

APPROVALS

MEDFORD PLANNING DIRECTOR
PLANNING ACTION NO. PLA 17-163
MEDFORD CITY SURVEYOR

3-5-18
DATE

3/5/18
DATE

**MAP OF SURVEY
PROPERTY LINE ADJUSTMENT**

LYING SITUATE WITHIN

NORTHEAST & SOUTHEAST QUARTERS OF SECTION 29,
TOWNSHIP 37 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN
CITY OF MEDFORD, JACKSON COUNTY, OREGON

FOR

Southern Oregon Friends of Hospice

217 South Modoc Avenue
Medford, Oregon 97504

LEGEND

- ⊗ DONATION LAND CLAIM CORNER, AS DESCRIBED, PER JACKSON COUNTY RE-ESTAB. NOTES (RECOVERED)
- ⊙ 1-1/2" BRASS CAP IN CONCRETE PER S/N 13365 (RECOVERED)
- ⊗ 1" IRON PIPE PER EXTENSION OF SISKIYOU HEIGHTS ADDITION DATED JUNE 1911 (RECOVERED)
- 5/8" IRON PIN PER S/N 2204 (RECOVERED)
- 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "KAISER RLS 803" PER S/N 8634 (RECOVERED)
- ◇ 5/8" IRON PIN PER SUBDIVISION OF BLOCK 5, EXTENSION OF SISKIYOU HEIGHTS ADDITION (RECOVERED)
- ⊙ 1/2" IRON PIN PER S/N 959 (RECOVERED)
- ⊙ 1/2" IRON PIPE PER COUNTRY CLUB PARK (RECOVERED)
- ⊙ 5/8" IRON PIN w/ 2" BRASS CAP STAMPED "POLARIS LAND SURVEYING - LOT 13 SHA 2017 - PLS 2883" (ESTABLISHED)
- 5/8" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
- PROPERTY BOUNDARY LINE
- - - ADJUSTED PROPERTY LINE
- BOUNDARY LINE
- - - CENTERLINE
- - - PREVIOUS DEED LINE
- x - x - FENCELINE
- O.R. OFFICIAL RECORDS, JACKSON COUNTY CLERK
- S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
- DLC DONATION LAND CLAIM, AS DESCRIBED
- CL CENTERLINE
- () SURVEY RECORD DATA PER EXTENSION OF SISKIYOU HEIGHTS ADDITION
- { } SURVEY RECORD DATA PER SUBDIVISION OF BLOCK 5, EXTENSION OF SISKIYOU HEIGHTS ADDITION
- [] SURVEY RECORD DATA PER S/N 959 (MARK BOYDEN)
- [[] SURVEY RECORD DATA PER S/N 8634 (GARY KAISER)
- < > SURVEY RECORD DATA PER COUNTRY CLUB PARK

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE WESTERLY LINE OF SOUTH MODOC AVENUE, HAVING A RECORD BEARING OF SOUTH 17°49'50" EAST, AS REFERENCED ON VERDE HILLS UNIT NO. 3, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Shawn Kampmann
OREGON
JULY 14, 1998
SHAWN KAMPMANN
2883 LS

