

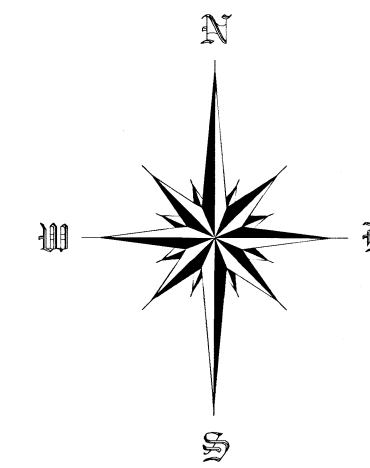
PROPERTY LINE ADJUSTMENT / MAP OF SURVEY

LOCATED WITHIN
THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER
OF SECTION 16
TOWNSHIP 36 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN
JACKSON COUNTY, OREGON

FOR
DUSTY RIDGE DEVELOPMENT, LLC
335 LLOYELLEN DRIVE
ROGUE RIVER, OREGON 97537

LEGEND

- FOUND 5/8" REBAR AS NOTED ON PAGE 2
- FOUND PIPE, AS NOTED
- ⊙ FOUND 5/8" REBAR WITH RED PLASTIC CAP, STAMPED "D.A. EDWARDS, PLS 2339", PER S.N. 12275, AS NOTED
- ⊙ FOUND 5/8" REBAR WITH RED PLASTIC CAP, STAMPED "D.A. EDWARDS, PLS 2339", PER AUSTIN SUBDIVISION, AS NOTED
- ⊙ FOUND 5/8" REBAR WITH RED PLASTIC CAP, STAMPED "G.D. WICKS, PLS 1108", PER S.N. 15265, AS NOTED
- ▲ FOUND 1-1/2" ALUMINUM CAP, STAMPED "L.J. FRIAR & ASSOC." PER DOVE PLACE SUBDIVISION, AS NOTED
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP, STAMPED "L.J. FRIAR & ASSOC.", PER DOVE PLACE SUBDIVISION, AS NOTED
- ✖ CALCULATED POSITION, NOTHING FOUND OR SET
- ⊙ CALCULATED POSITION
- SET 5/8" X 30" REBAR WITH ORANGE PLASTIC CAP STAMPED "TO THE POINT L.S."
- () RECORD SURVEY DATA PER S.N. 3786
- [] RECORD SURVEY DATA PER S.N. 12275
- { } RECORD SURVEY DATA PER AUSTIN SUBDIVISION
- < > RECORD SURVEY DATA PER S.N. 15265
- (()) RECORD SURVEY DATA PER DOVE PLACE SUBDIVISION
- [|] RECORD DATA PER INSTRUMENT NUMBER 2022-013303
- R&M RECORD AND MEASURED
- S.N. SURVEY NUMBER
- SUBJECT PROPERTY
- - - DEED LINE
- - - CADASTRAL LINE, AS NOTED
- - - CENTERLINE OF ROAD
- - - ROAD / RAILROAD RIGHT OF WAY
- WOOD FENCE WITHIN 0.5' OF PROPERTY LINE, UNLESS NOTED
- FIELD FENCING
- VINYL FENCE WITHIN 0.5' OF PROPERTY LINE, UNLESS NOTED
- + CENTER OF RAILROAD TRACKS



SCALE 1" = 50'

EAST LINE OF A PARCEL DESCRIBED IN VOLUME 249, PAGE 156 AS DETERMINED ON FILED SURVEY 15265

EAST LINE OF GOVERNMENT LOT 2 IN SECTION 16, TOWNSHIP 36 SOUTH, RANGE 4 WEST AS DETERMINED ON FILED SURVEY 15265

INSTRUMENT NUMBER
2015-031738

**** FILED ****
Date 3/10/23 By PB
This survey consists of
2 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR

DOVE PLACE SUBDIVISION

AUSTIN SUBDIVISION

ADJUSTED TAX LOT 1500
INSTRUMENT NUMBER 2023-004292
ADJUSTED AREA = 2.35 ACRES

SEE PAGE 2 FOR LINE TABLE

CURVE	DELTA	ARC LENGTH	RADIUS	CHORD BEARING	LONG CHORD
C1	5°30'59"	261.30'	2714.03'	N88°21'03"W	261.20'
C2	2°13'48"	105.63'	2714.03'	N89°59'38"W	105.63'
C3	3°17'10"	155.67'	2714.03'	N87°14'09"W	155.64'

