

see "detail"

3946.32' S 88°28'46" E

Section 4
East 1/4 corner

Section 3

Map of Survey

for a ~~PROPERTY LINE ADJUSTMENT~~

in
THE SOUTHWEST 1/4 OF SECTION 4
TOWNSHIP 36 SOUTH, RANGE 4 WEST,
of the WILLAMETTE BASE & MERIDIAN, JACKSON COUNTY, OREGON
Jackson County Development Services
file No. 439-21-000052-SUB

Brotherton

Tax Lot 2501
6.77 acres
(was 5.21 acres)
Tax Lot 2501
Deed No. _____

Approval

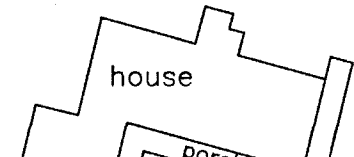
Jackson County Development Services

Jackson County Planning Director date

* To Document the
LOCATION of Monuments
on the perimeter
boundary of a proposed
Property Line Adjustment
as I have received
notice of review from
the County Surveyor
on 08/11/2022. The
original Property Line
adjustment has been
converted to a Map of
Survey to ensure
compliance with 209.250
(4)(b). This Map of Survey
is not a land division
nor property line adjust-
ment

(S 01°36'16" W 298.00' f.s.8350 & f.s.15375)
S 01°36'16" W 298.06'

Basis of Bearings
S 47°11'50" E
451.93'



N 01°36'16" E
330.00'

N 01°36'16" E
330.00'

(290.00' f.s.15373)
N 88°27'22" W
290.05'

old property line

area adjusted 1.56 acres

begin asphalt

20.00'

adjusted property line

N 88°27'22" W
265.06'

well casing C4

50.00'

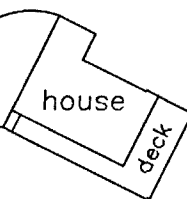
25.00'

Makature

Tax Lot 2501
3.53 acres
(was 5.09 acres)
Deed No. _____

Private Road with easements created
on Major Land Partition Vol.1 Page 91 Plat Records
see narrative

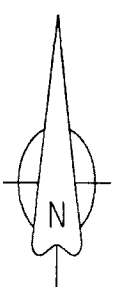
encroaching
pump
house
6'x16'



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Martin C Stewart

OREGON
July 23, 1983
Martin C. Stewart
2057
renewal: 6/30/2024



0' 50' 100' 150'

scale 1" = 50'

set in
f.s. 8350

N 01°36'16" E
370.00'

298.70' S 02°45'30" W

334.06'

298.70' S 02°45'30" W

30.97'

99.90'

10

20

5.21

5.21

S 88°27'29" E

340.00'

N 01°36'42" E
474.99'

N 01°32'41" E
32.59'

(N 01°36'16" E
32.63' f.s.15375)

N 88°27'29" W
215.00'

curve data

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	58.24'	115.00'	29°01'01"	N 11°45'00" W	57.62'
C2	51.91'	102.50'	29°01'01"	S 11°45'00" E	51.36'
C3	64.57'	127.50'	29°01'00"	S 11°45'00" E	63.88'
C4	200.66'	36.00'	319°21'54"	S 87°14'30" E	25.00'

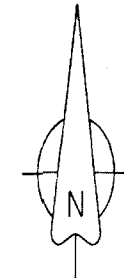
N 71°47'12" E 504.97'
(N 71°46'58" E 504.91' f.s.8561)

detail

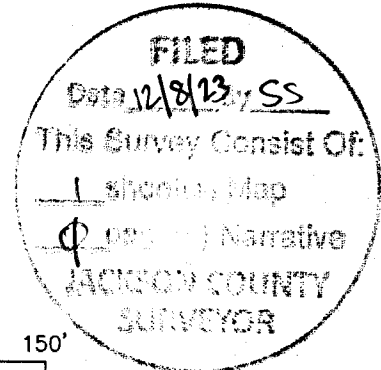
80.00' E

N 01°36'16" E
201.32'

N 01°36'16" E



0' 50' 100' 150'
scale 1" = 50'



Narrative of Survey *

Purpose: To perform a Property Line Adjustment

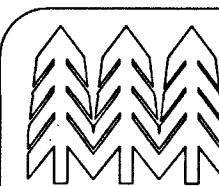
Procedure: a Nikon DTM 522 total station was used in the performance of this property line adjustment. The Private Road created on Major Land Partition recorded as Vol.1 Page 91 of the Plat Records (f.s.8561) and Document No. 80-21265 creation of a Private way never conveyed title to the 25' strip only an easement. Accordingly it was monumented as a separate tract of land. The title to this roadway was retained by the original grantors O.E. Wagner et al.

New Deeds will be recorded prior to the filing of this Property Line Adjustment in the Jackson County Surveyor's Office

Legend

- ⊙ = found: 5/8" iron rod with as per f.s.8561
- = found: 5/8" iron rod with a yellow plastic cap marked: "Nygren LS1035" as per f.s.15375
- = Set: 5/8" by 24" iron rods with a plastic yellow cap marked: "STEWART LS2057"
- ◊ = Set: 1/2" by 24" iron rods with a plastic red cap marked: "STEWART LS2057"
- △ = computed location, nothing found nor set
- DR = Official or Deed document as shown
- f.s. = filed survey found in the Jackson County Surveyor's Office
- (O.R.J.Co.) = Official Records of Jackson County, Oregon
- (D.R.J.Co.) = Deed Records of Jackson County, Oregon

If there is no record dimensions shown in brackets then it is identical to the bearing and distance as shown on filed survey No.8561



MARTIN C. STEWART LAND SURVEYING
LAND SURVEYING & FORESTRY
MARTIN C. STEWART, P.L.S. NO.2057

2585 East Main Street
ASHLAND, OREGON 97520
PHONE: (541) 301-2096
EMAIL: Marty.Stewart1@gmail.com

JOB #: 21-011	PREPARED FOR: Matthew & Andrea Brotherton
DATE: 06/21/2022	2473 W. Evans Creek Road Rogue River, Oregon 97537
DRAWN BY: MCS	
CHECKED BY: MCS	FILE NAME: 364w04.crd & 364w04.dwg
	SHEET 1 OF 1

ASSESSOR'S MAP NO.: 36 4W 04 Tax Lots 2506 & 2501

This plat was prepared with a H.P. DesignJet 430 using HP product #51640a on continental #JPC4M2 polyester film.