

APPROVAL:

Sandy Mathewson

JACKSON COUNTY PLANNING DEPARTMENT
PROPERTY LINE ADJUSTMENT, FILE #2002-47-PLA

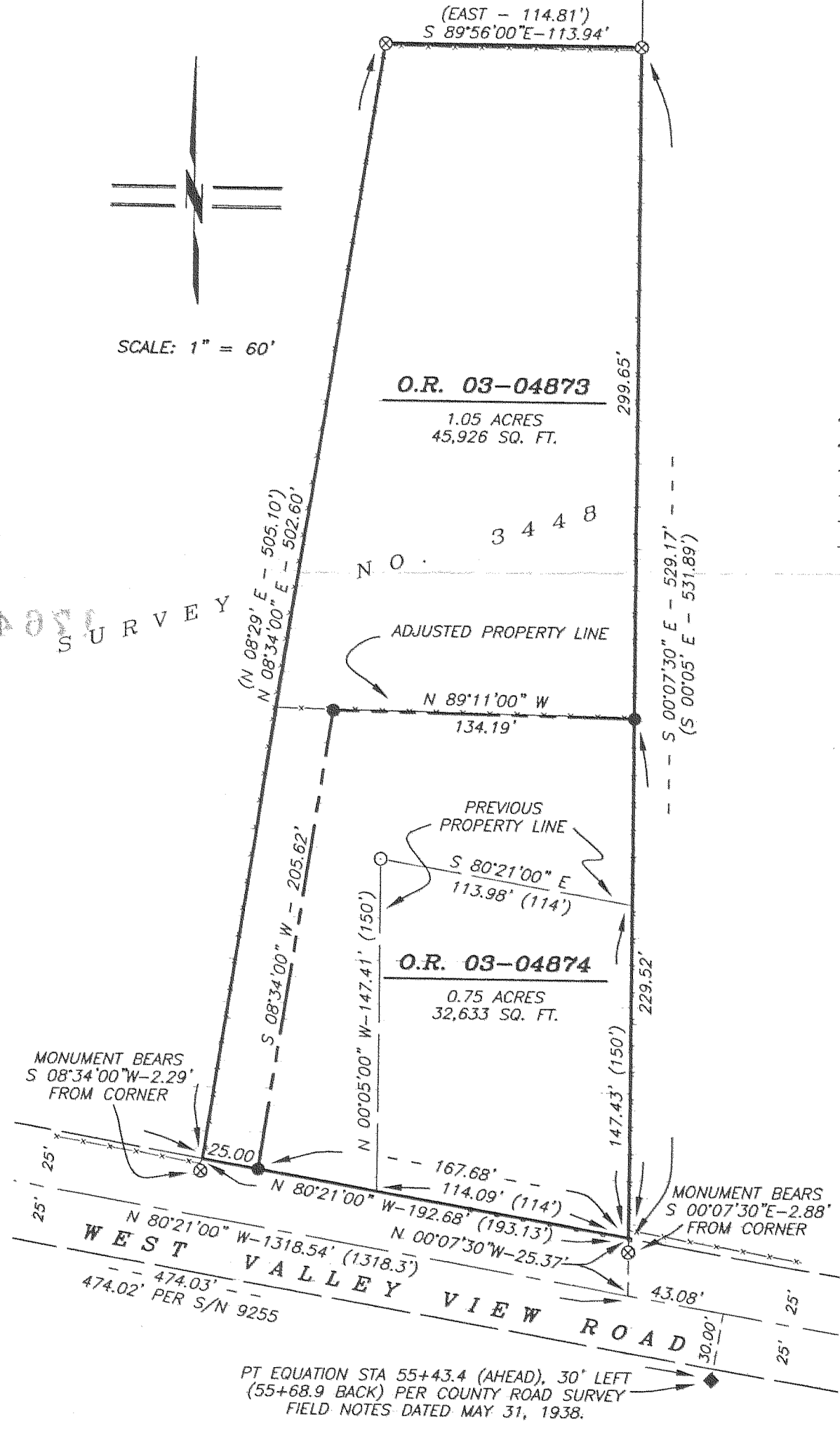
