**♥** N1/4 Cor

Section 1

DETAIL "A'

# PROPERTY LINE ADJUSTMENT MAP OF SURVEY

# SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

**PURPOSE:** Pursuant to Clients instructions, perform a boundary survey, monument the adjusted property line corners, and file a Map of Survey with the Jackson County Surveyor's office.

**PROCEDURE:** Utilizing a Trimble 5-6 robot instrument and Trimble 5700 Global Positioning System (GPS) with a Trimble TSCe data collector with Trimble software, all found monuments, as depicted hereon, were tied in a closed loop traverse or by redundant observations. Records utilized for this survey: Instruments Numbered 99-37498, 2010-01160, 2010-01161, 2010-01162, 2010-020319, 2010-035564, 2010-035565, 2010-035566, Irrigation Easements, Instruments Numbered 2010-029963, 2010-029964 and 2010-029965, all of the Official Records of Jackson County, Oregon; Surveys Numbered 15762, 17167, and 20122 as filed in the office of the Jackson County Surveyor.

Utilizing said record documents and maps, the exterior boundaries were established and the resultant tracts were computed per instruments Numbered 2010-035567 and 2010-035568, of the Official Records of Jackson County, Oregon. The corners were set as depicted hereon, the first monument established on June, 16, 2010. The last monument established January 20, 2011, monumenting the street dedication and public utility easement pursuant to instrument Number 2011-001023 of the Official records of Jackson County, Oregon.

#### LEGEND:

- Indicates a set 5/8-inch diameter by 30-inch long iron pin with an orange plastic cap marked "NEATHAMER SURVEYING".
- Indicates a brass cap as noted hereon.
- Indicates a found 5/8-inch diameter iron pin with a plastic cap marked "NEATHAMER LS 2675" per CENTRAL POINT EAST DEVELOPMENT, PHASE 7.
- ▲ Indicates a found 5/8-inch diameter iron pin at PI per SN 15762.
- Indicates a found 5/8-inch diameter iron pin with a plastic cap marked "HOFFBUHR AND ASSOC., INC." per SN 20122.
- Indicates a found brass tag and tack in concrete marked "LS 1913" per SN 20122.
- Indicates a computed position, nothing found or set.
- ( ) Indicates record information as per SN 15762.
- [ ] Indicates record information as per SN 20122.
- Indicates record information as per CENTRAL POINT EAST DEVELOPMENT, PHASE 7.
- SF Indicates the number of square feet within a closed area such as a lot.
- SN Indicates a survey filed by number in the office of the Jackson County Surveyor.
- INST Indicates an instrument recorded by number of the Official Records of Jackson County, Oregon.
- Indicates the centerline of an existing fence.
- FNC 1.8' Indicates the distance and which side from the boundary line that the centerline of fence line is located.

## BASIS OF BEARINGS:

The centerline of Vilas Road per Survey Number 15762, as filed in the office of the Jackson County Surveyor.

PREPARED BY:

Neathamer Surveying, Inc. 3126 St, Suite 100 P.O. Box 1584 Medford, Oregon 97501 Phone (541) 732-2869 FAX (541) 732-1382