RENEWAL DATE: 6/30/2019

SURVEYED BY:
POLARIS LAND SURVEYING LLC
P.O. BOX 459
ASHLAND, OREGON 97520
(541) 482-5009

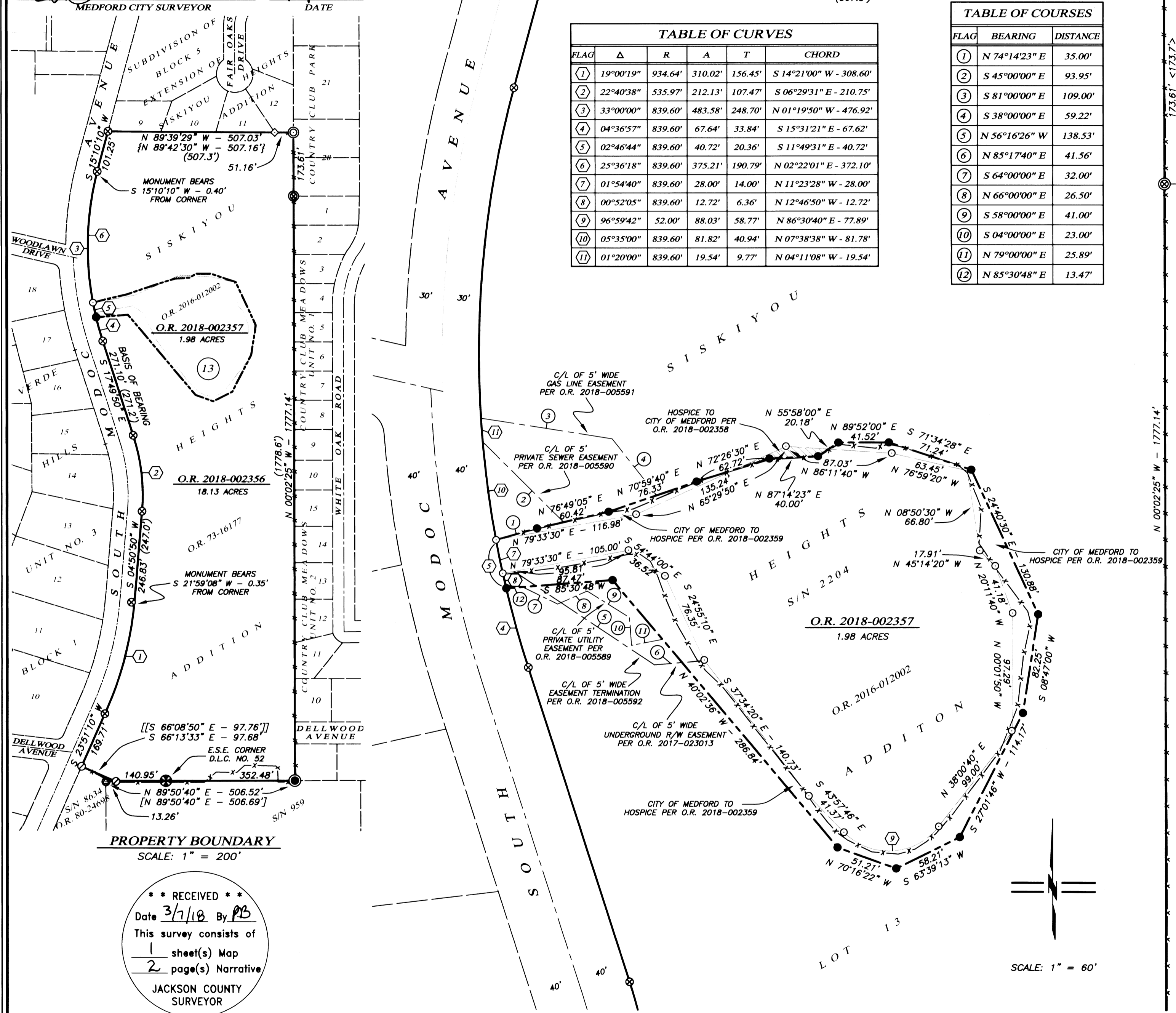
DATE: FEBRUARY 20, 2018
PROJECT NO. 1149-17

TABLE OF CURVES

FLAG	Δ	R	A	T	CHORD
①	19°00'19"	934.64'	310.02'	156.45'	S 14°21'00" W - 308.60'
②	22°40'38"	535.97'	212.13'	107.47'	S 06°29'31" E - 210.75'
③	33°00'00"	839.60'	483.58'	248.70'	N 01°19'50" W - 476.92'
④	04°36'57"	839.60'	67.64'	33.84'	S 15°31'21" E - 67.62'
⑤	02°46'44"	839.60'	40.72'	20.36'	S 11°49'31" E - 40.72'
⑥	25°36'18"	839.60'	375.21'	190.79'	N 02°22'01" E - 372.10'
⑦	01°54'40"	839.60'	28.00'	14.00'	N 11°23'28" W - 28.00'
⑧	00°52'05"	839.60'	12.72'	6.36'	N 12°46'50" W - 12.72'
⑨	96°59'42"	52.00'	88.03'	58.77'	N 86°30'40" E - 77.89'
⑩	05°35'00"	839.60'	81.82'	40.94'	N 07°38'38" W - 81.78'
⑪	01°20'00"	839.60'	19.54'	9.77'	N 04°11'08" W - 19.54'