THE BASIS OF BEARING FOR THIS SURVEY IS THE WEST BOUNDARY LINE OF SURVEY NUMBER 12275 AS DEFINED BETWEEN THE FOUND MONUMENTS OF SAID SURVEY FILED IN THE JACKSON COUNTY, OREGON SURVEYORS OFFICE

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Jason M. Martin
OREGON
MAY 8, 2012
JASON M. MARTIN
54729

RENEWS: 1/1/2025

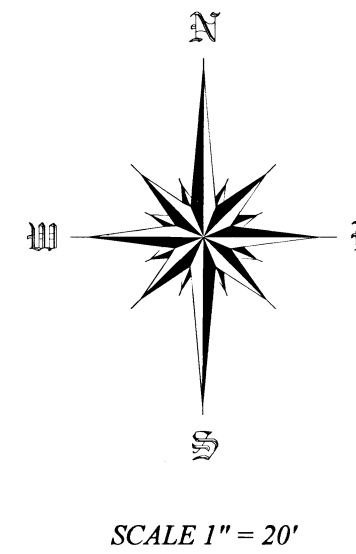
SURVEYED BY:
TO THE POINT LAND SURVEYING, LLC
230 EASE MAIN STREET
ROGUE RIVER, OR 97537
(541) 855-4280
Date: January 30, 2023
Project No. 0034-22

Assessor's Plat No. 364W16DC, Tax Lots 1300, 1400 & 1500

TO THE POINT LAND SURVEYING

PROPERTY LINE ADJUSTMENT / MAP OF SURVEY

LOCATED WITHIN
 THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER
 OF SECTION 16
 TOWNSHIP 36 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN
 JACKSON COUNTY, OREGON
 FOR
DUSTY RIDGE DEVELOPMENT, LLC
 335 LLOYELLEN DRIVE
 ROGUE RIVER, OREGON 97537



LEGEND

- FOUND 5/8" REBAR, AS NOTED
- ⊗ FOUND 5/8" REBAR WITH RED PLASTIC CAP, STAMPED "G.D. WICKS, PLS 1108", PER S.N. 15265, AS NOTED
- ▲ FOUND 1-1/2" ALUMINUM CAP, STAMPED "L.J. FRIAR & ASSOC." PER DOVE PLACE SUBDIVISION, AS NOTED
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- [[]] RECORD DATA PER INSTRUMENT NUMBER 2022-013303
- R&M RECORD AND MEASURED
- S.N. SURVEY NUMBER
- INST. NO. INSTRUMENT NUMBER
- SUBJECT PROPERTY
- - - DEED LINE
- - - CENTERLINE OF ROAD
- - - ROAD / RAILROAD RIGHT OF WAY
- WOOD FENCE WITHIN 0.5' OF PROPERTY LINE, UNLESS NOTED
- ▨ DEED OVERLAP

LINE	BEARING	DISTANCE
L1	{ N 0°38'40"W } R&M	{ 36.97' } R&M
L2	{ N19°46'33"E } R&M	{ 31.00' } R&M
L3	N19°46'33"E	30.00'
L4	N18°46'33"E	30.00'
L5	N15°39'07"E	63.94'
L6	S90°00'00"E	54.16'
L7	S84°49'00"E	23.62'
L8	N84°49'00"W	5.69'
L9	S 0°38'40"E	5.65'

ADJUSTED TAX LOT 1500
 INSTRUMENT NUMBER 2023-004292
 ADJUSTED AREA = 2.35 ACRES

EXAMINED AND APPROVED BY THE CITY OF ROGUE RIVER,
 THIS 9th DAY OF March, 2023.

