

# MAP OF SURVEY Property Line Adjustment

Approved by the Jackson County Development Services (File No. 439-22-00078-SUB)

By: Bary D. Kaiser Date: August 16<sup>th</sup>, 2023

**SURVEY FOR:** Stephen & Melinda Felby  
P.O. Box 123  
Trail, OR. 97541

**LOCATION:** S.E 1/4 of Section 20,  
T.33S.,R.1W., W.M.,  
Jackson County, Oregon

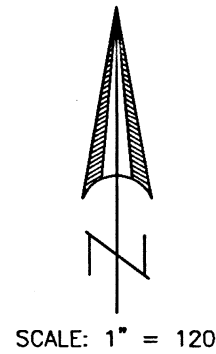
**SURVEY BY:** Kaiser Surveying  
2178 Butte Falls Highway  
Eagle Point, OR. 97524

**DATE:** June 20, 2023

NOTE: A SEARCH WAS MADE FOR RIGHT-OF-WAY MONUMENTS WITH NONE BEING FOUND. CONSEQUENTLY THE CENTERLINE OF HWY. 227 WAS LOCATED FROM A COMBINATION OF INFORMATION FROM OREGON STATE HIGHWAY DEPARTMENT MAP [DRG.NO. 5B-22-13] AND THE AVERAGE CENTER OF THE PAVEMENT, BEST FITTING THE EXISTING ROADWAY TO THE STATIONING AND CURVE INFORMATION ON SAID MAP.

**BASIS OF BEARINGS**

G.P.S. NAD 83 [2011] (EPOCH 2010)  
- PROJECTED ON TO GRID BEARING  
PER OREGON COORDINATE REFERENCE  
SYSTEM [OCRS] GRANTS PASS-ASHLAND  
ZONE PER OAR 734-005-0015



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

**PURPOSE:** Property-Line-Adjustment and Consolidation survey adjusting the common boundary of tract described in Instrument No. 92-07830 O.R. (Tax Lot 1400) and tract described in Instrument No. 2008-038912 O.R. (Tax Lot 1700). Also prepared descriptions of the Adjusted Tax Lots.

**PROCEDURE:** Equipment used to perform survey was a Nikon DTM522 total station and a Trimble R8 receiver and Trimble TSC2 data collector. The boundaries of the subject properties were located from deeds of record, information from Oregon State Highway Department Tiller-Trail right of way map [DRG. No. 5B-22-13] and information from Filed Survey Nos. 11348, 11926, 12068 and 12797. There have been multiple property line adjustments performed on the boundaries of the subject properties in the past to correct occupational boundary issues. The property boundaries prior to said adjustments followed sectional subdivision boundaries with portions of the boundaries still following said subdivision lines, monuments were located and held from said surveys to aid in determining sectional subdivision lines. On Filed Survey 11928, surveyor D.W. Edwards adjusted the Northerly boundary of Tax Lot 1700 to an existing fence to correct existing encroachment issues. On Filed Survey 12068, surveyor D.W. Edwards adjusted the common boundaries of Tax Lot 1500, 1600 and 1700 to correct existing encroachment issues. Later on Filed Survey 12797, surveyor David Edwards further adjusted the common boundaries between Tax Lots 1400, 1600 and 1700. Monuments which were set on these property line adjustment boundary surveys were located and held where possible to determine existing property boundaries as shown hereon.

The Easterly boundary of the subject properties is described as being the centerline of Trail Creek and/or the Westerly right-of-way line of Highway No. 227. To determine the location of Trail Creek survey ties were made to the creek centerline. The right-of-way line of Highway No. 227 was determined by making survey ties to the existing centerline and best fitting said ties to information from Oregon State Highway Department, Tiller-Trail Highway map (DRG. No. 5B-22-13).

The new adjusted boundaries of these properties were computed and monumented as shown hereon. The Adjusted boundary was located per the clients direction and the County Approval.

**LEGEND**

- = Found Monument as Indicated
- = Found 5/8" Rebar with Yellow Plastic Cap marked "DW Edwards PLS 741" - S.N. 11928 & 12068
- △ = Found 5/8" Rebar with Red Plastic Cap marked "D.A. EDWARDS LS 2339" - S.N. 12797
- = Set 5/8" x 24" Rebar with Orange Plastic Cap marked "B. KAISER LS 52923"

