

APPROVAL

Joly Adam
TALENT PLANNING DEPARTMENT

6/27/2008
DATE

** RECEIVED **

Date 6-27-08 by BB
This survey consists of
1 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

MAP OF SURVEY
PROPERTY LINE ADJUSTMENT

LYING SITUATE WITHIN
SOUTHWEST QUARTER OF SECTION 25,
TOWNSHIP 38 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN
CITY OF TALENT, JACKSON COUNTY, OREGON

FOR
STEVE ASHER
P.O. BOX 3459
ASHLAND, OREGON 97520

LEGEND

- 2" BRASS CAP CENTERLINE MONUMENT w/ PUNCH MARK IN CONCRETE, PER S/N 8382 (RECOVERED)
- ⊙ 2 1/2" BRASS CAP w/ PUNCH MARK STAMPED "LS 2023" PER S/N 15867 (RECOVERED)
- 5/8" IRON PIN - NO MARKINGS - PER S/N 8382 (RECOVERED)
- ⊖ 5/8" IRON PIN - NO MARKINGS - PER S/N 7558 (RECOVERED)
- 5/8" IRON PIN w/ RED PLASTIC CAP MARKED "D. HUCK, LS 2023" PER S/N 15867 (RECOVERED)
- ⊙ 5/8" x 30" IRON PIN w/ 2" ALUMINUM CAP MARKED "INITIAL POINT PLS 2883" (ESTABLISHED)
- 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP MARKED "KAMPMANN PLS 2883" (ESTABLISHED)
- PROPERTY LINE
- - - ADJUSTED PROPERTY LINE
- BOUNDARY LINE
- - - EASEMENT LINE
- CENTERLINE
- - - FORMER PROPERTY LINE
- x - x - FENCE LINE
- O.R. OFFICIAL RECORDS, JACKSON COUNTY RECORDER
- S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
- W.C. WITNESS CORNER REFERENCE MONUMENT, AS DESCRIBED
- P.U.E. PUBLIC UTILITY EASEMENT PER CHATA SUBDIVISION, UNIT 1
- () SURVEY RECORD DATA PER S/N 8382
- ▭ ADJUSTED PARCEL AREA

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

PURPOSE: TO SURVEY AND MONUMENT A PROPERTY LINE ADJUSTMENT BETWEEN THOSE TRACTS OF LAND DESCRIBED WITHIN INSTRUMENT NO.'S 2005-049398 AND 2006-038250 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, TO RECTIFY ENCROACHMENTS FOUND TO EXIST ONTO LOT 1, BLOCK 1, CHATA SUBDIVISION, UNIT NO. 1, OF BUILDINGS, FENCES AND OTHER IMPROVEMENTS.

PROCEDURE: UTILIZING AN ELECTRONIC LEICA TCRA 1203 ROBOTIC TOTAL STATION AND RANGING PRISMS, I SURVEYED THE PROPERTIES AS SHOWN. THE SUBJECT PROPERTIES ARE LOT 1, BLOCK 1 OF CHATA SUBDIVISION, UNIT NO. 1, AND A TRACT OF LAND BEING A REMAINDER OF THE PARENT TRACT OF BOTH PROPERTIES PRIOR TO THE CREATION OF SAID CHATA SUBDIVISION, LYING BETWEEN SAID LOT 1 AND PACIFIC HIGHWAY 99. SAID PARENT TRACT WAS PREVIOUSLY SURVEYED IN 1978, PRIOR TO CHATA SUBDIVISION (1979) BY HOFFBUHR SURVEYING AND FILED AS SURVEY NO. 7558, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR. THE SUBJECT PROPERTY BOUNDARIES WERE DETERMINED BY HOLDING RECOVERED MONUMENTS FROM SURVEY NO. 7558 AND CHATA SUBDIVISION (SURVEY NO. 8382), ALONG WITH COMPUTED SURVEY AND PLAT RECORD DIMENSIONS, AS SHOWN HEREON. THE COMMON PROPERTY LINE WAS ADJUSTED TO FOLLOW THE EXISTING FENCELINE BETWEEN THE PARCELS AS SHOWN.

TABLE OF COURSES

FLAG	BEARING	DISTANCE
①	S 47°39'00" E	44.00'
②	S 46°52'00" E	56.60'
③	S 43°23'52" W	7.17'
④	S 43°22'12" W	12.51'

TABLE OF CURVES

FLAG	Δ	R	A	T	CHORD
①	23°04'26"	100.00'	40.27'	20.41'	S 31°51'41" E - 40.00'
②	23°04'26"	100.00'	40.27'	20.41'	S 31°51'41" E - 40.00'
③	23°04'26"	75.00'	30.21'	15.31'	S 31°51'46" W - 30.00'
④	23°04'26"	125.00'	50.34'	25.52'	N 31°51'41" E - 50.00'
⑤	96°05'09"	20.00'	33.34'	22.25'	N 04°38'41" W - 29.75'

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE CENTERLINE OF TULIPAN WAY, HAVING A RECORD PLAT BEARING OF SOUTH 43°23'54" WEST, AS REFERENCED ON CHATA SUBDIVISION, UNIT NO. 1, SURVEY NO. 8382, 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: 6/30/2009

SURVEYED BY:
POLARIS LAND SURVEYING LLC
P.O. BOX 459
ASHLAND, OREGON 97520
(541) 482-5009
DATE: JUNE 6, 2008
PROJECT NO. 249-05