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MAP SURVEY BY: ApprovalSURVEY Jackson County Developement Services Property Line Adjustment Jackson County Developement Services C. Stewart PLS 2057 File No. 439-22-00037-SUB 2585 East Main Street located in ASHLAND, OREGON 97520 the Southeast One/Quarter of Section 35 email: marty.stewart1@gmail.com cell: (541) 301-2096 Township 36 South of Range 2 West of the Willamette Base & Meridian in Jackson County, Oregon Date: AUGUST 2, 2022 Registered Judy Lacey Professional LAND SURVEYOR Martinc. Stewart 549 Wilson Road Central Point, Oregon 97502 July 15, 1983 MARTIN C. STEWART 2057 East 1/4 corner Section 35 (N 89°50'22" W f.s.22434) Surveyor's Registration (N 89°51'00" W f.s.12992) Renewal Date is June 30, 2024 Wilson Road 30.00 N 89°51'42" W 30.00 (N 89.51'00" W 497.42' f.s.12992) 30.00' 30.00 30 135.00 71.99 94.04 165.76 Narrative of Survey (94.00)(165.63' f.s.22434) Volume .63 to comply with O.R.S.Ž09.250 .s̀.12992) (N00°03'33"W 360.00' 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 478 □.R.J.Co. T.L.100 (originally conveyed in Volume 354 Page 229 Deed Records Jackson Co. f.s.12965 😙 f.s.22434 350 adjusted Tax Lot 200 2,40 acres ment No. 2017-13367 D. procedure: a Nikon DTM 520 with Seco retro reflectors T.L.500 to evaluate found monumentation and fence locations. and rec 629.3 As mentioned in filed surveys 12992 and 12965 the fences 00.03 and 48" \ at that time were not based on survey. At the time Records T.L.300 No. 2022-028624 A.R.J.CO of this survey only the most easterly fence as shown 32" (measured S 00.00' on the Map of Survey does not conform to the surveyed property line. The other fences have since been moved to E | 629.04 the correct location relative to the survey record. |f.s.22434)).15 The fence in question is a significant encroachement Jackson Co □.R.J.Co. onto the Lacey's property. The current owner(s) of T.L. 101 seems reluctant to acknoweldge the encroachment. The old fence has been replaced in many places with new Co. (S 89*53'12" E 6. 72.806' f.s.12992) 7 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 T.L.101 the land between the fence and the surveyed property \widehat{S} line. 00.05,16, Filed Surveys No. 12292 and No. 22434 provided monumentation that (S 89°53'12" E controlled the location of the Southeast property corner. Though 166.37' S 89**°**53'14" f.s.12992) they both used slightly different approaches to the resolution of the aliquot deed calls relative to the fences lines. The S 89°53'29" E resultant dimensions fit quite favorably for both surveys. 52'34" E 5' f.s.22434) 165.00 Ш 00.07,53" 629.04 Northeast corner of the Southwest One-Quarter, S 89°53'29' witness'corne 331.67 of the Northeast One-Quarter of the Southeast One-Quarterof Section 35 f.s.22434) ≶ Deed Document No. 2022-028625 [].R.J.Co. 8.89 acres total adjusted T.L.400 288 2.52 acres .27 134 Z 00°02'15" W 659.25' N 00°02'15" W 6.37 acres Legend00.06 ø fd. 5/8" iron rod with a orange plastic cap marked: "R.Roberts LS1656" as per f.s.22434 9 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 ဖျှ Ô 00 o set a 1/2" by 24" iron rod with a 659.20 red plastic cap marked: "STEWART LS 2057" Z .s.12992) □.R.J.Co a computed location nothing found nor set () = Bearing & Distance as per filed Document No. 2016-27248 D.R.J.Co. survey, deed record or official record f.s.=filed survey found in the Jackson County Surveyor's Office □.R.J.Co. = □fficial Records of Jackson County, □regon S 89°53'29" | E (S 89°55'29" E 332.39' f.s.12992) 332.31° 146.71′ note* if there is no record dimension shown in brackets () 167.12 it is identical to the bearing and distance shown 165.95 144.87 296.12 89 90 92 93 91 28' witness corner FILED Date 10/7/22 By PB fd. 5/8" iron rod with a plastic yellow cap marked: "D.McMahan Ls 1913" Blue Grass Downs phase 2 This Survey Consist Of: as per filed survey no. 18105 I sheet(s) Map Page(s) Narrative JACKSON COUNTY **SURVEYOR** scale 1" = 100' 200 100 Tax Lots 200 & 400 36s-2w-35d sheet one of one S file: 362w35.crd & 362w35.dwg GRAPHIC SCALE - FEET This Plat was prepared with a HP Designjet 430 using HP product #51640A on Continental #JPC4m2 polyester film