

SURVEY BY:



Martin C. Stewart PLS 2057

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Date: AUGUST 2, 2022

Registered Professional LAND SURVEYOR

Martin C. Stewart

Oregon July 15, 1983 MARTIN C. STEWART 2057

Surveyor's Registration
Renewal Date is June 30, 2024

MAP of SURVEY

for a Property Line Adjustment
Jackson County Development Services
File No. 439-22-00037-SUB

located in the Southeast One-Quarter of Section 35
Township 36 South of Range 2 West of the
Willamette Base & Meridian in Jackson County, Oregon

Don & Judy Lacey

549 Wilson Road
Central Point, Oregon 97502

Approval

Jackson County Development Services

Jackson County Planning Director

10/4/2022
Date

Narrative of Survey to comply with O.R.S. 209.250

purpose: to prepare a Property Line Adjustment for all of that tract of land as set forth in Document No. 2016-27248 D.R.J.Co. (originally conveyed in Volume 282 Page 58 Deed Records Jackson Co.) and all of that of land as set forth in Document No. 2017-13367 D.R.J.Co. (originally conveyed in Volume 354 Page 229 Deed Records Jackson Co.)

procedure: a Nikon DTM 520 with Seco retro reflectors to evaluate found monumentation and fence locations. As mentioned in filed surveys 12992 and 12965 the fences at that time were not based on survey. At the time of this survey only the most easterly fence as shown on the Map of Survey does not conform to the surveyed property line. The other fences have since been moved to the correct location relative to the survey record.

The fence in question is a significant encroachment onto the Lacey's property. The current owner(s) of T.L. 101 seems reluctant to acknowledge the encroachment. The old fence has been replaced in many places with new boards and posts. It has been suggested that the two properties i.e. adjusted Tax Lot 400 and Tax Lot 101 agree to a future property line adjustment to quiet title for the land between the fence and the surveyed property line.

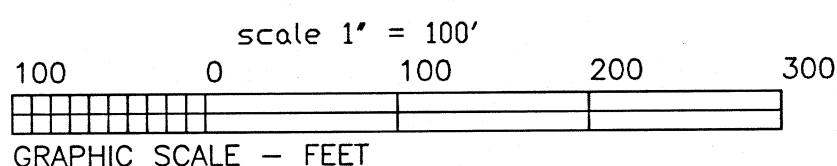
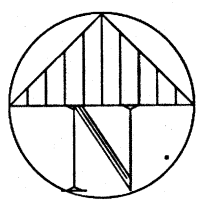
Filed Surveys No. 12292 and No. 22434 provided monumentation that controlled the location of the Southeast property corner. Though they both used slightly different approaches to the resolution of the aliquot deed calls relative to the fences lines. The resultant dimensions fit quite favorably for both surveys.

Northeast corner of the Southwest One-Quarter of the Northeast One-Quarter of the Southeast One-Quarter of Section 35

Legend

- fd. 5/8" iron rod with a orange plastic cap marked: "R.Roberts LS1656" as per f.s.22434
- fd. 5/8" iron rod with a red plastic cap marked: "DA Edwards LS2339" as per f.s.12992
- fd. 5/8" iron rod with a orange plastic cap marked: "Neathamer LS56545" as per f.s.18969 unless otherwise noted
- set a 1/2" by 24" iron rod with a red plastic cap marked: "STEWART LS 2057"
- ◁ computed location nothing found nor set
- () = Bearing & Distance as per filed survey, deed record or official record
- f.s.=filed survey found in the Jackson County Surveyor's Office
- D.R.J.Co. =Official Records of Jackson County, Oregon

note* if there is no record dimension shown in brackets () it is identical to the bearing and distance shown