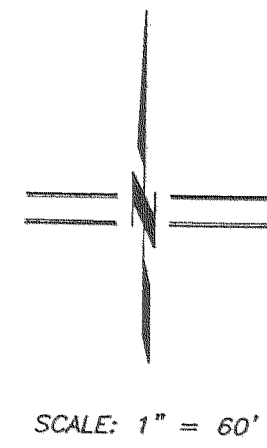
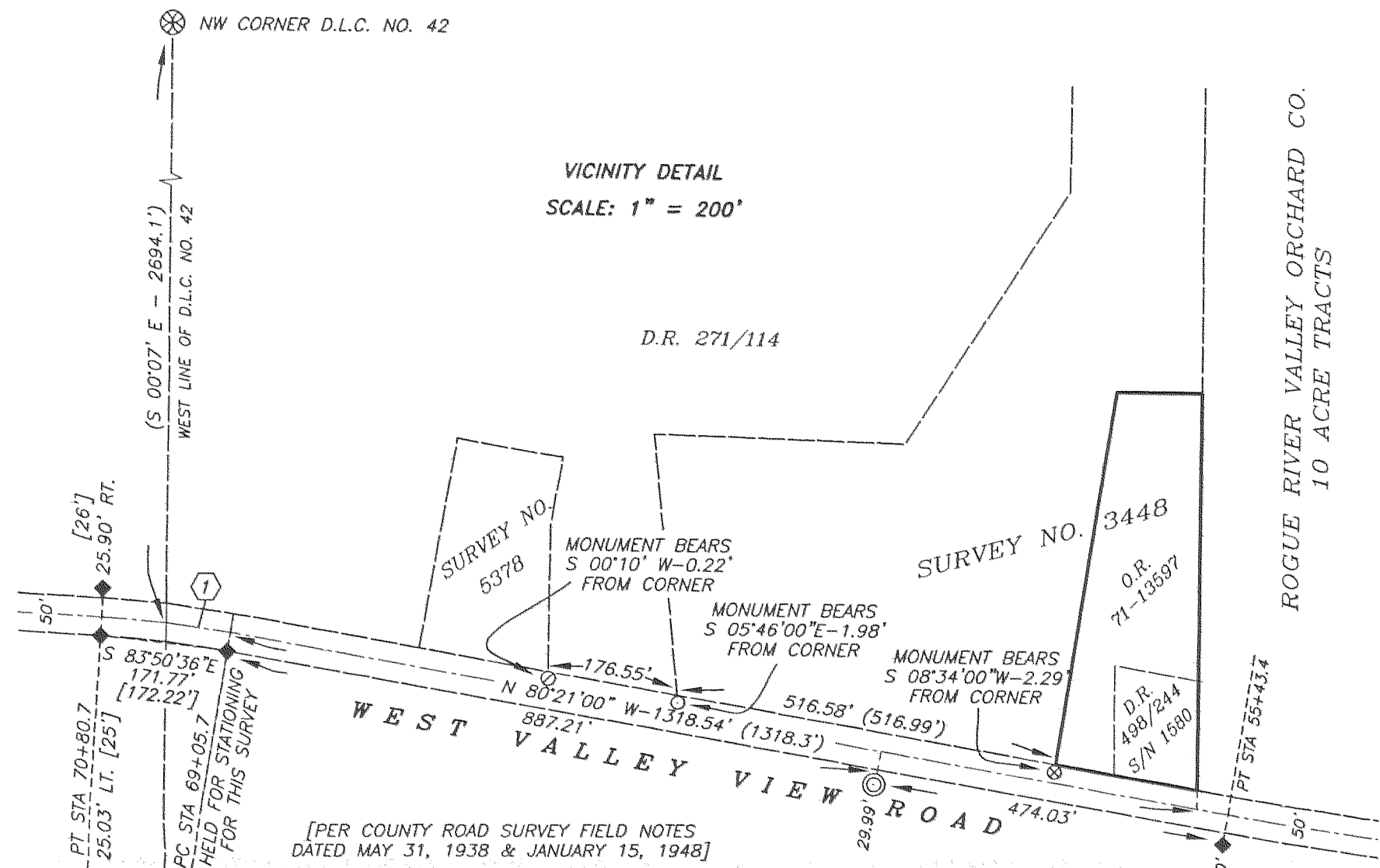
EXAMINED AND APPROVED THIS 28 DAY OF January, 2003

