

# MAP OF SURVEY

Located in Block 13 of the CENTRAL ADDITION TO THE TOWN OF EAGLE POINT, being within the South-west One-quarter of Northeast One-quarter of Section 3, Township 36 South, Range 1 West of the Willamette Meridian, in the City of Eagle Point, Jackson County, Oregon.

## PREPARED FOR:

**JUAN KNAPP**  
P.O. Box 1285  
Eagle Point, OR 97524

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

**PURPOSE:** Pursuant to Client's request and direction, perform a boundary survey, recover existing monuments, establish monuments at boundary corners as needed, and file a Map of Survey in the office of the Jackson County Surveyor.

**PROCEDURE:** Utilizing a Nikon DTM-520 Total Station, a Trimble ST Robotic Total Station, a Trimble TSC3 Data Collector with Trimble Access software, Trimble Business Center and Trimble Terramodel, all found monuments were tied within closed loop traverses or via redundant ties. Records utilized for this survey: Instrument Number 02-11131, of the Official Records of Jackson County, Oregon; Surveys Numbered 1418, 2079, 6074, 14567, and 18023, all as filed in the office of the Jackson County Surveyor; CENTRAL ADDITION TO THE TOWN OF EAGLE POINT, filed for record on February 11, 1911 in Volume 3 of Plats at Page 2 of the Records of Jackson County, Oregon and EAGLE PARK SUBDIVISION, filed for record on August 23, 1960 in Volume 8 at Page 39 of the Records of Jackson County, Oregon.

Held the found monuments along the centerline of Platt Street and applied the Basis of Bearings per Survey Number 6074. From which, established the centerlines of Kelso Street and Jason Street holding said found monuments and turning record angles from Platt Street. The intersection of Kelso Street and Ortega Avenue was established by the following procedure: computed the midpoint between the two found monuments along Ortega Avenue (refer to Note "A"); from said calculated position, held the resultant bearing of the record turning angle from Kelso to Ortega, to intersect with the centerline of Kelso Street. Said centerline of Ortega Avenue was then extended to intersect the centerline of Jason Street, thus establishing the intersection of Ortega Avenue and Jason Street. The computed centerlines were then offset to establish their respective rights-of-way and Block 13 of said CENTRAL ADDITION. The monuments found along the computed south-easterly right-of-way of Jason Street related to said right-of-way within reasonable tolerances.

From which, utilized proportionate distances to compute the interior lots of said block, thence utilized said Instrument Number to compute the remaining boundaries of the subject property.

It should be noted that the current configuration of said Block 13 is not consistent with the original plat, CENTRAL ADDITION. A search of a record map showing the current configuration was performed and resulted in not being able to find evidence of such record. However the deeds of the property are consistent with the current configuration. As such, it was concluded that the intent of the re-configuration was to create four properties equal in size. The boundary depicted hereon is reflective of this analysis.

Monuments were established, as depicted hereon, on November 17, 2015.

## BASIS OF BEARINGS:

The centerline of Platt Street established per Survey Number 6074, as filed in the office of the Jackson County Surveyor.

**PREPARED BY:** Neathamer Surveying, Inc.  
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Medford, Oregon 97501  
Phone (541) 732-2869  
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**PLOT DATE:** December 18, 2015 **PROJECT NUMBER:** 15057

