

MAP OF SURVEY PROPERTY LINE ADJUSTMENT

JACKSON COUNTY PLANNING FILE
SUB2014-00007

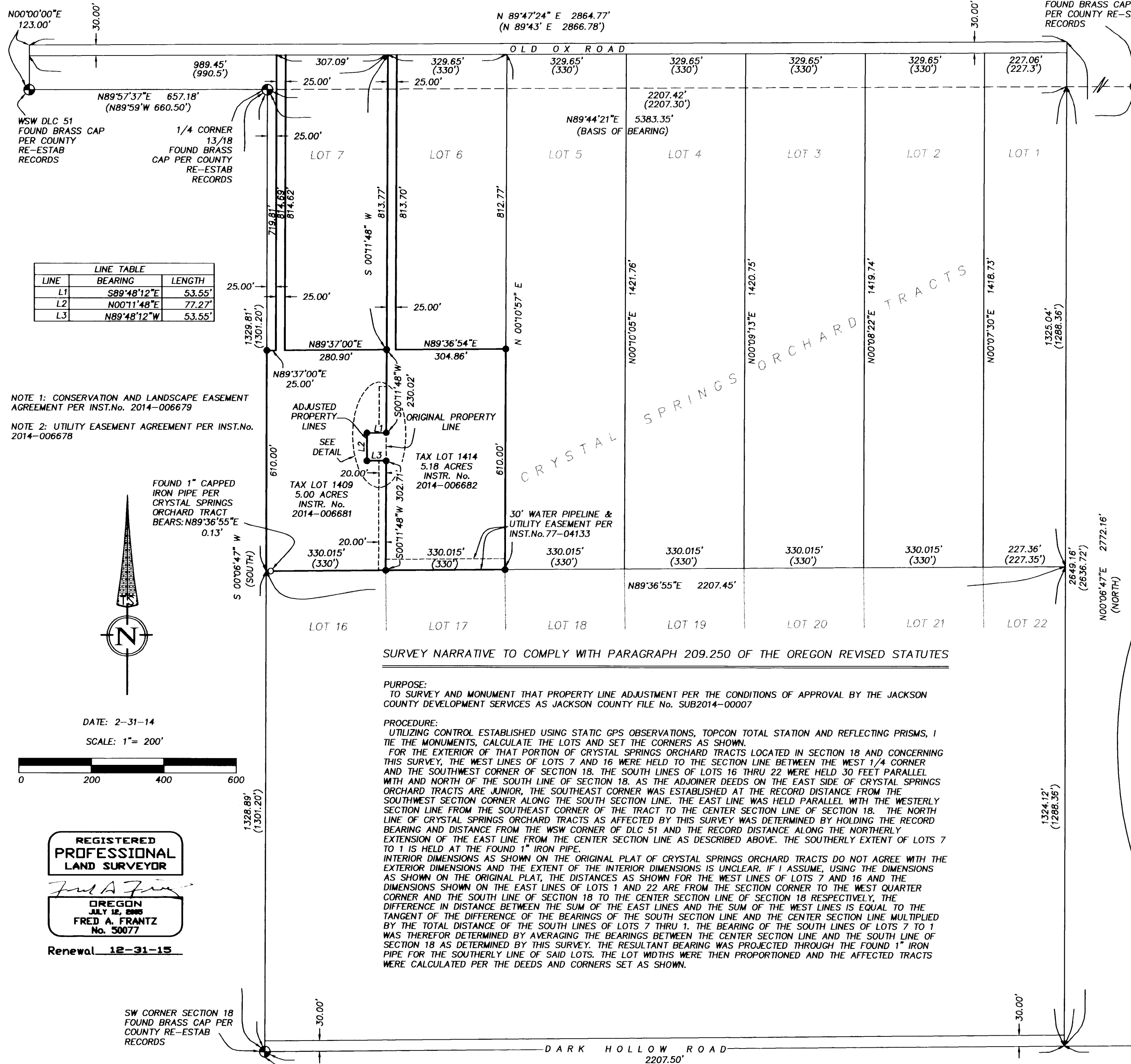
LOCATED IN
LOTS 6 AND 7 OF CRYSTAL SPRINGS ORCHARD TRACTS IN THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 18, TOWNSHIP 38 SOUTH, RANGE 1 WEST AND THE NORTHEAST QUARTER SECTION 13, TOWNSHIP 38 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON.