TABLE OF CURVES					
FLAG	Δ	R	A	T	CHORD
①	03°30'00"	1432.39'	87.50'	43.76'	S 82°06'00"E - 87.49'

** RECEIVED **
Date 1-29-03 By *LSB*
This survey consists of
1 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY SURVEYOR

MAP OF SURVEY
OF A
PROPERTY LINE ADJUSTMENT
LOCATED WITHIN

NORTHWEST QUARTER OF SECTION 30,
TOWNSHIP 38 SOUTH, RANGE 1 EAST, W.M.
JACKSON COUNTY, OREGON
FOR
ERIC WIMMER
585 WEST VALLEY VIEW ROAD
ASHLAND, OREGON



LEGEND

- ⊗ NORTHWEST CORNER OF DONATION LAND CLAIM NO. 42 PER S/N 1580 & 3448 (SURVEY RECORD)
- ◆ 1/2" SQUARE IRON PIN PER 1938 & 1948 COUNTY ROAD SURVEY AND S/N 5378 & 9255 (RECOVERED)
- ⊙ 3/4" IRON PIPE FLUSH IN FENCE PER S/N 9255 (RECOVERED)
- ⊗ 1/2" IRON PIN PER S/N 3448 INSIDE 1.5" IRON GUARD PIPE (RECOVERED)
- 1/2" IRON PIN, NO MARKINGS PER S/N 3448 (RECOVERED)
- 5/8" IRON PIN, NO MARKINGS PER S/N 5378 (RECOVERED)
- 5/8"x 24" IRON PIN w/ ORANGE PLASTIC CAP MARKED "KAMPMANN PLS 2883" (ESTABLISHED)
- PROPERTY LINE
- - - ADJUSTED PROPERTY LINE
- BOUNDARY LINE
- CENTERLINE
- WIRE FENCE
- BOARD FENCE
- S/N JACKSON COUNTY SURVEYOR FILE NUMBER
- O.R. OFFICIAL RECORDS, JACKSON COUNTY RECORDER
- D.R. DEED RECORDS, JACKSON COUNTY RECORDER
- () SURVEY RECORD S/N 3448
- [] 1938 & 1948 COUNTY ROAD SURVEY FIELD NOTES

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

PURPOSE: TO SURVEY AND MONUMENT A PROPERTY LINE ADJUSTMENT OF TRACTS "A" AND "B" DESCRIBED WITHIN INSTRUMENT NO. 01-44833 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LOCATED IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 38 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON.

