-039278 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AS APPROVED BY JACKSON COUNTY PLANNING DIVISION AS FILE NO. 439-21-00033-SUB.

PROCEDURE:

USING A TRIMBLE S-6 ROBOTIC TOTAL STATION AND R-10 GPS RECEIVERS, I RECOVERED AND TIED EXISTING MONUMENTS OF RECORD. THE EXTERIOR EAST, WEST, AND SOUTH LINES WERE ESTABLISHED ON SURVEY NUMBER (S/N) 1890. THE EXTERIOR NORTH LINE WAS ESTABLISHED ON S/N 1975. THE RECOVERED MONUMENTS PER SAID SURVEYS ALL FIT THE RECORD DIMENSIONS WELL (+/- 0.07'). TO BEST HOLD THE INTENT OF THE DEEDS, I HOLD THEM PARALLEL TO THE RECOVERED NORTH LINE OR WEST LINE AS SHOWN HEREIN. THE EXCEPTION BEING THE SOUTH LINE. THE SOUTHWEST EXTERIOR CORNER WAS DESCRIBED AS BEING DISTURBED ON SURVEY NUMBER 7987. I WAS UNABLE TO RECOVER SAID CORNER AND ESTABLISH A NEW ONE USING A BEARING/BEARING INTERSECTION BY HOLDING THE RECOVERED 1/2" REBAR AT THE EXTERIOR NORTHWEST CORNER AND THE 5/8" REBAR 1014.71' SOUTHERLY FOR THE WEST LINE, AND THE 5/8" REBAR ON THE WEST LINE OF TOLO ROAD AND THE 5/8" REBAR ON THE EAST LINE OF SHADY BROOK DRIVE FOR THE SOUTH LINE. THIS METHOD DID CAUSE THE SOUTHWEST CORNER OF TAX LOT 1901 AS SURVEYED ON S/N 7987 TO FALL ~29.9' NORTH OF SAID LINE, BUT BEST REPRESENTS THE RECOVERED MONUMENTS OF RECORD AS FOUND IN THE FIELD. IT SHOULD BE NOTED THAT THE SOUTHWEST CORNER OF DLC NO. 69 LIES IN A FIELD. AS NOTED ON JACKSON COUNTY SURVEYOR THIRD RE-ESTAB NOTES, SAID DLC CORNER HAD BEEN FOUND BENT 15" BELOW GRADE CAUSING THE TIE ON S/N 1890 TO BE APPROXIMATELY 0.36' NORTHERLY OF ITS CURRENT POSITION. I BELIEVE THIS EXPLAINS SOME OF THE DISCREPANCIES BETWEEN THE RECOVERED VS. RECORD DISTANCES.

JACKSON COUNTY APPROVAL

FILE NO. 439-21-00033-SUB

EXAMINED AND APPROVED THIS 2 DAY OF March, 2022.

BY: James M. Deery

SHADY BROOK DRIVE

ASSESSOR'S MAP NO. 36 2W 29, TAX LOTS 1900 & 1901

N89°50'46"W 739.83'
(N89°51'20"W, 740.00' R1)

S/N 1890

N00°06'28"E 1314.70' (S00°05'40"W, 1315.00' R2)
899.81' (900.00' R1)
1014.71'

299.99'

S00°06'28"W 366.85'
(S00°05'40"W, 366.54' R2)

ADJUSTED TAX LOT 1900
INST. NO. 2022-005103
14.14 ACRES±

S/N 1975

S89°51'46"E 504.96'
474.96' (475.00' R3)

S/N 7987

N89°51'46"W 79.94'

S89°51'46"E 30.00'

ADJUSTED TAX LOT 1901
INST. NO. 2022-005104
7.49 ACRES±

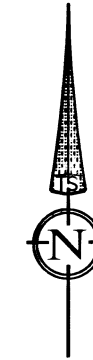
S00°06'28"W 452.23'

N89°51'46"W 395.02' (N89°51'20"W, 395.00' R3)

N89°50'46"W 716.54' (N89°51'20"W, 716.52' R1)

MAP OF SURVEY PROPERTY LINE ADJUSTMENT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 29 AND
THE NORTHWEST QUARTER OF SECTION 32,
TOWNSHIP 36 SOUTH, RANGE 2 WEST,
WILLAMETTE MERIDIAN,
JACKSON COUNTY, OREGON



DATE: 09-01-2021
SCALE: 1" = 100'

SURVEY FOR:

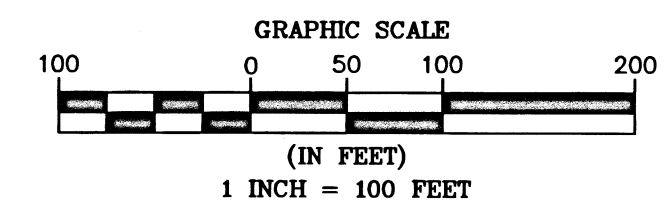
OTTO KONRAD

6051 TOLO ROAD
CENTRAL POINT, OR 97502

LEGEND

BOUNDARY LINE	
	FOUND 2-1/2" BRASS CAP PER JACKSON COUNTY RE-ESTAB NOTES AS NOTED
	FOUND 5/8" REBAR PER S/N 1890
	FOUND 1/2" REBAR PER S/N 1975
	FOUND 5/8" REBAR PER S/N 7987
	SET 5/8" X 24" REBAR WITH YELLOW PLASTIC CAP STAMPED "DROSSOS LS 90718"
S/N	SURVEY NUMBER, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, JACKSON COUNTY, OREGON
INST. NO.	INSTRUMENT NUMBER, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON
(R1)	RECORD DATA PER S/N 1890
(R2)	RECORD DATE PER S/N 1975
(R3)	RECORD DATA PER S/N 7987
(R4)	DATA PER SECOND RE-ESTAB. NOTES
(R5)	DATA PER THIRD RE-ESTAB. NOTES

BASIS OF BEARING WAS DETERMINED BY HIGH PRECISION GPS OBSERVATIONS (NAD83 (2011) EPOCH 2010.00 DATUM) APPLIED TO THE RECOVERED MONUMENTS ALONG THE WEST LINE OF TOLO ROAD AS SHOWN HEREIN RESULTING IN A BEARING OF S00°06'28"W



FILED
Date 3/2/2022 By PB
This Survey Consists Of:
1 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 12, 2016
PHILIP J. DROSSOS
No. 90718

Renewal 12-31-23

TERRASURVEY, INC.

PROFESSIONAL LAND SURVEYORS

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terrain@bisp.net

JOB NO. 1517-21