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MAP OF SURVEY **LEGEND** o = Found 5/8" Rebar with Aluminum Cap marked "ODOT RIGHT OF WAY" Property Line Adjustment S.N. 22656 Approved by the City of Shady Cove (PLA 22-03) □ = Found 5/8" Rebar with Orange Plastic Cap marked "B. KAISER RLS 52923" By: Debby Connain Date: 8-9-2023 Shady Cove Planning Technician SURVEY FOR: LOCATION: SURVEY E = Found 5/8" Rebar with Orange Plastic Cap marked "B. KAISER LS 52923" S.N. 23725 SURVEY FOR! SURVEY BY: N.W. 1/4 of Section 15 Joseph and Dianne Berto Kaiser Surveying Δ = Found Monument as Indicated SCALE: 1" = 30' T.34S.,R.1W., W.M., 22175 Highway 62 Set 5/8" x 24" Rebar with Orange Plastic Cap marked "B KAISER LS 52923" 2178 Butte Falls Highway City of Shady Cove, Shady Cove, OR. 97539 Eagle Point, OR. 97524 Jackson County, Oregon -1272+81.02 ▲ = Set 5/8" × 24" Rebar with Aluminum Cap marked "B KAISER LS 52923" DATE: August 7, 2023 S.N. = Filed Survey Number County Surveyors Office SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250 R.M. = Reference Monument PURPOSE: Property Line Adjustment survey adjusting the common boundary of tract described in Instrument No. 2022-003560 O.R. (Tax Lot 4300) and tract described as PARCEL 3 in Instrument No. () = Record/S.N. 237022021-044639 O.R. (Tax Lot No. 4400). Also prepared descriptions of the Adjusted Properties. (()) = Record/S.N. 11848Equipment used to perform survey was a Nikon DTM522 total station. The boundaries of ((())) = Record/S.N. 22656PROCEDURE: subject properties were located from deeds of record with the aid of found monuments and \times = Fence information on Filed Survey Nos. 18774, 19707, 22656 and 23725. The boundaries of the subject properties surveyed by this office through a property line adjusted as shown on Filed Survey No. 19707, monuments were located as shown hereon. The Westerly right-of-way line of Crater Lake Highway was relocated as shown on Filed Survey No. 22656 by the Oregon Department of Transportation, with warranty deeds recorded for right-of-way taken. Document recorded in Instrument No. 2017-023369 O.R. for additional right—of—way taken from Tax Lot No. 4400, and document recorded in Instrument No. 2016-016592 O.R. for right-of-way taken from Tax Lot No. 4300. Monuments were found with tied location used from said Filed Survey No. 22656 reflecting the relocated right-of-way. Monuments were set as shown hereon for the adjusted property boundaries. The new Adjusted Boundary was located per the clients direction and the City Approval. 33, SECTION CORNER 1" IRON PIPE WITH BRASS CAP, C.S. 2017 PER FOURTH RE-ESTAB [NOT VISITED THIS SURVEY] (((2130,00,615))) S.N. 11848 FOUND 5/8" REBAR S.N. 18774 N89°59'47"W ((N89°59'45"W)) 326.72' 137.35 189.37 ADJUSTED TAX LOT 4400 S.N. 23725 Adjusted Area = $20,188 \text{ S.F.} \pm$ -Inst. No. 2023-PARCEL 3 OF INST. No. 2021-044639 B.R. LESS INST. No. 2023-008145 ADJUSTED BOUNDARY 24' WIDE INGRESS-EGRESS EASEMENT ACROSS TAX LOT 4300 TO BENEFIT TAX LOT 4400 SEE INST. NO. 2023-008147 O.R. 102.71° 570.38'00"E AREA BEING TRANSFERRED FROM TAX 172.71. LOT 4400 TO TAX LOT 4300, SEE INST. NO. 2023-008145 O.R. N50°16'58"E, 11.67 CENTERLINE 10' WIDE WATER LINE-EASEMENT ACROSS TAX LOT 4300 TO BENEFIT TAX LOT 4400 2.36' (N0°01'03"W, - \$70.38'00'E 70.00' SEE INST. NO. 2023-008147 O.R. BOUNDARY PRIOR S.N. 19707 TO ADJUSTMENT 1321.73"] S11'36'23"E,. 11.67' `S70'39'30"E, 1276+45.00 ADJUSTED TAX LOT 4300 Adjusted Area = $30,449 \text{ S.F.} \pm$ Inst. No. 2023-008146 O.R. WEST 170.49' 1" BRASS PLUG IN CONCRETE WALK MARKED "ODOT" 1556.63 WILLIAMS LANE 30, RECEIVED * REGISTERED Date 8/16/23 By PC PROFESSIONAL LAND SURVEYOR This survey consists of: .sheet(s) Map page(s) Narrative OREGON JULY 15, 2003 BARY D. KAISER No. 52923 NORTH 1/16 CORNER FOUND 5/8" REBAR WITH JACKSON COUNTY PLASTIC CAP, S.N. 8024 **SURVEYOR** EXP. 6-30-25 T.L. Nos. 341W 15BA - 4300 & 4400