PROCEDURE: UTILIZING A NIKON DTM-520 ELECTRONIC TOTAL STATION WITH RANGING PRISMS, I RECOVER AND ESTABLISH THE SURVEY MONUMENTS AS SHOWN HEREON. THE SUBJECT PROPERTY OF THIS SURVEY, DESCRIBED AS TRACTS A & B WITHIN INSTRUMENT NO. 01-44833 OF THE OFFICIAL RECORDS OF SAID COUNTY, WERE ORIGINALLY PARTITIONED FROM THAT WILLIAMS TRACT OF LAND DESCRIBED IN VOLUME 271, PAGE 114 OF THE DEED RECORDS OF JACKSON COUNTY. TRACT A WAS CREATED BY DEED DESCRIBED IN VOLUME 498, PAGE 244 AND SURVEYED BY RALPH ELLIS IN 1960. TRACT B WAS CREATED ADJOINING THE WEST AND NORTH PORTION OF SAID TRACT A, AND DESCRIBED IN INSTRUMENT NO. 71-13597 OF SAID OFFICIAL RECORDS, AND PREVIOUSLY SURVEYED BY L.E. AGER IN 1967. BOTH TRACTS ABUT ALONG THE WEST LINE OF LOTS 8, 9 & 10, BLOCK "B" OF THE ROGUE RIVER VALLEY ORCHARDS COMPANY'S 10 ACRE TRACTS, A 1908 SUBDIVISION. WEST VALLEY VIEW ROAD, A PORTION OF VALLEY VIEW MARKET ROAD #11, WAS CREATED IN MAY, 1896, BEING 40 FEET WIDE AND DESCRIBED IN COMMISSIONERS JOURNAL VOLUME 10, PAGES 590 & 591 AND SURVEYED IN 1910. A DEED DESCRIBED WITHIN VOLUME 297, PAGE 6 OF SAID DEED RECORDS, FURTHER WIDENED SAID ROAD WIDTH TO 50 FEET, 25 FEET EITHER SIDE OF CENTERLINE, OVER AND ACROSS THE WILLIAMS TRACT DESCRIBED IN SAID VOLUME 271, PAGE 114. A COUNTY ROAD DEPARTMENT RETRACEMENT SURVEY PERFORMED BETWEEN 1938 AND 1948 AND MAPPED IN APRIL, 1941 (COUNTY ROAD PROJECT NO. J-6-14) RECOVERED THE ORIGINAL 1/2" IRON PIPE ESTABLISHED IN 1910 AT PI STATION 69+93.3, REFERENCED TO THE NORTHEAST CORNER OF D.L.C. NO. 40, AND SET THE MONUMENTS RECOVERED BY THIS SURVEY. I FOUND THESE MONUMENTS TO BE WITHIN ONE FOOT, PLUS OR MINUS, IN ACCURACY, AND CHOSE THE MONUMENTS WHICH BEST FIT FOR THE RIGHT OF WAY ALIGNMENT, DESCRIBED IN THE BASIS OF BEARING NOTE HEREON. I HELD THE MONUMENT RECOVERED AT PC STATION 69+05.7, 25' LEFT, AS MY BASIS OF STATIONING FOR THIS SURVEY. THE MONUMENTS RECOVERED FROM SURVEY NO.'S 1580 & 3448 FIT SATISFACTORY, MORE OR LESS, BETWEEN EACH OTHER, BUT OVERLAPPED CONSIDERABLY INTO THE RIGHT OF WAY OF WEST VALLEY VIEW ROAD. THE DISTANCE MEASURED FROM THE WEST LINE OF D.L.C. NO. 42 ALONG THE ROAD CENTERLINE, ALTHOUGH, FIT REMARKABLY WELL WITH THE DEED AND SURVEY RECORDS. SINCE THE MONUMENTS RECOVERED ALONG THE WEST LINE OF BLOCK "B" OF THE 1908 ROGUE RIVER VALLEY ORCHARD COMPANY'S 10 ACRE TRACTS FIT THE SUBDIVISION RECORD EXTRAORDINARILY WELL, I HOLD THEM FOR POSITION OF SAID WEST LINE.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY WAS THE CENTERLINE OF WEST VALLEY VIEW ROAD, BETWEEN RECOVERED IRON PIN REFERENCE MONUMENTS, LOCATED AT AT PC STA 69+05.7, 25' LEFT AND PT EQUATION STA 55+43.4, 30' LEFT, PER FIELD NOTES OF THE JACKSON COUNTY ROAD SURVEY'S DATED MAY 31, 1938 AND JANUARY 15, 1948, HAVING A RECORD CENTERLINE BEARING OF SOUTH 80°21'00" EAST, AS REFERENCED ON SURVEY NO.'S 1580 & 3448, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Shawn Kampmann

OREGON
JULY 14, 1998
SHAWN KAMPMANN
02883 LS

RENEWAL DATE: 6/30/2003

SURVEYED BY:
POLARIS LAND SURVEYING
P.O. BOX 459
ASHLAND, OREGON 97520
(541) 482-5009
DATE: JANUARY 20, 2003
PROJECT NO. 047-01