

MAP OF SURVEY

PROPERTY LINE ADJUSTMENT 2003-34-PLA

LOCATED IN THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON

OCTOBER 3, 2003

SURVEY FOR:

DR. JIM JAMES AND VALERIE JAMES
4000 WALKER CREEK ROAD
CENTRAL POINT, OREGON 97502

SURVEY BY:

**TIMBERLINE
KKB
LAND SURVEYING**
KERRY K. BRADSHAW L.S. 2271
P.O. BOX 3064
CENTRAL POINT OREGON 97502
(541)664-7610 CELL 944-8692

LEGEND

✕ FOUND 3/4" IRON PIN PER FS 4854 OR AS NOTED

■ FOUND MONUMENT AS NOTED

● FOUND 5/8" X 24" REBAR WITH YELLOW PLASTIC CAP STAMPED "BRADSHAW LS 2271" PER FS 17296

✕ SET 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "BRADSHAW LS 2271"

DR=DEED RECORD

FS=FILED SURVEY WITH JACKSON COUNTY SURVEYOR

ORJCO=OFFICIAL RECORDS OF JACKSON COUNTY OREGON

BASIS OF BEARINGS: WEST LINE OF SURVEY NO. 6851 SHOWN AS N00°22'00"W

SCALE 1" = 100'

RE-ESTABLISHED FROM RECORD DATA CALCULATED POSITION IS 251 5.33' SOUTH AND 1329.79' WEST OF NORTHEAST CORNER OF SECTION 30. DEED RECORD AND FS 10235 SHOWS 251 4.53 SOUTH AND 1328.87' WEST.

FOUND 5/8" IRON PIN PER FS 3752

372W30 TAX LOT 110
5.08 ACRES

INSTRUMENT NO. 2003-81330

FOUND 5/8" REBAR AND CAP PER FS 10235

FOUND 5/8" REBAR AND CAP PER FS 14089

FOUND 3/4" IRON PIN PER FS 6851

WELL EASEMENT AREA ORJCO 2002-06665

INSTRUMENT NO. 2003-81329

372W30A TAX LOT 1101
13.7 ACRES

N89°39'50"E

1050.27'

N00°22'00"W
339.73'

ORIGINAL PROPERTY LINE

381.06'

FOUND BRASS CAP MONUMENT JACKSON COUNTY SURVEYOR RE-ESTABLISHED 1987

19 20
30 31

500°12'52"W 2068.68' MEASURE
500°31'37"W 2069.55' DR

50.97' PER DEED RECORD, 76-17240

FOUND 3/4" IRON PIPE WITH FITTING ON TOP PER FS 7214

FOUND 3/4" IRON PIN PER FS 7214

DECLARATION OF RESTRICTION INSTRUMENT NO. 2003-81331

372W30 TAX LOT 500
8.49 ACRES

INSTRUMENT NO. 2003-81329

R=925.37'
DELTA=13°06'59"
L=211.84'
C=211.378'
CB=546°14'35"W

WALKER CREEK ROAD

FOUND 1" IRON PIPE PER 10235 AND BOUNDARY LINE AGREEMENT ORJCO 68-04542

N89°33'01"W

163.74'

S89°31'8"W
128.79'

S43°55'49"W
234.74'

FOUND 5/8" REBAR AND CAP PER FS 10235

RECEIVED
Date 12-12-03 By JKB
This survey consists of:
1 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
Kerry K. Bradshaw
OREGON
JULY 18, 1987
KERRY K. BRADSHAW 2271
EXP. 12-31-03

JAMES M. OLSON
JACKSON COUNTY PLANNING APPROVAL
FILE NO. 2003-34-PLA

Dec 9, 2003
DATE

NARRATIVE:

USING DATA FROM FILED SURVEY 17296 DONE PREVIOUSLY BY THIS OFFICE, COMPUTED THE ADJUSTED BOUNDARY AS SHOWN ON THIS MAP OF SURVEY. SET A SINGLE MONUMENT TO MARK THE ADJUSTED BOUNDARY, PREPARED A MAP OF SURVEY AND FILED IT WITH THE JACKSON COUNTY SURVEYOR'S OFFICE.

IT SHOULD BE NOTED THAT AT PRESENT EXISTING TAX LOT 110 (372W30) AND TAX LOT 1101 (372W30A) ARE VIEWED AS ONE TRACT OF LAND BY JACKSON COUNTY PLANNING. IT IS THE INTENTION OF THIS PROPERTY LINE ADJUSTMENT AND MAPPING PROCESS TO ADJUST THE LOT LINES TO ESTABLISH TAX LOT 110 AS A SINGLE PARCEL. TAX LOT 500 WOULD BE ATTACHED TO TAX LOT 1101, THE COMBINED PARCELS THEN BEING VIEWED AS A SINGLE TRACT.