20267

MAP OF SURVEY

LYING SITUATE WITHIN

SOUTHEAST QUARTER OF SECTION 25
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
JACKSON COUNTY, OREGON

FOR

MARIA RUBIANO

900 Windemar Drive
Ashland, Oregon

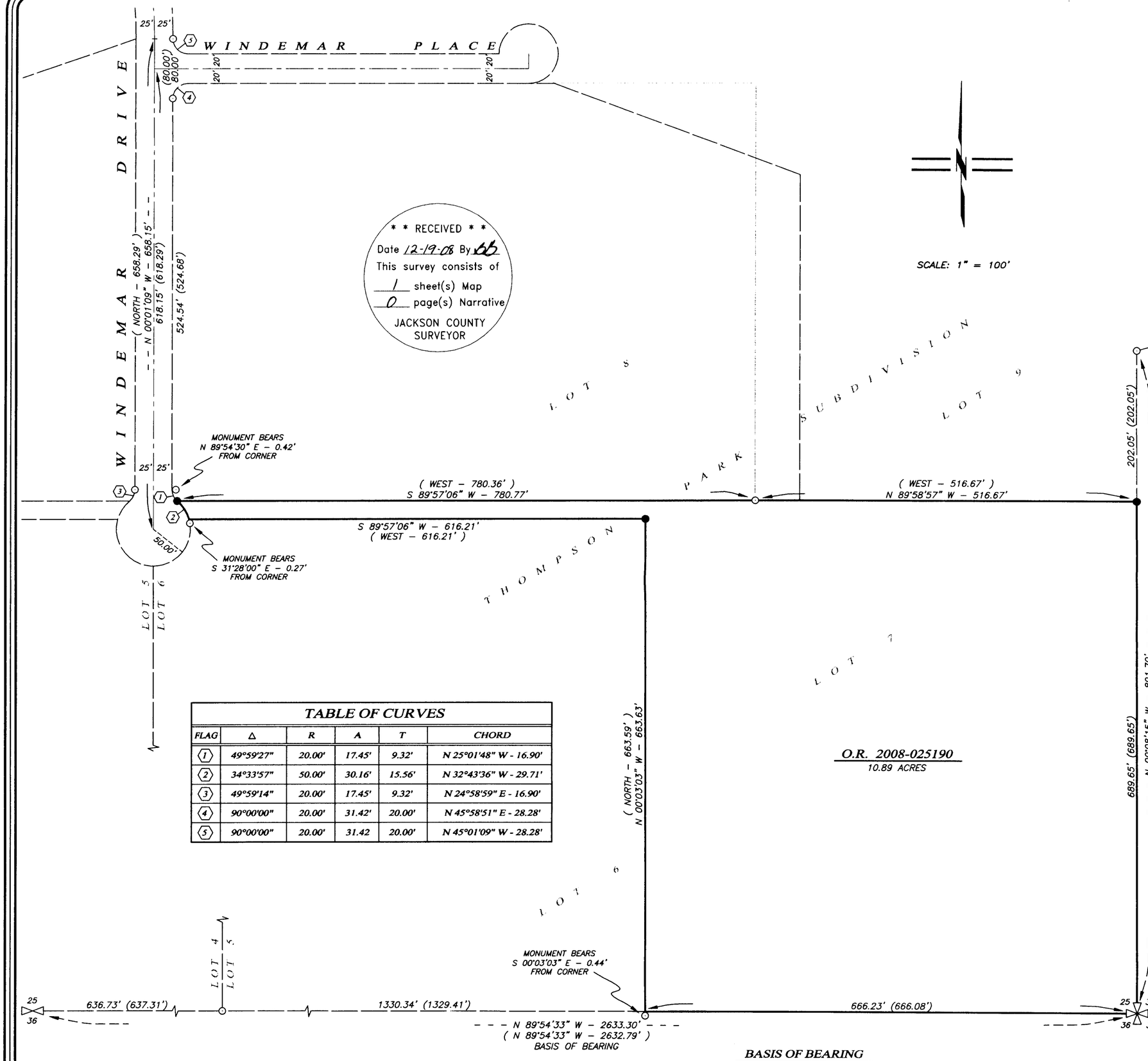

TABLE OF CURVES					
FLAG	Δ	R	A	T	CHORD
1	49°59'27"	20.00'	17.45'	9.32'	N 25°01'48" W - 16.90'
2	34°33'57"	50.00'	30.16'	15.56'	N 32°43'36" W - 29.71'
3	49°59'14"	20.00'	17.45'	9.32'	N 24°58'59" E - 16.90'
4	90°00'00"	20.00'	31.42'	20.00'	N 45°58'51" E - 28.28'
5	90°00'00"	20.00'	31.42	20.00'	N 45°01'09" W - 28.28'

