

LEGEND

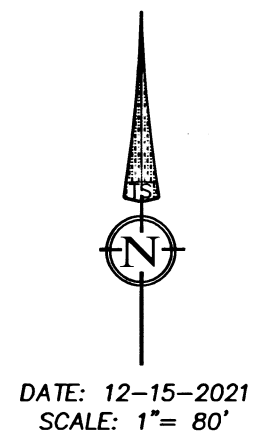
- BOUNDARY LINE
- FOUND 2-1/2" BRONZE CAP ON 1" IRON PIPE PER S/N 4457
- CALCULATED POSITION, NOTHING FOUND NOR SET
- FOUND 1-1/2" IRON PIPE PER S/N 3621
- FOUND 3/4" IRON PIPE PER S/N 3698
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "LJ FRIAR & ASSOC" PER S/N 14863 OR 20484
- SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP STAMPED "DROSSOS LS 90718"
- EXISTING BARB OR WIRE FENCE
- 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
- JCDR JACKSON COUNTY DEED RECORDS
- W.D. WITNESS DISTANCE
- (R1) RECORD DATA PER S/N 3698
- (R2) RECORD DATE PER S/N 20484
- (DR) DEED RECORD

MAP OF SURVEY PROPERTY LINE ADJUSTMENT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31,
TOWNSHIP 38 SOUTH, RANGE 1 EAST,
WILLAMETTE MERIDIAN,
JACKSON COUNTY, OREGON

SURVEY FOR:
DAN JOVICK

1348 FRANK HILL ROAD
ASHLAND, OR 97520



DATE: 12-15-2021
SCALE: 1" = 80'

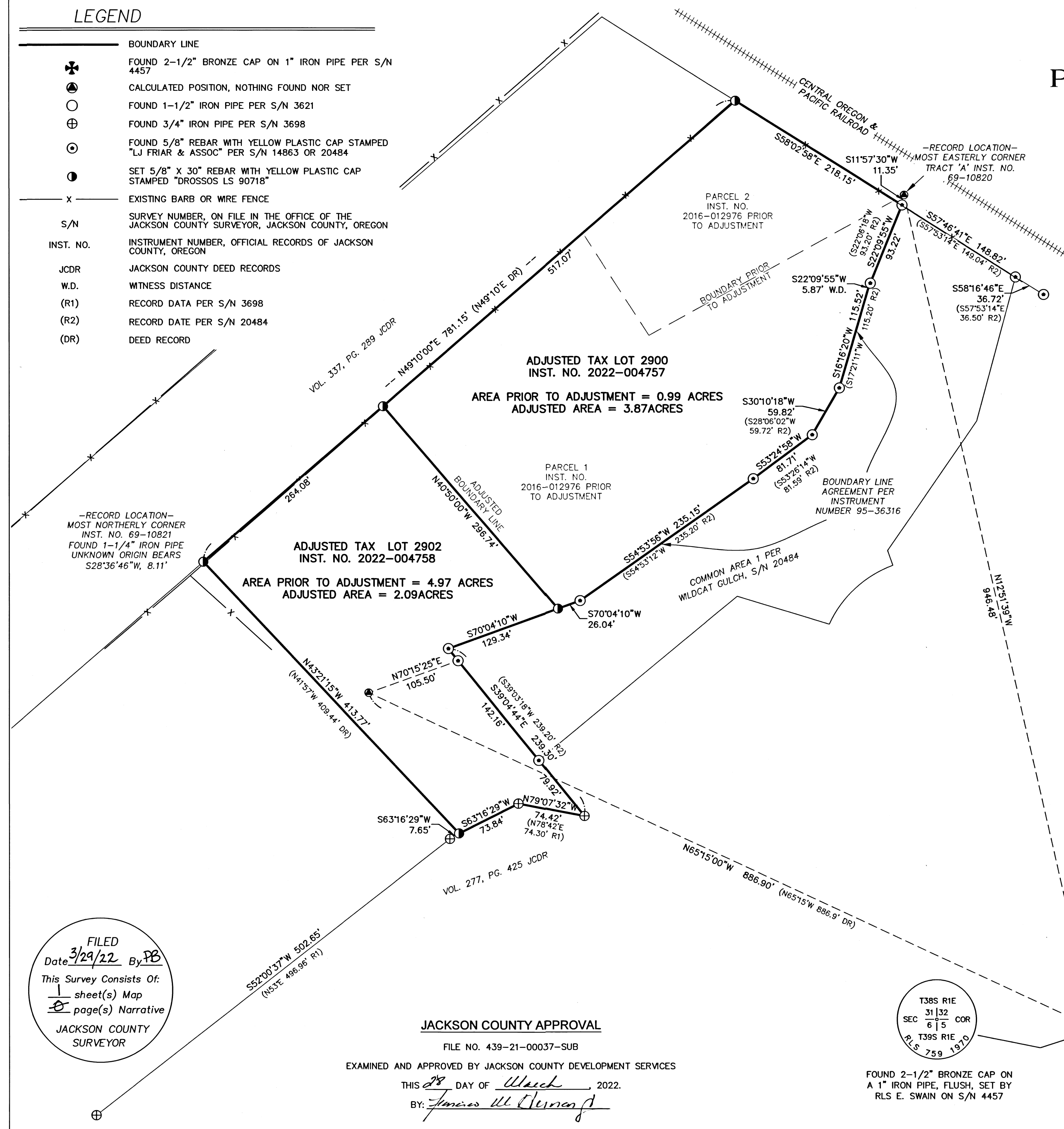
**SURVEY NARRATIVE
TO COMPLY WITH O.R.S. 209.250**

PURPOSE:
TO SURVEY AND MONUMENT A PROPERTY LINE ADJUSTMENT BETWEEN THOSE TRACTS OF LAND DESCRIBED IN INSTRUMENT NUMBER 2016-012976 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AS APPROVED BY JACKSON COUNTY PLANNING DIVISION AS FILE NO. 439-21-00037-SUB.

