

MAP OF SURVEY
PROPERTY LINE ADJUSTMENT

SITUATED IN THE SW1/4 OF THE SW1/4 OF SEC. 30 &
THE NW1/4 OF THE NW1/4 OF SEC. 31, T.37S., R.2W.,
W.M., JACKSON COUNTY, OREGON.

DESCRIPTIONS FOR ADJUSTED PARCELS
RECORDED IN:

(TRACT 1, TAX LOT 5200) DOCUMENT NO. 2022-019389
JACKSON COUNTY OFFICIAL RECORDS.

(TRACT 2, TAX LOT 2500) DOCUMENT NO. 2022-019390
JACKSON COUNTY OFFICIAL RECORDS.

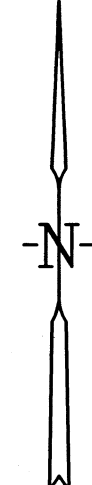
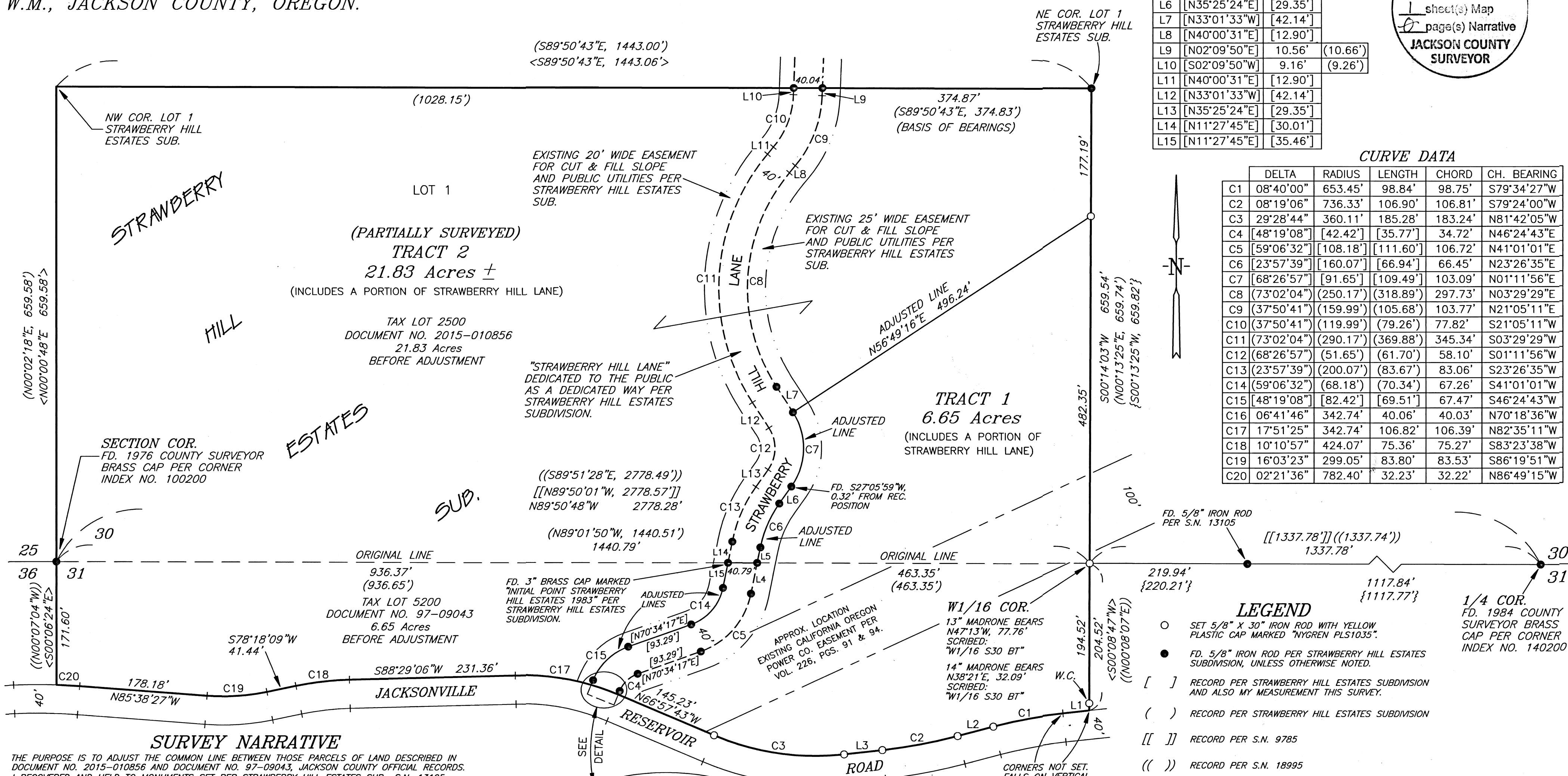
LINE DATA