S.N. = Filed Survey Number  
County Surveyors Office

O.R. = Jackson County Official Records

R.M. = Reference Monument

-x-x- = Fence

( ) = Record/S.N. 11928 & 12068

(( )) = Record/S.N. 12797

(( ( )) = Record/S.N. 11027 & 11348

[ ] = Record/DRG. NO. 5B-22-13 Summit-Trail Section

REGISTERED  
**PROFESSIONAL  
LAND SURVEYOR**

*Bary D. Kaiser*

OREGON  
JULY 15, 2003  
BARY D. KAISER  
No. 52923

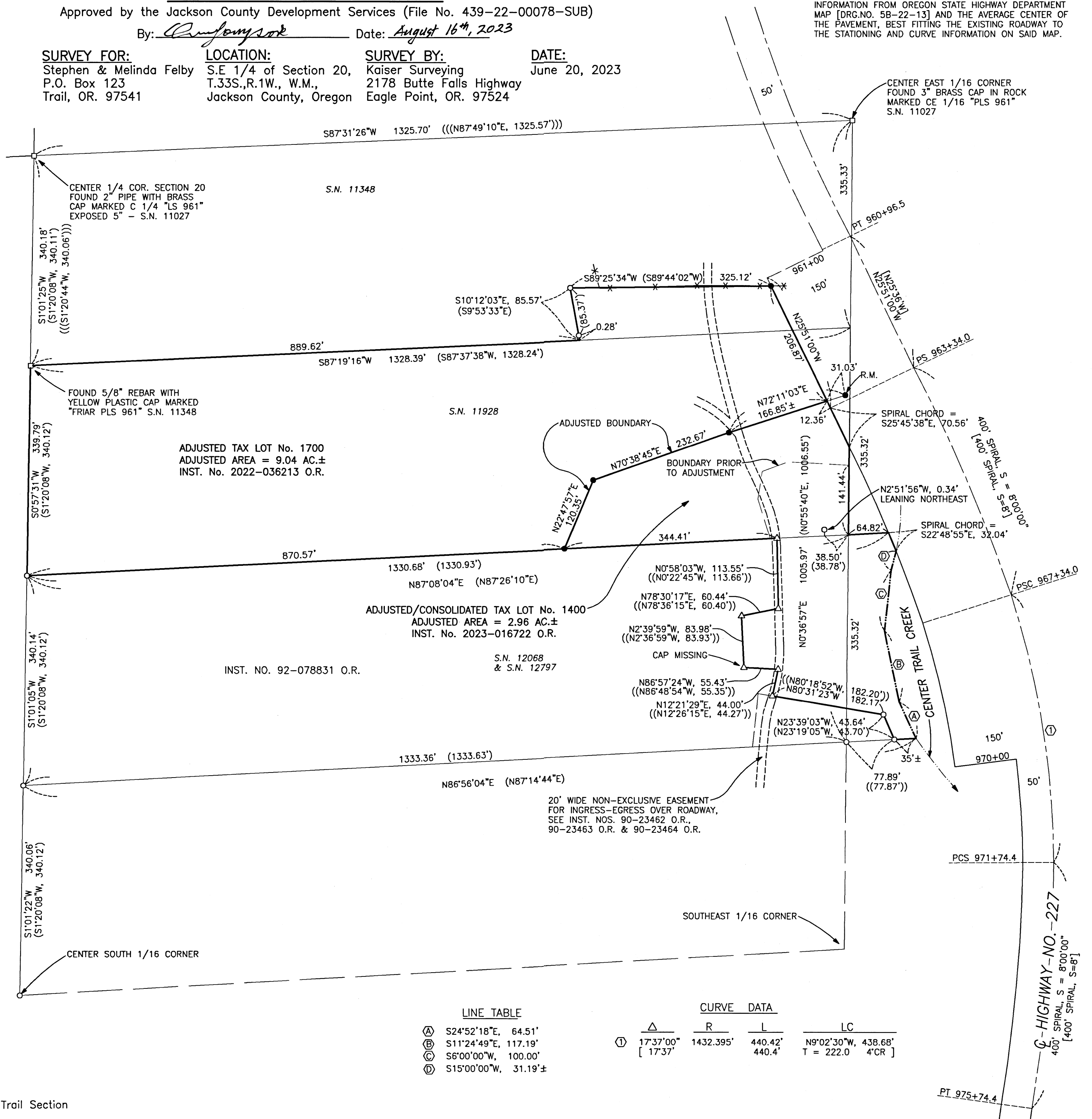
EXP. 6-30-25

\*\* RECEIVED \*\*  
Date 8/22/23 By PK

This survey consists of:  
1 sheet(s) Map  
2 page(s) Narrative

JACKSON COUNTY  
SURVEYOR

331W20 T.L. Nos. 1400 & 1700



**LINE TABLE**

Ⓐ	S24°52'18"E, 64.51'
Ⓑ	S11°24'49"E, 117.19'
Ⓒ	S6°00'00"W, 100.00'
Ⓓ	S15°00'00"W, 31.19'±

**CURVE DATA**

Δ	R	L	LC
Ⓘ	1737.00'	1432.395'	440.42'
	[ 17.37'	440.4'	N9°02'30"W, 438.68'
			T = 222.0 4'CR ]