Ryan Nolan (SIGNATURE)
 CITY ADMINISTRATOR

Ryan Nolan (PRINT NAME)
 CITY ADMINISTRATOR
 (FILE NUMBER PLA 2022-01)

** FILED **
 Date 3/10/23 By PB
 This survey consists of
2 sheet(s) Map
1 page(s) Narrative
 JACKSON COUNTY
 SURVEYOR

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

OREGON
 MAY 8, 2012
 JASON M. MARTIN
 54729

RENEWS: 1/1/2025

SURVEY NARRATIVE ON SEPARATE SHEET
 TO COMPLY WITH O.R.S. 209.250

SURVEYED BY:
TO THE POINT LAND SURVEYING, LLC
 230 EASE MAIN STREET
 ROGUE RIVER, OR 97537
 (541) 855-4280

Date: January 30, 2023
 Project No. 0034-22

SURVEY NARRATIVE

TO COMPLY WITH O.R.S. 209.250

DATE: JANUARY 30, 2023

SURVEY FOR: DUSTY RIDGE DEVELOPMENT, LLC
335 LLOYELLEN DRIVE
ROGUE RIVER, OREGON 97537

SURVEY BY: TO THE POINT LAND SURVEYING, LLC
230 EAST MAIN STREET
ROGUE RIVER, OREGON 97537

LOCATION: THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16,
TOWNSHIP 36 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN, JACKSON
COUNTY, OREGON

PURPOSE: TO SURVEY AND MONUMENT A PROPERTY LINE ADJUSTMENT BETWEEN
THREE PIECES OF PROPERTY DESCRIBED IN INSTRUMENT NUMBER
2022-013303 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, PER
THE CITY OF ROGUE RIVER PLANNING NUMBER PLA 2022-01 AND THE
REQUEST OF THE CLIENT.

PROCEDURE: THIS SURVEY WAS CONDUCTED USING A LEICA TCRP 1203+ ROBOTIC TOTAL
STATION, DISTANCE PRISMS AND A LEICA CS15 DATA COLLECTOR. THE
BASIS OF BEARING FOR THIS SURVEY IS THE WEST BOUNDARY OF SURVEY
NUMBER 12275 AS DEFINED BETWEEN THE FOUND MONUMENTS OF SAID
SURVEY FILED IN THE JACKSON COUNTY, OREGON SURVEYORS OFFICE.

THE SOUTHERLY RIGHT OF WAY LINE OF FOOTHILL BOULEVARD WAS
DETERMINED AND HELD FROM FOUND MONUMENTS ON FILED SURVEYS
10794, 12275 AND DOVE PLACE SUBDIVISION.

THE EASTERLY BOUNDARY LINE WAS HELD AS DETERMINED ON AUSTIN
SUBDIVISION.

THE SOUTHERLY BOUNDARY LINE WAS DETERMINED BY LOCATING THE
CENTER OF THE RAILROAD TRACKS AS WAS DONE ON AUSTIN AND DOVE
PLACE SUBDIVISIONS. THE MONUMENTS FROM THOSE SUBDIVISION FIT
VERY WELL WITH OUR CENTERLINE LOCATION.

FILED SURVEY 15265 DETERMINED A DEED OVERLAP ALONG THE
WESTERLY BOUNDARY OF OUR CLIENTS PROPERTY WITH A STATEMENT
IN THE NARRATIVE THAT A PROPERTY LINE ADJUSTMENT SHOULD BE
PERFORMED TO CORRECT THIS OVERLAP. OUR RESEARCH COULD NOT
LOCATE ANY SUCH ADJUSTMENT. SINCE DOVE PLACE SUBDIVISION WAS
APPROVED AND CREATED, THIS OFFICE IS HOLDING THE EAST BOUNDARY
LINE AS DETERMINED ON SAID SUBDIVISION. THIS OFFICE FINDS THAT
INSTRUMENT NUMBERS 2015-031738 AND 2022-013303 OVERLAP BY 17.84 FEET,
ALONG WITH A HOUSE AND GARAGE ENCROACHMENT INTO INSTRUMENT
NUMBER 2015-031738. THE CLIENT HAS BEEN INFORMED OF THE ISSUES,
HOWEVER, NO RESOLUTION HAS BEEN REACHED AT THIS TIME.

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JACKSON COUNTY
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Jason M. Martin
OREGON
MAY 8, 2012
JASON M. MARTIN
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RENEWS: 1/1/2025