PROCEDURE:
USING A TRIMBLE S-6 ROBOTIC TOTAL STATION AND R-10 GPS RECEIVERS, I RECOVERED AND TIED EXISTING MONUMENTS OF RECORD. THE POINT OF COMMENCEMENT FOR MANY OF THE TRACTS OF LAND DESCRIPTIONS IN THIS AREA IS THE SECTION CORNER COMMON TO SECTIONS 5 AND 6, TOWNSHIP 39 SOUTH, RANGE 1 EAST, AND SECTION 31 AND 32, TOWNSHIP 38 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN. SAID SECTION CORNER BEING LOCATED AND HELD ON SURVEY NUMBER (S/N) 3621. S/N 4457 DID NOT AGREE WITH THE LOCATION OF SAID CORNER ON S/N 3621 AND AN EXTENSIVE RETRACEMENT WAS PERFORMED. S/N 4457 RECOVERED ORIGINAL EVIDENCE AND ESTABLISHED A DIFFERENT LOCATION FOR SAID SECTION CORNER. I HOLD THE SECTION CORNER AS ESTABLISHED ON SAID S/N 4457 AS THE DEED CORNER FOR THE TRACTS OF LAND SURVEYED HEREIN AS THE PARENT TRACT KNOWN AS, AND CALLED FOR, AS THE "GANIARD TRACT" HAS BEEN DESCRIBED THE SAME AS FAR BACK AS 1911 (VOL. 113, PG. 322). AS SURVEY L.E. AGER STATES ON S/N 3621, HE FIRST FINDS A 3/4" IRON PIPE IN 1954 AND REPLACES IT WITH HIS 1-1/2" IRON PIPE. HE FINDS NO ORIGINAL EVIDENCE AND THUS I DO NOT HOLD THIS POSITION AS A DEED CORNER. THIS RESOLUTION FITS THE EXISTING FENCES, MANY OF WHICH APPEAR TO BE OLD, AND LINES OF OCCUPATION VERY WELL.

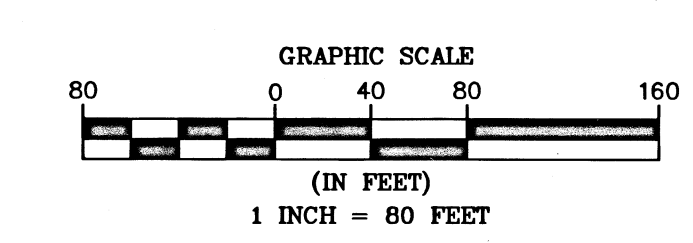
THE EASTERLY LINE OF THE SUBJECT PROPERTY WAS ESTABLISHED BY BOUNDARY LINE AGREEMENT AND I HOLD THE RECOVERED CORNER MONUMENTS AS FOUND. THE NORTHERLY LINE IS THE SOUTHERLY RIGHT-OF-WAY OF THE CENTRAL OREGON & PACIFIC RAILROAD. I TIE THE CENTER OF THE EXISTING TRACTS AND OFFSET 50.00 FEET TO ESTABLISH SAID NORTHERLY LINE. THE WESTERLY AND SOUTHWESTERLY LINES WERE HELD AT DEED RECORD DIMENSIONS. THE SOUTHWESTERLY MOST CORNER LINE ESTABLISHED AT DEED RECORD DIMENSIONS AND THE SOUTH LINE WAS ESTABLISHED BY HOLDING THE RECOVERED CORNER MONUMENTS AS FOUND.

BASIS OF BEARING - BEARINGS ARE GEODETIC AS DETERMINED BY GPS OBSERVATIONS, AND ARE ORIENTED TO TRUE GEODETIC NORTH AT THE SECTION CORNER COMMON TO SECTIONS 31 & 32, TOWNSHIP 38 SOUTH, RANGE 1 EAST, AND SECTIONS 5 & 6, TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN



FILED
Date 3/29/22 By PB
This Survey Consists Of:
1 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY
SURVEYOR

JACKSON COUNTY APPROVAL
FILE NO. 439-21-00037-SUB
EXAMINED AND APPROVED BY JACKSON COUNTY DEVELOPMENT SERVICES
THIS 28 DAY OF March, 2022.
BY: *James W. Jensen*



REGISTERED
**PROFESSIONAL
LAND SURVEYOR**
Philip J. Drossos
OREGON
JULY 12, 2016
PHILIP J. DROSSOS
No. 90718
Renewal 12-31-23

T38S R1E
SEC 31 | 32 COR
6 | 5
T39S R1E
RLS 759 1970
FOUND 2-1/2" BRONZE CAP ON
A 1" IRON PIPE, FLUSH, SET BY
RLS E. SWAIN ON S/N 4457

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