PLOT DATE: February 4, 2011

PROJECT NUMBER: 09021

Sheet | of | Oppc

A Property Line Adjustment located in the Northwest One-quarter of Section 1, Township 37 South, Range 2 West of the Willamette Meridian, in the City of Central Point, Jackson County, Oregon. 500°04'13"W 161.50' PREPARED FOR: 10' PUE 131.43' N1/4 COR SECTION 1 PER City of Central Point Dennis and Sailee Patterson JACKSON COUNTY 140 South Third Street PO Box 1410 STREET RIGHT-OF-WAY AND RE-ESTAB NOTES Central Point, OR 97502 PUBLIC UTILITY EASEMENT Eagle Point, Oregon 97524 DEDICATION PER INSTRUMENT NO. 2011-001023 3 3 + 10' PUE NOO 04 13 E 160.84 NO SCALE INST. NO. SN 20122 INST. NO. 86-25841 INST. NO. 03-77429 2006-017584 15' WIDE IRRIGATION EASEMENT INST. NO. 2010-011162-BOUNDARY LINE INST. NO. 02-56728 INST. NO. 92-12094 PER INST 2010-029963 500°04'13"W 605.04 AGREEMENT S00'04'13"W 300.17' S00'04'13"W 152.44' 501°05'56"E 147.35 15' WIDE IRRIGATION EASEMENT PER INST 2010-029964 500°03'39"W 184.00" S00'04'13"W 452.60 N45'04'14"E-[500°02'49"W 184.00'] N00'04'13"E 93.06' INST. NO. 2010-011160 INST. NO. 2010-011161-21.21 BOUNDARY LINE AGREEMENT N00'03'39"E BOUNDARY LINE N45°04'13"E 9.90'~ 15' WIDE IRRIGATION EASEMENT-INST. NO. 2010-011159 AGREEMENT INST. NO. 2010-011163 -PER INST 2010-029965 QUITCLAIM DEED BOUNDARY LINE AGREEMENT RE-RECORDED AS RE-RECORDED AS INST. NO. INST. NO. 2010-035564 S00'04'13"W 406.58' SHADED AREA INDICTATES \_C3 S00'04'13"W 102.55' RESERVATION FOR PUTURE PUBLIC STREET AND PUBLIC UTILITY RASEMENTS 500°04'13"W 774.42 500°04'13"W 161.50" ORIGINAL LINE-BOUNDARY LINE -ORIGINAL LINE-N00°04'13"E 264.77' C7 C6 C5 AGREEMENT -500°03'39"W INST. NO. 2010-011165 15.13 RE-RECORDED AS TRACT 1 INST. NO. 2010-035566 TRACT 2 ×— LOT 225 PROPERTY LINE ADJUSTMENT PROPERTY LINE ADJUSTMENT -SEE DETAIL CENTRAL POINT INST. NO. 2010-035567 INST. NO. 2010-035568 DEVELOPMENT NOO"04'13"E 160.84' (ORIGINAL: 3.95 Acres) ADJUSTED: 4.57 Acres (ORIGINAL: 3.37 Acres) ADJUSTED: 2.74 Acres 605.01 346.11 -951.12' 15' WIDE IRRIGATION EASEMENT PER INST 2010-029965 AVENUE --N00°04'|3"É----N00'04'13"E 526.21 INST. NO. 1979-28406 N67'11'05"W 16.26'> INST. NO. 99-37498 SURVEY NOTES: Fence lines depicted hereon are not dimensioned along the Boundary Line Agreement lines, given that the parties concerned have agreed to said Boundary Line Agreements, thus eliminating any question of ownership between the involved tracts of land. THE SUBJECT TRACTS HEREON MAY BE SUBJECT TO THE FOLLOWING MATTERS OF RECORD:

### CURVE TABLE

Roque River Valley Irrigation District.

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
CI	89°44'39"	10.00'	15.66'	544°56'33"W	14.11'
C2	22°19'54"	138.00'	53.79'	511°14'10"W	53.45'
C3	22°19'54"	62.00'	24.17'	511°14'10"W	24.01
C4	133°24'58"	65.00'	151.361	NO8°45'00"E	119.41'
C5	65°46'21"	10.00'	11.48'	N42°34'18"E	10.861
C6	12°43'00"	138.00'	30.63'	NI6°02'38"E	30.57'
CT	22°19'54"	62.00'	24.17'	NII°14'10"E	24.01'
C8	<i>0</i> 3°53'59"	307.50'	20.931	588°14'09"E	20.92'
C9	90°15'21"	15.00'	23.63'	545°03'27"E	21.261

SCALE 1" = 80'
0 80 160 240

This survey consists of:

sheet(s) Map
page(s) Narrative

JACKSON COUNTY
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR Phut V. Neathamer

OREGON
JULY 19, 1994
ROBERT V. NEATHAMER
2675
Renewal Date 12/31/12

Jackson County Assessor's Map No: 37 2W OIBA, Tax Lots 500 and 700 Drawing N: WSI Projects City of Central Point V09021 Water Tank Proj-Vilas RdV09021 PLA\_Water Tank Proj.pro

Regulations, including levies, liens, assessments, rights of way and easements of the Rogue Valley Sewer Services.

Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of the

Rights of the public in and to any portion lying within the limits of public roadways, if any, and/or rights of private

parties over any portion lying within existing roadways or driveways not disclosed by the public records.