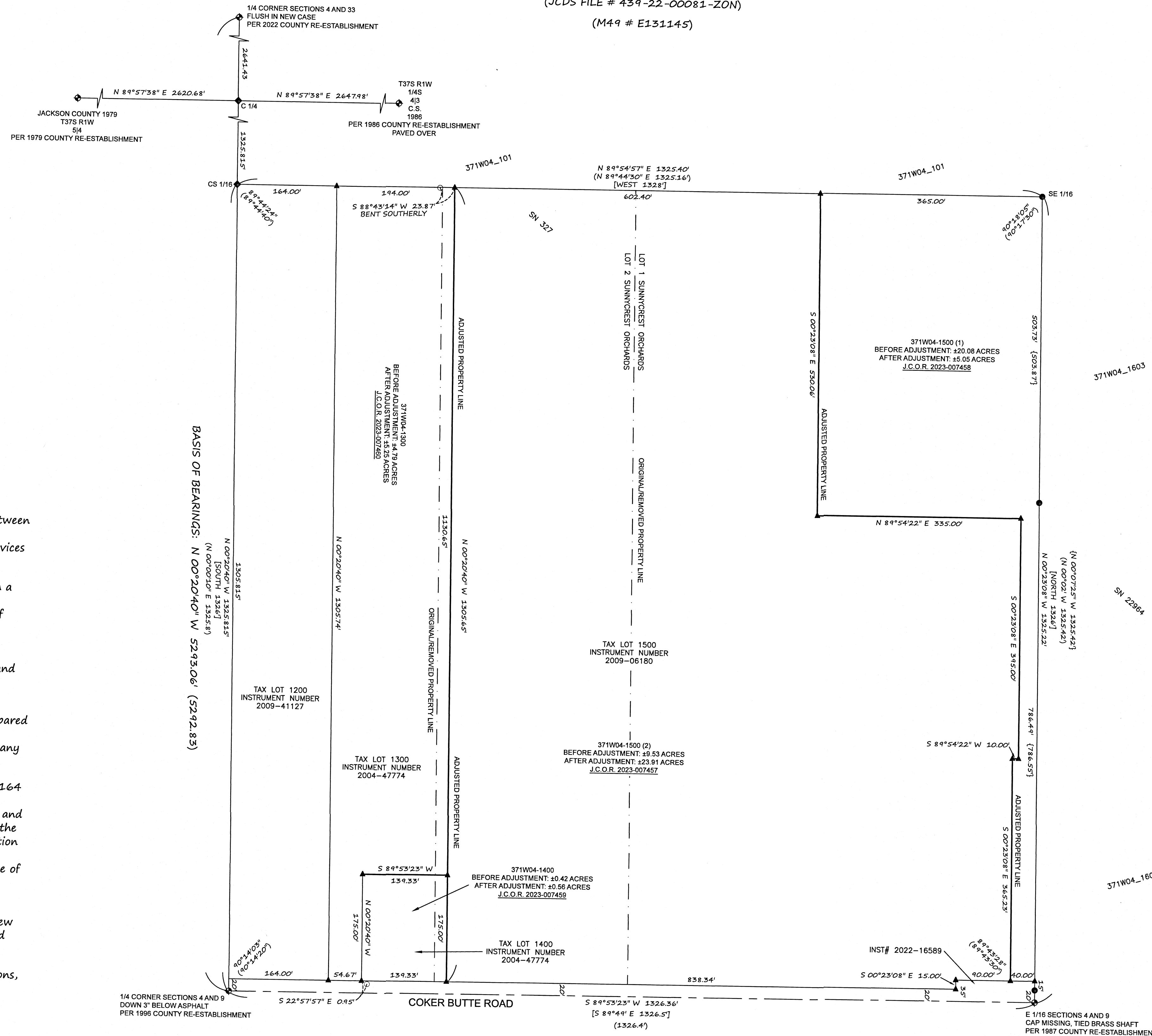


# MAP OF SURVEY PROPERTY LINE ADJUSTMENT

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 4  
TOWNSHIP 37 SOUTH, RANGE 1 WEST  
WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON  
(JCDS FILE # 439-22-00081-ZON)  
(M49 # E131145)



