

MAP OF SURVEY

For JOHN DUFFIE

Located In:
The N.E. 1/4 and the S.E. 1/4 of SECTION
09, T.38S., R.2W., Willamette Meridian,
Jackson County Oregon

FILED
Date 10/27/17 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)779-4641

BY: MACKENZIE C. WYNTERGREEN PLS No. 84224
SCALE: 1 inch = 60 feet October 26, 2017
BASIS OF BEARING: GRID NORTH

METADATA

NAD 83(11), epoch 2010.00
NAVD83(12A)
OREGON COORDINATE REFERENCE SYSTEM: GRANTS PASS-ASHLAND
INTERNATIONAL FEET
CONVERGENCE: 00°15'43"

LEGEND

- = FOUND MONUMENT AS NOTED
- ⊙ = FOUND IRON PIPE PER S/N 2740 AS NOTED
- ⊙ = FOUND 2 1/2" BRASS CAP
- = SET 5/8" X 24" IRON PIN WITH PLASTIC CAP STAMPED "HOFFBUHR & ASSOC". SET IN CONCRETE PER THE CLIENT'S REQUEST
- = CALCULATED POSITION
- S/N = SURVEY NUMBER
- [] = RECORD PER S/N 2740
- () = RECORD DEED DATA PER BOOK 250 PAGE 481
- { } = RECORD PER S/N 6330
- O.R.G.N. = OREGON REAL-TIME GNSS NETWORK
- O.R. = OFFICIAL RECORDS, JACKSON COUNTY, OREGON

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO MONUMENT THE PROPERTY AS DESCRIBED IN DEED DOCUMENTS NUMBER 2017-019080 O.R.

MONUMENTATION WAS SEARCHED FOR AND FOUND PER SURVEY NUMBER 2740 WHICH PERFORMED A SECTION BREAKDOWN, PARTICULARLY IN THE NORTHEAST OF SECTION 9.

AFTER RECOVERING FOUND MONUMENTS AS SHOWN, I CALCULATED NORTH LINE FROM DEED DISTANCE ALONG THE CENTER-SECTION LINE AND THEN PARALLEL TO THE NORTH LINE OF DEED BOOK 250, PAGE 481.

THE EAST LINE OF DEED BOOK 250, PAGE 481 (AND SUBSEQUENTLY MY CLIENTS' EAST LINE) WAS CALCULATED BY HOLDING RECORD ANGLE FROM THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9 AS DESCRIBED IN SAID DEED. I THEN OFFSET THIS LINE AS SHOWN.

THE SOUTH LINE WAS CALCULATED DEED DISTANCE SOUTH AND PARALLEL FROM THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9.

FINALLY THE WEST LINE WAS CALCULATED FROM FOUND MONUMENTS ALONG THE NORTH-SOUTH CENTERLINE OF SECTION 9, AS SHOWN.

THE FLAG LOT EXTENDING TO THE NORTH RIGHT-OF-WAY LINE OF WEST GRIFFIN CREEK ROAD WAS CALCULATED FROM TOPOGRAPHIC TIES TO EXISTING TRAVELLED WAY. WITNESS CORNERS WERE SET, DUE TO THE TRUE POSITION OF THE RIGHT-OF-WAY NOT DETERMINED WITH THIS SURVEY.

ALL FOUND MONUMENTS AND SET CORNERS WERE ESTABLISHED WITH A TRIMBLE RB GNSS RECEIVER, UTILIZING THE O.R.G.N.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
DECEMBER 06, 2011
MACKENZIE C. WYNTERGREEN
84224

RENEWS: JUNE 30, 2018

38 2W 09, TAX LOT 602
(17072 TOPO.DWG)