TABLE OF COURSES

FLAG	BEARING	DISTANCE
①	N 74°14'23" E	35.00'
②	S 45°00'00" E	93.95'
③	S 81°00'00" E	109.00'
④	S 38°00'00" E	59.22'
⑤	N 56°16'26" W	138.53'
⑥	N 85°17'40" E	41.56'
⑦	S 64°00'00" E	32.00'
⑧	N 66°00'00" E	26.50'
⑨	S 58°00'00" E	41.00'
⑩	S 04°00'00" E	23.00'
⑪	N 79°00'00" E	25.89'
⑫	N 85°30'48" E	13.47'



PROPERTY BOUNDARY
SCALE: 1" = 200'

** RECEIVED **
Date 3/7/18 By PB
This survey consists of
1 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY
SURVEYOR

SCALE: 1" = 60'

SURVEY NO. 22495**SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES**

- SURVEY FOR:** Southern Oregon Friends of Hospice
217 South Modoc Avenue
Medford, Oregon 97504
- LOCATION:** The Northeast and Southeast Quarters of Section 29 in Township 37 South, Range 1 West of the Willamette Meridian in the City of Medford, Jackson County, Oregon.
- PURPOSE:** To survey a Property Line Adjustment between those tracts of land described within Instrument No.'s 73-16177 and 2016-012002 of the Official Record in Jackson County, Oregon, as approved by the City of Medford City Council and Planning Action No. PLA 17-163.
- PROCEDURE:** Utilizing a Leica TCRP 1203 robotic total station and ranging prisms, along with a Leica 1200 Smart Rover GNSS receiver, I set out to retrace the boundaries of the subject properties located within Block 13 of the Extension of Siskiyou Heights Addition to the City of Medford, containing all of Holmes Park conveyed to the City of Medford as described within Instrument No. 73-16177 in the Official Records of Jackson County, Oregon, as well as that tract of land described within Volume 548, Page 270 in the Deed Records of said County, which was surveyed by Mark Boyden in January 1957 and filed as Survey No. 2204 in the office of the Jackson County Surveyor.

Original monuments were recovered along the westerly line of said Block 13 of the Extension of Siskiyou Heights Addition, common with the east line of the 80 foot wide right of way for South Modoc Avenue which fit very well with the plat record and held for position except as shown. The north line of Block 13 was determined by holding monuments recovered at the southeast and southwest corners of the Subdivision of Block 5 of the Extension of Siskiyou Heights Addition, common with the north line of said Block 13, which fit well with the survey record and held for position. For the east line of Block 13, I held the recovered original brass capped concrete monument being the Initial Point of said Subdivision of Block 5 and calculated the southeast corner

PROCEDURE(cont.): of Block 13 by utilizing the survey record distance of 352.48 feet and the projected survey record bearing from the recovered East-Southeast Corner of Donation Land Claim No. 52 per Survey No. 959 of Mark Boyden's survey of Hoover School. The recovered Initial Point for the southeast corner of Country Club Park along the east line of said Block 13, fit this resolution as well and I establish a 2 inch bronze capped iron pin to perpetuate the southeast corner of Block 13. I hold monuments recovered along the south line of Block 13 as shown on said Survey No. 959 and Survey No. 8634, terminating on South Modoc Avenue.

For the Southern Oregon Friends of Hospice property, I retraced Mark Boyden's 1963 Survey No. 2204 of the historic John Holmes property, recovering all but one of the original monuments established by that survey which fit the survey record very well. The purpose of this Property Line Adjustment was partially to mitigate the problem of the old meandering fenceline around the Holmes property which ran inside and outside the monumented deed boundary, as well as to fit the property line to conform better with the natural topography.

Monuments were established at the adjusted corners as shown hereon.

BASIS OF BEARING: The Basis of Bearing for this survey is South Modoc Avenue, adjacent to Lots 15 & 16 in Block 1, Verde Hills Unit No. 3, having a record plat bearing of North 17°49'50" West, on file in the office of the Jackson County Surveyor.

DATE: February 20, 2018

PREPARED BY: Shawn Kampmann,
Professional Land Surveyor

POLARIS LAND SURVEYING, LLC
P.O. Box 459
Ashland, Oregon 97520
(541) 482-5009



Shawn Kampmann



Renewal Date: 6/30/2019

