

**PROPERTY LINE ADJUSTMENT/  
MAP OF SURVEY**

LOCATED WITHIN THE NORTHWEST QUARTER OF THE  
SOUTHEAST QUARTER OF SECTION 16  
TOWNSHIP 34 SOUTH, RANGE 1 WEST, WILLAMETTE  
MERIDIAN JACKSON COUNTY, OREGON

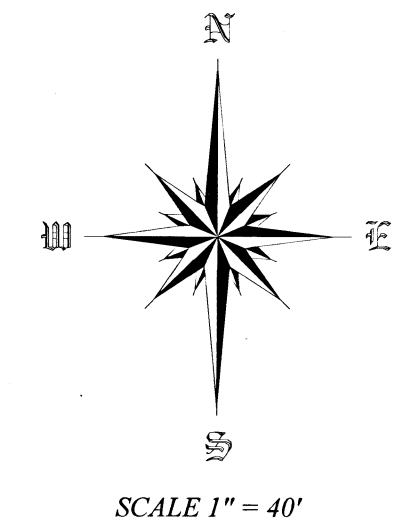
FOR  
**CRAIG WHITMORE**  
80 MASON LANE SHADY COVE,  
OREGON 97539

INST. NO.  
1994-28806

INST. NO.  
1999-16482

INST. NO.  
2020-33137

INST. NO.  
2015-19421



**LEGEND**

- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP, STAMPED "KAISER, PLS 803", AS NOTED
- FOUND 5/8" REBAR WITH ORANGE PLASTIC CAP, STAMPED "J. MARTIN, PLS 54729", PER SURVEY NUMBER 23353, AS NOTED
- CALCULATED POSITION
- SET 5/8" X 30" REBAR WITH ORANGE PLASTIC CAP STAMPED, "TO THE POINT LS"
- ( ) SURVEY DATA PER SURVEY NUMBER 9993
- [ ] SURVEY DATA PER SURVEY NUMBER 23353
- R&M RECORD AND MEASURED
- S.N. SURVEY NUMBER
- P.P. PARTITION PLAT
- W.C. WITNESS CORNER
- INST. NO. INSTRUMENT NUMBER
- SUBJECT PROPERTIES
- ORIGINAL PROPERTY LINE
- DEED LINE
- 5.5' TALL FENCE WITHIN .05' OF PROPERTY LINE UNLESS NOTED.

**SURVEY NARRATIVE ON SEPARATE SHEET**

TO COMPLY WITH O.R.S. 209.250

**SURVEYED BY:**

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

Date: February 21, 2023  
Project No. 0057-22

EXAMINED AND APPROVED BY THE CITY  
OF SHADY COVE (FILE NO. PLA 22-04)  
THIS 4 DAY OF October, 2023.

*Jason M. Martin*  
PLANNING DIRECTOR

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

RENEWS: 1/1/2025

INSTRUMENT NUMBER  
2017-12018

INSTRUMENT NUMBER  
2012-3846

NOT SURVEYED  
ADJUSTED TAX LOT 100  
INST. NO. 2023-018895  
ADJUSTED AREA 14.38 ACRES

PARCEL NO. 1  
P.P. P-49-1994

ADJUSTED TAX LOT 903  
INST. NO. 2023-018896  
ADJUSTED AREA 26,399 SQ. FT.

INSTRUMENT NUMBER  
2021-022811

PARCEL NO. 2  
P.P. P-81-1993

LINE	BEARING	DISTANCE
L1	N 0°00'00"E	26.00'
L2	S89°58'40"E	30.00'
L3	S46°25'01"E	24.00'
L4	S70°24'40"E	28.25'
L5	N89°58'40"W	74.00'
L6	[N8°05'23"W] R&M	[45.41'] R&M
L7	[N11°56'05"W] R&M	[34.94'] R&M
L8	[NORTH] R&M	[19.38'] R&M

**BASIS OF BEARING**

THE BASIS OF BEARING FOR THIS SURVEY IS SURVEY NUMBER 23353,  
FILED IN THE JACKSON COUNTY, OREGON SURVEYORS OFFICE.

TO THE POINT LAND SURVEYING

\*\* RECEIVED \*\*  
Date 10/11/23 By PB  
This survey consists of  
1 sheet(s) Map  
1 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

Assessor's Plat No. 341W16DB, Tax Lot 100 & 903

**SURVEY NARRATIVE**

TO COMPLY WITH O.R.S. 209.250

DATE: FEBRUARY 21, 2023

SURVEY FOR: CRAIG WHITMORE  
80 MASON LANE  
SHADY COVE, OREGON 97539

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

LOCATION: THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, SECTION 16,  
TOWNSHIP 34 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN  
JACKSON COUNTY, OREGON.

PURPOSE: TO SURVEY AND MONUMENT A PROPERTY LINE ADJUSTMENT BETWEEN TWO PIECES  
OF LAND RECORDED IN INSTRUMENT NUMBERS 2008-032981 AND 2021-022812 OF THE  
OFFICIAL RECORDS OF JACKSON COUNTY, OREGON AND APPROVED BY THE CITY OF  
SHADY COVE, OREGON, IN STAFF REPORT PLA 22-04, DATED 10/18/2022

PROCEDURE: THIS SURVEY WAS CONDUCTED USING A LEICA TCRP 1203+ TOTAL STATION, DISTANCE  
PRISMS AND A LEICA CS15 DATA COLLECTOR.

THE BASIS OF BEARING FOR THIS SURVEY IS SURVEY NUMBER 23353, FILED IN THE  
JACKSON COUNTY SURVEYORS OFFICE.

THE BOUNDARY OF THAT TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER  
2021-022812, WAS SURVEYED BY THIS OFFICE ON SAID FILED SURVEY 23353 AND THE  
MONUMENTS SET ON SAID SURVEY HAVE BEEN FIELD VERIFIED.

THE BOUNDARY OF THAT TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER  
2008-032981 DESCRIBES A LARGER PIECE OF PROPERTY THAN WHAT IS ACTUALLY  
OWNED. IT APPEARS THAT IN 1973 (INSTRUMENT NUMBER 73-16281) DESCRIBES A  
PIECE OF PROPERTY IN THE NORTHWEST CORNER AS BEING SECTIONED OFF. IT  
APPEARS A NEW DEED WAS NEVER DRAFTED FOR TAX LOT 100 INDICATING THE  
CHANGE. HOWEVER, SURVEY NUMBERS 7252 AND 9993, SHOW THE CONFIGURATIONS OF  
THE PROPERTY DIVISION. THEREFORE, SAID SURVEY NUMBER 9993 WAS UTILIZED FOR  
THIS FOR DETERMINING THE REMAINING PROPERTY THAT SHOULD BE TAX LOT 100.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Jason M. Martin*  
OREGON  
MAY 8, 2012  
JASON M. MARTIN  
54729

RENEWS: 1/1/2025

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