	BEARING	DISTANCE
L1	S83°54'27"W	36.76'
L2	S75°14'27"W	51.40'
L3	S83°33'33"W	53.67'
L4	[N11°27'45"E]	[43.45']
L5	[N11°27'45"E]	[22.02']
L6	[N35°25'24"E]	[29.35']
L7	[N33°01'33"W]	[42.14']
L8	[N40°00'31"E]	[12.90']
L9	[N02°09'50"E]	10.56' (10.66')
L10	[S02°09'50"W]	9.16' (9.26')
L11	[N40°00'31"E]	[12.90']
L12	[N33°01'33"W]	[42.14']
L13	[N35°25'24"E]	[29.35']
L14	[N11°27'45"E]	[30.01']
L15	[N11°27'45"E]	[35.46']

FILED
Date 4/27/22 By PB
This Survey Consist Of:
1 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

CURVE DATA

	DELTA	RADIUS	LENGTH	CHORD	CH. BEARING
C1	08°40'00"	653.45'	98.84'	98.75'	S79°34'27"W
C2	08°19'06"	736.33'	106.90'	106.81'	S79°24'00"W
C3	29°28'44"	360.11'	185.28'	183.24'	N81°42'05"W
C4	[48°19'08"]	[42.42']	[35.77']	34.72'	N46°24'43"E
C5	[59°06'32"]	[108.18"]	[111.60"]	106.72'	N41°01'01"E
C6	[23°57'39"]	[160.07"]	[66.94"]	66.45'	N23°26'35"E
C7	[68°26'57"]	[91.65"]	[109.49"]	103.09'	N01°11'56"E
C8	[73°02'04"]	(250.17')	(318.89')	297.73'	N03°29'29"E
C9	(37°50'41")	(159.99')	(105.68')	103.77'	N21°05'11"E
C10	(37°50'41")	(119.99')	(79.26')	77.82'	S21°05'11"W
C11	(73°02'04")	(290.17')	(369.88')	345.34'	S03°29'29"W
C12	(68°26'57")	(51.65')	(61.70')	58.10'	S01°11'56"W
C13	(23°57'39")	(200.07')	(83.67')	83.06'	S23°26'35"W
C14	(59°06'32")	(68.18')	(70.34')	67.26'	S41°01'01"W
C15	[48°19'08"]	[82.42"]	[69.51"]	67.47'	S46°24'43"W
C16	06°41'46"	342.74'	40.06'	40.03'	N70°18'36"W
C17	17°51'25"	342.74'	106.82'	106.39'	N82°35'11"W
C18	10°10'57"	424.07'	75.36'	75.27'	S83°23'38"W
C19	16°03'23"	299.05'	83.80'	83.53'	S86°19'51"W
C20	02°21'36"	782.40'	32.23'	32.22'	N86°49'15"W



LEGEND

- SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "NYGREN PLS1035".
 - FD. 5/8" IRON ROD PER STRAWBERRY HILL ESTATES SUBDIVISION, UNLESS OTHERWISE NOTED.
 - [] RECORD PER STRAWBERRY HILL ESTATES SUBDIVISION AND ALSO MY MEASUREMENT THIS SURVEY.
 - () RECORD PER STRAWBERRY HILL ESTATES SUBDIVISION
 - [[]] RECORD PER S.N. 9785
 - (()) RECORD PER S.N. 18995
 - { } RECORD PER S.N. 13105
 - < > COMPUTED MEASUREMENT USED THIS SURVEY
 - W.C. WITNESS CORNER
- BEARINGS BASED ON STRAWBERRY HILL ESTATES SUBDIVISION.

SURVEY NARRATIVE

THE PURPOSE IS TO ADJUST THE COMMON LINE BETWEEN THOSE PARCELS OF LAND DESCRIBED IN DOCUMENT NO. 2015-010856 AND DOCUMENT NO. 97-09043, JACKSON COUNTY OFFICIAL RECORDS. I RECOVERED AND HELD TO MONUMENTS SET PER STRAWBERRY HILL ESTATES SUB., S.N. 13105, CORNER INDEX NO. 100200 AND CORNER INDEX NO. 140200, WHICH WERE FOUND AS SHOWN ON THE ANNEXED MAP. THENCE I SET MONUMENTS AS SHOWN ON THE ANNEXED MAP.