LEGEND

- 2 1/2" BRASS CAP SECTION CORNER PER JACKSON COUNTY SURVEYOR RE-ESTAB. NOTES (RECOVERED)
- 2 1/2" BRASS CAP QUARTER SECTION CORNER PER JACKSON COUNTY SURVEYOR RE-ESTAB. NOTES (RECOVERED)
- 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "R. BATH L.S. 1069" PER THOMPSON PARK SUBDIVISION (RECOVERED)
- 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
- PROPERTY LINE
- BOUNDARY LINE
- CENTERLINE
- FENCE LINE
- O.R. — OFFICIAL RECORDS, JACKSON COUNTY RECORDER
- S/N — SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
- ( ) — SURVEY RECORD DATA PER S/N 10440

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

PURPOSE: TO SURVEY AND MONUMENT THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 2008-025190 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, ALSO BEING LOT SEVEN (7) OF THOMPSON PARK SUBDIVISION, RECORDED DECEMBER 31, 1985 IVOLUME 15, PAGE 49 OF THE PLAT RECORDS OF SAID COUNTY.

PROCEDURE: UTILIZING AN ELECTRONIC LEICA TCRP 1203 ROBOTIC TOTAL STATION AND RANGING PRISMS, IN CONJUNCTION WITH ASHTECH PROMARK 2 SURVEY GRADE GLOBAL POSITIONING SATELLITE (GPS) RECEIVERS TO ESTABLISH PROJECT SURVEY CONTROL NETWORK, I SURVEY THE LAND AS SHOWN. MONUMENTS ESTABLISHED FOR THOMPSON PARK SUBDIVISION WERE RECOVERED, ALTHOUGH ANGULAR AND DISTANCE DESCREPANCIES WERE FOUND TO EXIST WITHIN THE SUBDIVISION, AS SHOWN HEREON. THE RIGHT OF WAY FOR WINDEMAR DRIVE WAS DETERMINED BY HOLDING MONUMENTS RECOVERED ALONG THE EASTERLY LINE OF TANGENCY BETWEEN THE CUL-DE-SAC AND WINDEMAR PLACE, WHICH WAS THE BEST FIT WITH PLAT RECORD BEARING AND DISTANCE, COMPARED TO THE MONUMENTS FOUND AROUND THE CUL-DE-SAC. THE NORTHEAST CORNER OF LOT 7 HAD BEEN DESTROYED AND WAS RE-ESTABLISHED BY HOLDING THE LINE BETWEEN THE SECTION CORNER AND EASTERLY ANGLE POINT OF LOT 9, WHICH MATCHED THE PLAT RECORD DISTANCE EXACTLY AND UTILIZING RECORD POSITION. THIS ALSO COINCIDED WITH THE PLAT RECORD DISTANCE OF 516.67 FEET TO THE MONUMENT RECOVERED AT THE SOUTHWEST CORNER OF LOT 9. BECAUSE OF THE DISCREPANCIES PREVIOUSLY NOTED, THE NORTH LINE OF THE "FLAGPOLE" OF LOT 7 WAS ESTABLISHED BY HOLDING SAID MONUMENT AT THE SOUTHWEST CORNER OF LOT 9 AND THE PLAT RECORD POSITION FOR THE LOT 7 "FLAGPOLE" FROM THE SOUTH END OF SAID TANGENT ON THE EAST LINE OF WINDEMAR DRIVE, WHICH CREATED A SLIGHT ANGLE POINT ALONG SAID NORTH LINE OF LOT 7. THE SOUTH LINE OF SAID "FLAGPOLE" WAS DETERMINED BY UTILIZING A 25.00 FOOT WIDE PERPENDICULAR OFFSET SOUTH OF SAID NORTH LINE. THE "ELL" CORNER AT THE EAST END OF THE FLAG WAS ESTABLISHED BY UTILIZING THE PLAT RECORD DISTANCE OF 616.21 FEET EASTERLY FROM THE CALCULATED SOUTHWEST CORNER OF SAID "FLAGPOLE". FROM THIS POINT, THE WEST PROPERTY LINE WAS DETERMINED BY HOLDING THE MONUMENT RECOVERED NEAR THE SOUTHWEST PROPERTY CORNER FOR LINE. ALTHOUGH SAID MONUMENT WAS SOUTHERLY 0.44 FEET FROM THE SECTION LINE, THE WEST PROPERTY LINE CLOSELY MATCHED THE PLAT RECORD DISTANCE FROM THE "ELL" CORNER TO THE SECTION LINE. THIS METHODOLOGY CREATED WHAT I DETERMINED TO BE THE MOST HARMONIOUS FIT BETWEEN RECOVERED ORIGINAL MONUMENTS AND THE SUBDIVISION PLAT RECORD.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 14, 1998
SHAWN KAMPMANN
2883 LS

RENEWAL DATE: 6/30/2009

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 25, IN TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON, HAVING A RECORD PLAT BEARING OF NORTH 89°54'33" WEST, AS REFERENCED ON THOMPSON PARK SUBDIVISION, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

SURVEYED BY:
POLARIS LAND SURVEYING LLC
P.O. BOX 459
ASHLAND, OREGON 97520
(541) 482-5009

DATE: DECEMBER 16, 2008
PROJECT NO. 523-08

Assessor's Map No. 39 1E 25, Tax Lot 423

POLARIS LAND SURVEYING

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