FOR
STEVEN CASTELLANOS
13685 NW GREENWOOD DRIVE
PORTLAND, OREGON 97229

LEGEND:

- S/N SURVEY NUMBER ON FILE AT THE JACKSON COUNTY SURVEYOR'S OFFICE.
- INST. No. INSTRUMENT NUMBER OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- RE-ESTAB JACKSON COUNTY SURVEYOR'S RE-ESTABLISHMENT RECORDS OF PUBLIC LANDS SURVEY CORNERS.
- () RECORD DATA PER CRYSTAL SPRINGS ORCHARD TRACT.
- FOUND BRASS CAP AS INDICATED.
- FOUND MONUMENT AS NOTED.
- SET 5/8" BY 24" IRON PIN WITH ORANGE PLASTIC CAP MARKED "FRANTZ PLS 50077".

BASIS OF BEARING IS GEODETIC NORTH DERIVED FROM GPS OBSERVATIONS AND TIES, FROM THE BRASS CAP MONUMENTING THE WEST QUARTER CORNER OF SECTION 18 TO THE BRASS CAP MONUMENTING THE EAST QUARTER CORNER OF SECTION 18. SAID BEARING BEING N 89°44'21" E.

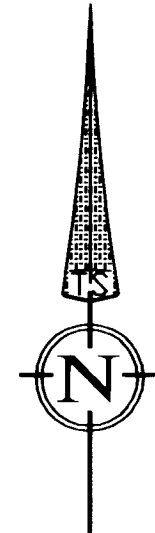


| LINE | BEARING | LENGTH |
|------|-------------|--------|
| L1 | S89°48'12"E | 53.55' |
| L2 | N00°11'48"E | 77.27' |
| L3 | N89°48'12"W | 53.55' |

NOTE 1: CONSERVATION AND LANDSCAPE EASEMENT AGREEMENT PER INST.No. 2014-006679

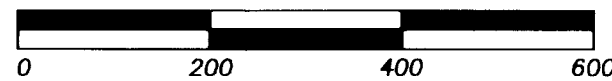
NOTE 2: UTILITY EASEMENT AGREEMENT PER INST.No. 2014-006678

FOUND 1" CAPPED IRON PIPE PER CRYSTAL SPRINGS ORCHARD TRACT BEARS: N89°36'55"E 0.13'



DATE: 2-31-14

SCALE: 1" = 200'



**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

Fred A. Frantz
**OREGON
JULY 12, 2005
FRED A. FRANTZ
No. 50077**

Renewal 12-31-15

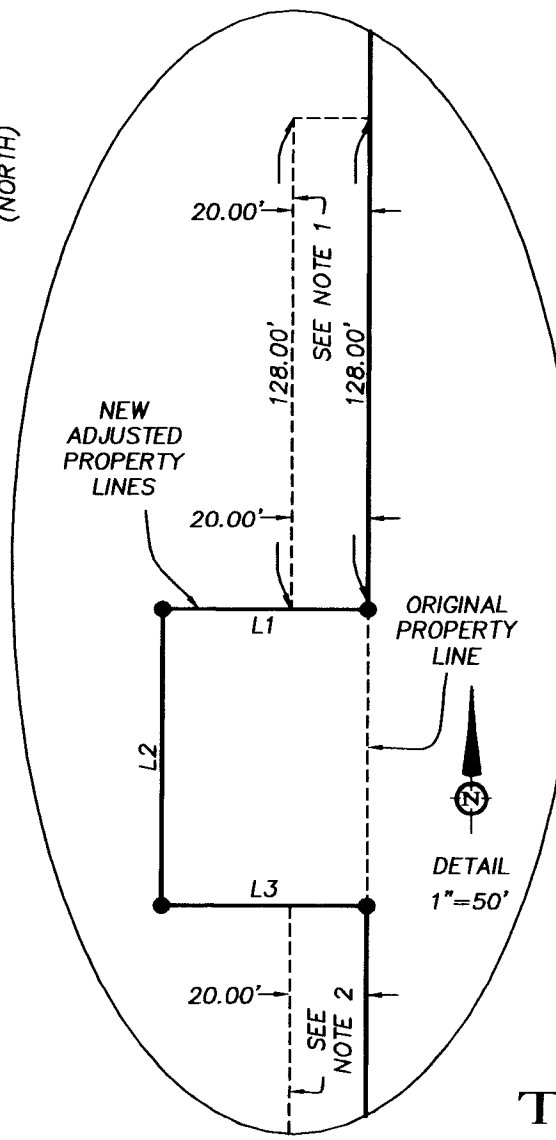
SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250 OF THE OREGON REVISED STATUTES

PURPOSE:
TO SURVEY AND MONUMENT THAT PROPERTY LINE ADJUSTMENT PER THE CONDITIONS OF APPROVAL BY THE JACKSON COUNTY DEVELOPMENT SERVICES AS JACKSON COUNTY FILE No. SUB2014-00007