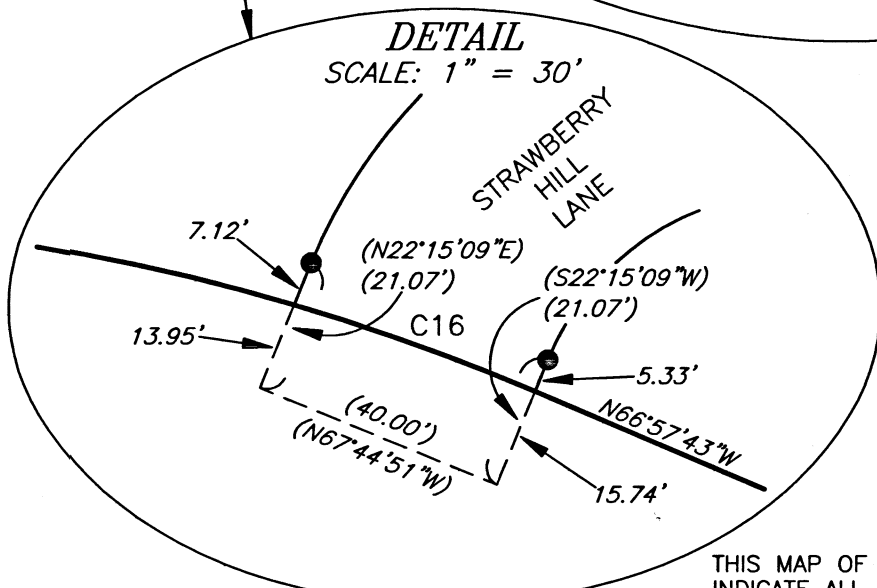
MY RESEARCH ON JACKSONVILLE RESERVOIR ROAD INCLUDED ACCESSING THE ONLINE ROAD FILE. IT WAS APPARENT THAT THERE WAS A DISCREPANCY IN THE LOCATION OF THE EXISTING ROAD AND THE ROAD DESCRIBED IN THE 1906 COUNTY ROAD RECORD NO. 3 AND COMMISSIONERS JOURNAL VOL. 12, PG. 552. A HARDY ENGINEERING REPORT DATED OCTOBER 11, 2005 GAVE AN OPINION THAT THE 1906 LEGAL DESCRIPTION CANNOT BE SURVEYED ON THE GROUND WITH ANY PROFESSIONAL CERTAINTY OR INTEGRITY. AFTER COMPUTING THE 1906 LEGAL DESCRIPTION AND APPLYING DIFFERENT ROTATIONS TO BEST FIT, I AGREE WITH THE OPINION MADE IN THE HARDY ENGINEERING REPORT AND THEREFORE LOCATE JACKSONVILLE RESERVOIR ROAD BY USING AS-BUILT CENTERLINE.

THE WEST ONE-SIXTEENTH CORNER OF SECTION 30 WAS SET PER S.N. 9785 BUT WAS NOT FOUND THIS SURVEY. THERE IS NO RECORD OF BEARING TREES. I RE-ESTABLISH THE WEST ONE-SIXTEENTH CORNER USING RECORD DISTANCE OF 463.35 FEET PER STRAWBERRY HILL ESTATES SUB. WHICH AGREES WITH RECORD DISTANCE TO THE QUARTER CORNER COMMON TO SECTIONS 30 AND 31 PER S.N. 9785.

THE EAST AND WEST LINES OF THE NORTHWEST QUARTER OF SECTION 31 WERE COMPUTED SOUTHERLY TO JACKSONVILLE RESERVOIR ROAD USING RECORD BEARINGS PER S.N. 18995 PRIOR TO ROTATION TO THIS SURVEY.

LOT ACREAGES PER STRAWBERRY HILL ESTATES SUB. INCLUDES PORTIONS WITHIN STRAWBERRY HILL LANE. TRACT ACREAGES PER THIS SURVEY INCLUDE PORTIONS WITHIN STRAWBERRY HILL LANE.

A NIKON NPL-322 TOTAL STATION WAS USED TO EXECUTE THIS SURVEY.



REGISTERED PROFESSIONAL LAND SURVEYOR
GERALD V. NYGREN
AUGUST 22, 1975
1035
RENEW: 12-31-22

EXAMINED AND APPROVED BY THE JACKSON COUNTY DEVELOPMENT SERVICES
THIS 24th DAY OF June, 2022.

SURVEYED FOR:
MICHAEL & GINA WHELOCK
P.O. BOX 1917
JACKSONVILLE, OR 97530

GERALD V. NYGREN
522 BARKER DRIVE
MERLIN, OREGON 97532

DATE: MAY 4, 2022
SCALE: 1" = 100'
JOB NO. 21-81