## 23614 MAP OF SURVEY SURVEY BY: SURVEY FOR: Kaiser Surveying Glenn and Corinne Tremble 2178 Butte Falls Hwy. 68 Busch Road Eagle Point, OR. 97524 Trail, OR. 97541 and DATE: Cameron Wiggett March 2, 2022 102 Busch Road Trail, OR. 97541 LOCATION: N.E. 1/4 of Section 35, T.33S.,R.1W., W.M., Jackson County, Oregon SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250 O.R. (Tax Lot 203.

PURPOSE: Boundary survey of properties described in Instrument No. 2010-024988 O.R. (Tax Lot 201) and Instrument No. 2020-040975

PROCEDURE:

Equipment used on survey was a Nikon DTM—522 Total Station. The subject properties are located in the Northeast Quarter of Section 35 in Township 33 South, Range 1 West of the Willamette Meridian. The property know as Tax Lot No. 201, described in Instrument No. 2010-024988 O.R. is described by metes and bounds, with its beginning point being on the Southerly boundary of the Southwest quarter of the Northeast quarter of said Section 35. Its Easterly boundary being the East boundary of said quarter-quarter, and Westerly boundary being the East line of a public road (Busch Lane).

SCALE: 1" = 100'

The property known as Tax Lot 203, described in Instrument No. 2020-040975 O.R., also is described by metes and bounds, with its beginning point tied to the North quarter corner of said Section 35. 🔛 Its Easterly boundary also being the Easterly boundary of the Southwest quarter of the Northeast quarter of Section 35, and Westerly boundary being the Easterly boundary of a public road (Busch Road). Subsequently, with both these properties being tied to different sectional subdivision corners of Section 35, the chance of there being a gap or overlap in deed boundaries is likely.

In researching these properties, information on filed Survey No. 3968 by surveyor Hurst, in which he conducted a boundary survey of Tax Lot 203 and makes mention of serious survey discrepancies appear involved in this general area due in part to dimensional and meridianal difference between Recorded Survey Nos. 1568 and 3662 by surveyor Ager. Hurst also states, these discrepancies should be resolved by a correct Sectional subdivision of Section 35 or a recorded agreement between property owners.

The first deed out for Tax Lot 201 was Instrument No. 66-02771 O.R. and recorded January 27, 1966. The first deed out for Tax Lot 203, being an agreement of sale, was Instrument No. 69-01984 O.R. and recorded March 19, 1969. Which gives property know as Tax Lot 201 senior rights if a deed overlap exists.

On filed Survey No. 7210 surveyor McGinty conducted a subdivision of Section 35. I made survey ties to Government corners and sectional subdivision corners set on the McGinty survey as shown hereon and found that an approximate 29-foot gap exists between the deeded boundary of the subject properties.

This gap between deeded boundaries was resolved by Suit to Quiet Title, Circuit Court Case No. 22CV01295 with title to the real property being obtained by Glenn and Corinne Tremble, being the owners of Tax Lot No. 201, with court document recorded in Instrument No. 2022-008200 O.R..

RECEIVED \* /<sub>Date</sub> <u>3 25 22</u> By <u>SS</u> This survey consists of: \_sheet(s) Map page(s) Narrative JACKSON COUNTY SURVEYOR

**PROFESSIONAL** LAND SURVEYOR EXP. 6-30-23

COUNTY BRASS CAP - C.S. 1987 1/4 CORNER N89'49'16"W 2641.64' ((N89'48'24"W, 2641.76')) FOUND 1" IRON PIPE WITH
COUNTY BRASS CAP - C.S. 1987 EAST 1/16 CORNER~ 1320.82' ((1320.88')) 1320.82' ((1320.88')) S89°48'47"W 1320.93' ((S89°49'05"W, 1320.75')) 320.56' ((1320.75')) S89°48'32"W ((S89°49'05"W)) NORTHEAST 1/16 CORNER CENTER NORTH 1/16 CORNER NORTH 1/16 CORNER S89°54'40"W (S89°54'25"W) 254.50', (267.54'±) 737.41' (737.36') EAST 324.16' (324.15') 197.45' ^(197.42') 392.31' (392.29') 147.64' (147.65')-S0'05'18"E, WIRE FENCE WITHIN 0.5' OF > \$4'19'23"E, 128.29' / (\$4'19'40"E, 128.24') DEED PROPERTY BOUNDARY ARENA AREA 16.7'-INSTRUMENT NO. 2020-040975 O.R. [FIRST DEED OUT = INST. NO. 69-01984 O.R.]  $ARFA = 16.23 AC.\pm$ **LEGEND**  $\Delta$  = Found 1/2" Iron Pin See S.N. 3968 o = Found 5/8" Iron Pin S.N. 3968 SOUTH BOUNDARY PER DEED, INSTRUMENT NO. 2020-040975 O.R.  $\Box$  = Found 5/8" Iron Pin OLD WIRE FENCE WITHIN 1.0' OF DEED BOUNDARY ⊚ = Found Government Monument as Indicated **7--15.3**' N89'55'47"W 655.02' (S89'54'45"E, 654.94') 639.38'  $\bullet$  = Set 5/8" × 30" Rebar with 29.07' DEED GAP AREA - SEE INSTRUMENT No. 2022-008200 O.R. Orange Plastic Cap marked >35.61 `15.64**'** N34'30'01"W, 51.99' (51.99') B KAISER LS 52923' 1.5' 4.0' N89'57'12"W 619.11' 16.38 -x - x = Fence(((WEST, 660.39'))) S.N. = Filed Survey Number GARAGE' County Surveyors Office NORTH BOUNDARY PER DEED, INSTRUMENT NO. 2010-024988 O.R. C.S. = County SurveyO.R. = Jackson County Official Records R.M. = Reference Monument INSTRUMENT NO. 2010-024988 O.R. = Record/S.N. 3968 and/or Instrument No. 2020-040975 O.R. [FIRST DEED OUT = INST. NO. 66-02771 O.R.]  $AREA = 4.57 AC.\pm$ = Record/S.N. 7210 ((())) = Record/Instrument No. 2010-024988 O.R. 1/4 CORNER FOUND 1" IRON PIPE WITH COUNTY BRASS CAP - C.S. 1994 CENTER EAST 1/6 COR.~ ((1320.69')) CENTER 1/4 CORNER 1320.72 1320.72' ((1320.69')) 415.00 486.96' (((S89'51'E, 501.44'))) N89°26'35"E ((BASIS OF BEARINGS S.N. 7210))

Map., No. 331W35 Tax Lot Nos. 201 and 203