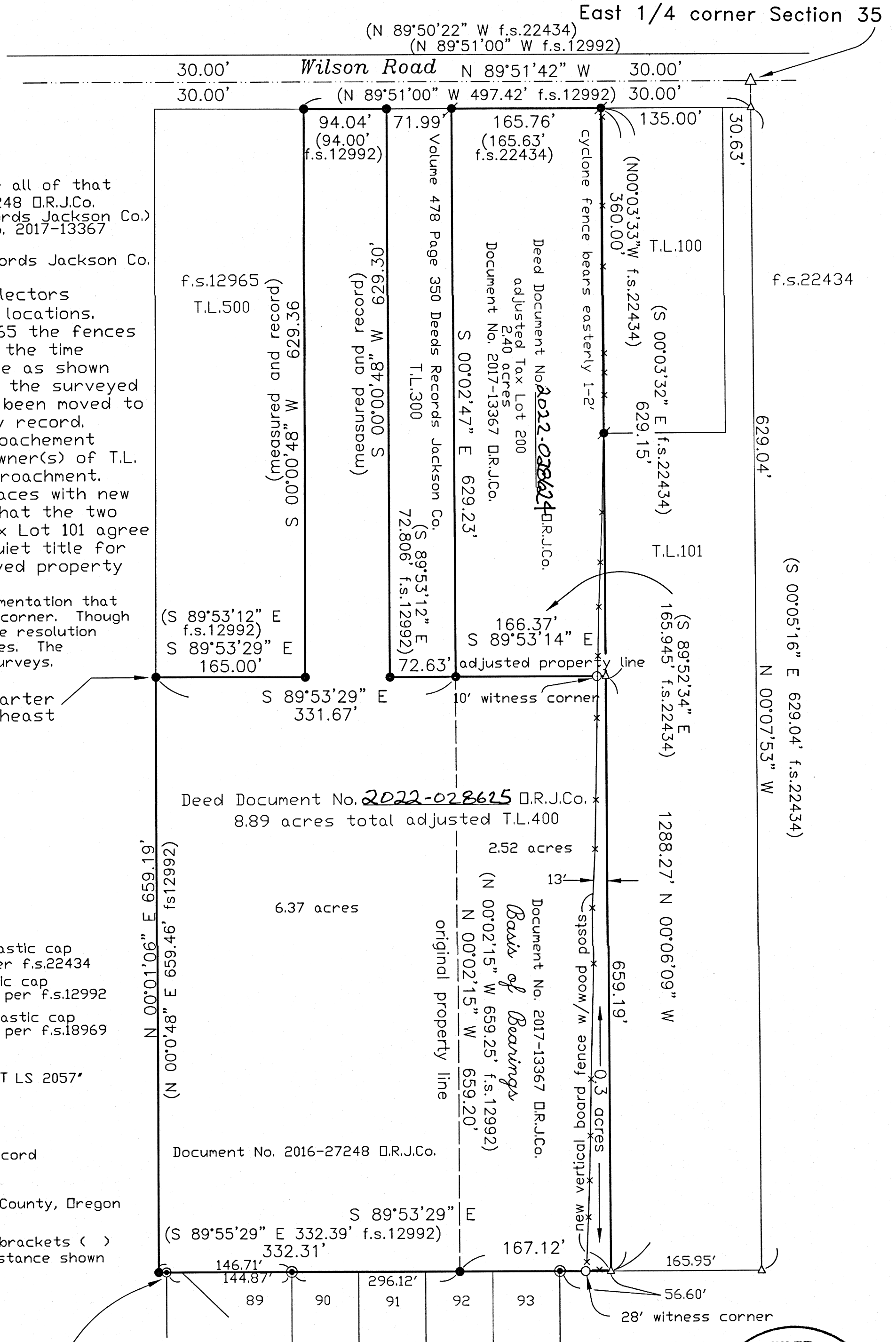


Tax Lots 200 & 400 36s-2w-35d

file: 362w35.crd & 362w35.dwg

This Plat was prepared with a HP Designjet 430 using HP product #51640A on Continental #JPC4m2 polyester film

sheet one of one



FILED
Date 10/7/22 By PB
This Survey Consist Of:
1 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR