

MAP OF SURVEY
FOR
SCOTT PLUMMER

LOCATED IN:
THE S.E. 1/4, SEC. 2, T.38S., R.2W., W.M.
JACKSON COUNTY, OREGON

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES

PURPOSE: To establish a record of those monuments that were set from previous survey work that was done in 1985 by Dennis Hoffbuhr and in 1989 by Doug McMahan.

PROCEDURE: In 1985, Dennis Hoffbuhr did a survey for Arleigh Isley of property described in Instrument No. 83-05399, whereby he set monuments for the surveyed property corners. At that time, it was discovered that the south line of the property being surveyed ran through an existing house. For reasons unknown at this time, a survey was not filed with the county surveyor. In 1989, Doug McMahan submitted an application for a property line adjustment, for clients Nick and Barbara Tennant, to resolve the house encroachment and also to include a barn with the property that the house is situated on. The application was approved (File No. 89-16-11a) and new deeds were prepared and recorded. Surveyor McMahan began a survey for the property line adjustment and monuments were set, but again for reasons unknown, a survey was not filed.

I was contacted by Scott Plummer, who is now the owner of the two tax lots that were surveyed by Hoffbuhr & McMahan, for the purpose of marking his property lines. As part of our work to determine his property lines, we discovered the monuments that had been previously set by Hoffbuhr & McMahan. I am now filling this survey to establish a record of those monuments.

I have reviewed the file for the surveys and have come to the following conclusions:
The right-of-way for South Stage Road was determined from 1/2" iron pins per filed survey No. 2596. The west property line was computed by holding a 3/4" pipe, per survey No. 108 for line and by holding deed record distance of 99.16 from the S.S.W. corner of D.L.C. 40 for the southwest property corner. The south boundary was controlled by a 5/8" iron pin, per survey No. 10220, found at the southeast property corner, the D.L.C. corner was held for an angle point in the south boundary and a 5/8" iron pin per survey No. 1170 was held to control the bearing WEST from the D.L.C. corner to the southwest property corner. The east boundary was computed by using deed record distance (INST. NO. 76-00988) along South Stage Road to establish the northerly end of the easterly line, and by holding the 5/8" iron pin from survey No. 10220 for the southeast property corner. The northeast corner of tax lot 1000 was held at deed record distance (INST. NO. 89-03714 & 89-03715) from the pin found at the southeast corner of tax lot 900. The location of the monuments that were placed for the property line adjustment were computed at the direction of the clients at that time, Nick and Barbara Tennant.

Equipment used: Trimble S6 Robotic Instrument.

FILED
Date 11/10/15 By PB
This Survey Consists Of:
1 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY
SURVEYOR

HOFFBUHR & ASSOCIATES, INC.
880 GOLF VIEW DRIVE, SUITE 201
MEDFORD, OREGON 97504
(541)779-4841

BY: DARRELL L. HUCK PLS No. 2023
SCALE: 1 inch = 100' April 2, 2015
BASIS OF BEARING: Cherry Heights Subdivision

- = Found 5/8"x24" iron reinforcing pin with plastic cap stamped "D.McMAHAN LS 1913".
 - ⊗ = Found 5/8"x24" iron reinforcing pin with plastic cap stamped "D.HOFFBUHR LS 1640".
 - = Found 5/8" iron pin unless noted otherwise
 - ⊙ = Found brass cap monument per Jackson County Surveyor re-estab unless noted otherwise
- D.R. = Deed Records. Jackson County, Oregon
S/N = Survey Number

FOUND S.E. COR. D.L.C. 40
IDENTICAL WITH THE N.E. COR D.L.C. 47
AS SHOWN ON CHERRY HEIGHTS SUBDIVISION
AND REFERENCED IN JACKSON COUNTY SURVEYOR
THIRD RE-ESTABLISHMENT NOTES DATED DECEMBER 17, 1984

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Darrell L. Huck

OREGON
FEBRUARY 4, 1985
DARRELL L. HUCK
2023

Expires 6/30/2018