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

DATE FINAL MONUMENT SET: March 14, 2023

#### BASIS OF BEARINGS:

Geodetic North  
 Per NAD 83 (2011)(2010.00)  
 Projected onto  
 Oregon Coordinate Reference System (OCRS)  
 Grants Pass Ashland Zone NAD 83 (2011) Datum  
 Zone Definition  
 Transverse Mercator Projection NAD 83  
 Latitude of Grid Origin: 41°45'00"N  
 Central Meridian: 123°20'00"W  
 False Northing: 0.000 m  
 False Easting: 50000.000 m  
 Central Meridian Scale: 1.000043 (exact)  
 Per OAR 734-005-0015 (3)(p)

PURPOSE OF SURVEY: To survey and monument the line between four adjusted tracts, being created through a property line adjustment as approved by Jackson County Development Services file number 439-22-00081-ZON.

PROCEDURE USED DURING SURVEY: This survey began with a diligent search of available records including-

- "Sunnycrest Orchards" Volume 2 Page 3 of Plat records of Jackson County
- Filed Survey Numbers 327, 15998, 22964 and 22977
- Clients current deed 2009-006180 for tax lot 1500
- Neighbors current deed 2004-47774 for tax lots 1300 and 1400
- Coker Butte take by Jackson County 2022-16589

Upon completion of research, an analysis of client's deed compared to adjacent surrounding deed descriptions for possible title problems was completed with no found apparent evidence of any gaps, overlaps, or junior/senior rights issues.

The west line of Instrument Number 2004-47774 was held 164 feet easterly and parallel with the north-south centerline of section 4 as shown. The south line was held 20 feet northerly and parallel with the centerline of Coker Butte as shown between the 1/4 corner of sections 4 and 9 and the E 1/16 corner of section 4. The east line of Sunnycrest Orchards was held between the E 1/16 and the SE 1/16 of section 4 as shown. The north line of Sunnycrest Orchards was held between the SE 1/16 and calculated location of the Center South 1/16 of section 4.

Per said Jackson County Development Services approval the new boundaries of four tracts were calculated as shown hereon, and monumented accordingly.

All found monuments were measured via static GPS observations, redundant RTK measurements and/or closed loop traverse.

BASIS OF BEARINGS: N 00°20'40" W 5293.06' (5292.83)  
 (N 00°20'40" E 1325.81)  
 (S 00°20'40" W 1325.81)  
 (N 00°20'40" E 1325.81)

\*\*\* JACKSON COUNTY DEVELOPMENT SERVICES \*\*\*

FILE # 439-22-00081-ZON

EXAMINED AND APPROVED THIS 30 DAY OF June, 2023

BY: *James Fleming*  
PLANNING

### MEASURE 37/49 STATEMENT:

Measure 49 Final Order E131145

FILED  
 Date 11/15/23 By SS  
 This Survey Consist Of:  
 1 sheet(s) Map  
 0 page(s) Narrative  
 JACKSON COUNTY  
 SURVEYOR

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

Sean P. Metzger  
 OREGON  
 JUNE 8, 2009  
 SEAN P. METZGER  
 No. 82769  
 RENEWS: 12/31/2024

SCALE: 1"=100'



### LEGEND

- ▲ SET 5/8" REBAR WITH ORANGE PLASTIC CAP MARKED "METZGER LS 82769"
- FOUND AND ACCEPTED 5/8" IRON PIN WITH PLASTIC CAP MARKED "L.J. FRIAR & ASSOC." PER SN 22964
- FOUND AND ACCEPTED BRASS CAP MONUMENT AS NOTED
- ◇ FOUND AND NOT ACCEPTED 5/8" IRON PIN PER SN 327
- ◆ CALCULATED POSITION NOTHING FOUND OR SET
- { } = RECORD DATA PER SN 22964
- ( ) = RECORD DATA PER SN 15998
- [ ] = RECORD DATA PER SUNNYCREST ORCHARDS
- ADJUSTED PROPERTY LINE
- - - REMOVED PROPERTY LINE

37S-1W-04 TAX LOTS 1300, 1400 AND 1500

SURVEY BY: METZGER LAND SURVEYING, LLC  
 P.O. BOX 3521  
 CENTRAL POINT, OR 97502  
 PHONE: 541-727-2749

DRAWN BY: SPM DATE: 3/14/2023  
 MYLAR PLOTTED: DATE: 4/24/2023

SURVEY FOR: JACKIE NIELSEN  
 2808 OLD MILITARY ROAD  
 CENTRAL POINT, OR 97502

SHEET 1 OF 1