PROCEDURE:
UTILIZING CONTROL ESTABLISHED USING STATIC GPS OBSERVATIONS, TOPCON TOTAL STATION AND REFLECTING PRISMS, I TIE THE MONUMENTS, CALCULATE THE LOTS AND SET THE CORNERS AS SHOWN.
FOR THE EXTERIOR OF THAT PORTION OF CRYSTAL SPRINGS ORCHARD TRACTS LOCATED IN SECTION 18 AND CONCERNING THIS SURVEY, THE WEST LINES OF LOTS 7 AND 16 WERE HELD TO THE SECTION LINE BETWEEN THE WEST 1/4 CORNER AND THE SOUTHWEST CORNER OF SECTION 18. THE SOUTH LINES OF LOTS 16 THRU 22 WERE HELD 30 FEET PARALLEL WITH AND NORTH OF THE SOUTH LINE OF SECTION 18. AS THE ADJOINER DEEDS ON THE EAST SIDE OF CRYSTAL SPRINGS ORCHARD TRACTS ARE JUNIOR, THE SOUTHEAST CORNER WAS ESTABLISHED AT THE RECORD DISTANCE FROM THE SOUTHWEST SECTION CORNER ALONG THE SOUTH SECTION LINE. THE EAST LINE WAS HELD PARALLEL WITH THE WESTERLY SECTION LINE FROM THE SOUTHEAST CORNER OF THE TRACT TO THE CENTER SECTION LINE OF SECTION 18. THE NORTH LINE OF CRYSTAL SPRINGS ORCHARD TRACTS AS AFFECTED BY THIS SURVEY WAS DETERMINED BY HOLDING THE RECORD BEARING AND DISTANCE FROM THE WSW CORNER OF DLC 51 AND THE RECORD DISTANCE ALONG THE NORTHERLY EXTENSION OF THE EAST LINE FROM THE CENTER SECTION LINE AS DESCRIBED ABOVE. THE SOUTHERLY EXTENT OF LOTS 7 TO 1 IS HELD AT THE FOUND 1" IRON PIPE.
INTERIOR DIMENSIONS AS SHOWN ON THE ORIGINAL PLAT OF CRYSTAL SPRINGS ORCHARD TRACTS DO NOT AGREE WITH THE EXTERIOR DIMENSIONS AND THE EXTENT OF THE INTERIOR DIMENSIONS IS UNCLEAR. IF I ASSUME, USING THE DIMENSIONS AS SHOWN ON THE ORIGINAL PLAT, THE DISTANCES AS SHOWN FOR THE WEST LINES OF LOTS 7 AND 16 AND THE DIMENSIONS SHOWN ON THE EAST LINES OF LOTS 1 AND 22 ARE FROM THE SECTION CORNER TO THE WEST QUARTER CORNER AND THE SOUTH LINE OF SECTION 18 TO THE CENTER SECTION LINE OF SECTION 18 RESPECTIVELY, THE DIFFERENCE IN DISTANCE BETWEEN THE SUM OF THE EAST LINES AND THE SUM OF THE WEST LINES IS EQUAL TO THE TANGENT OF THE DIFFERENCE OF THE BEARINGS OF THE SOUTH SECTION LINE AND THE CENTER SECTION LINE MULTIPLIED BY THE TOTAL DISTANCE OF THE SOUTH LINES OF LOTS 7 THRU 1. THE BEARING OF THE SOUTH LINES OF LOTS 7 TO 1 WAS THEREFORE DETERMINED BY AVERAGING THE BEARINGS BETWEEN THE CENTER SECTION LINE AND THE SOUTH LINE OF SECTION 18 AS DETERMINED BY THIS SURVEY. THE RESULTANT BEARING WAS PROJECTED THROUGH THE FOUND 1" IRON PIPE FOR THE SOUTHERLY LINE OF SAID LOTS. THE LOT WIDTHS WERE THEN PROPORTIONED AND THE AFFECTED TRACTS WERE CALCULATED PER THE DEEDS AND CORNERS SET AS SHOWN.

SW CORNER SECTION 18
FOUND BRASS CAP PER
COUNTY RE-ESTAB
RECORDS

381W18 TAX LOT 1409 AND 1414



**** FILED ****
Date 4-14-14 By JAC
This Survey Consists of:
1 Sheets Map
0 Pages Narrative
JACKSON COUNTY
SURVEYOR

PROPERTY LINE ADJUSTMENT
JACKSON COUNTY FILE NO. SUB2014-00007

JACKSON COUNTY DEVELOPMENT SERVICES
APPROVAL:

BY: *Jacie Nelson*
DEVELOPMENT SERVICES

4-14-14
DATE

SURVEY BY:
TERRASURVEY, INC.
PROFESSIONAL LAND SURVEYORS

274 FOURTH STREET
ASHLAND, OREGON 97520

(541) 482-6474
terrain@bisp.net

JOB NO. 932-14

1/4 CORNER 18/19
FOUND BRASS CAP PER
COUNTY RE-ESTAB RECORDS