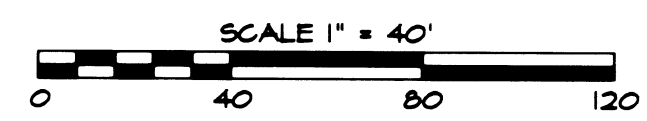
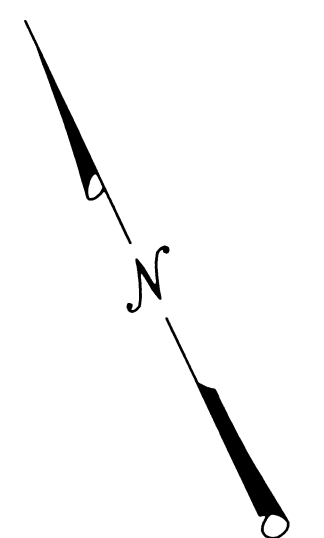
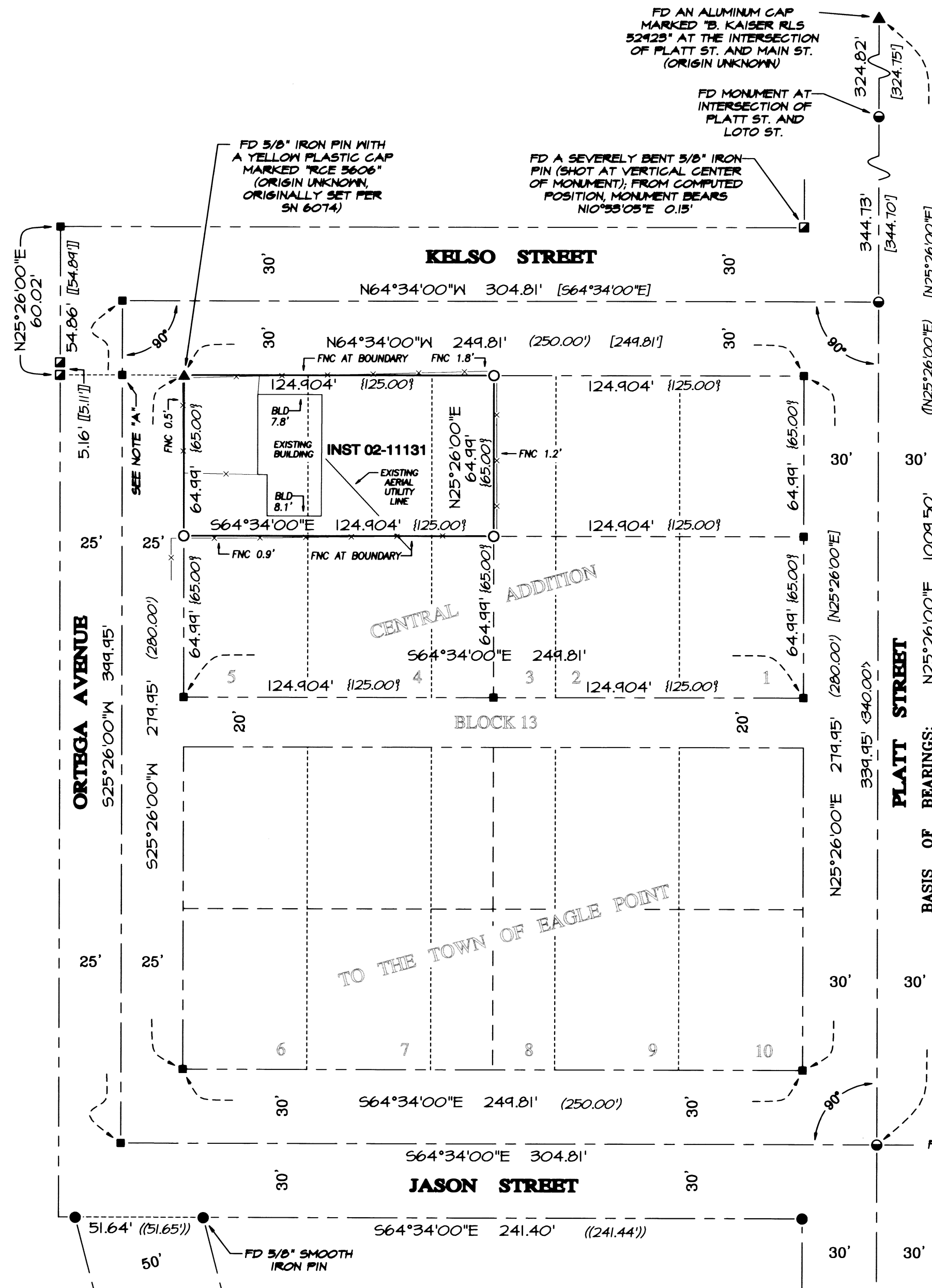
Sheet 1 of 1 © NR

## LEGEND:

- Indicates a set 5/8-inch diameter by 24 inches long iron pin with a plastic cap marked "NEATHAMER SURVEYING".
- Indicates a found 5/8-inch diameter iron pin, per EAGLE PARK SUBDIVISION.
- ⊙ Indicates a found 5/8-inch diameter iron pin, per SN 2079.
- ⊠ Indicates a found 5/8-inch diameter iron pin with a yellow plastic cap marked, "D. McMAHAN L.S. 1913" (or as noted hereon), per SN 14567 or 18023.
- ▲ Indicates a found monument as noted hereon.
- ⊕ Indicates a brass cap as noted hereon.
- Indicates a computed position, nothing found or set.
- INST Indicates an instrument recorded by number pursuant to the Official Records of Jackson County, Oregon.
- SN Indicates a survey filed by number in the office of the Jackson County Surveyor.
- ( ) Indicates record data per CENTRAL ADDITION.
- < > Indicates record data per Survey Number 1418.
- (( )) Indicates record data per EAGLE PARK SUBDIVISION.
- [ ] Indicates record data per Survey Number 6074.
- [ [ ] ] Indicates record data per Survey Number 18023.
- { } Indicates record data per deed records.
- x— Indicates centerline of an existing fence line.
- 1.8'- Indicates the distance and which side from the boundary line that an existing fence (FNC) or building (BLD) is located.

## NOTE "A"

Held calculated position between the subject found monuments. From which, established the intersection of Kelso Street and Ortega Avenue (refer to Survey Narrative for more information).



**\*\* RECEIVED \*\***  
DATE 12/18/15 BY PB  
This survey consists of:  
1 sheet(s) Map  
2 page(s) Narrative  
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

*Robert V. Neathamer*

OREGON  
JULY 19, 1994  
ROBERT V. NEATHAMER  
2675

Renewal Date 12/31/16