

MAP OF SURVEY (PROPERTY LINE ADJUSTMENT)

JACKSON FILE NO.: 439-17-00059-SUB

LA FINCA LOCA LLC

Located In:

The D.L.C. Number 50 and the SE 1/4 of SECTION 09
T.36S., R.1W., Willamette Meridian, Jackson County
Oregon

APPROVAL
(FILE NO.: 439-17-00059-SUB)

Mackenzie C. Wyntergreen
JACKSON COUNTY DEVELOPMENT SERV.

Mar 27, 2018
DATE

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 = 100 feet March 19, 2018
BASIS OF BEARING: GRID NORTH
NAD83 2011(Epoch 2010.00)
OREGON COORDINATE REFERENCE SYSTEM

LEGEND

- = FOUND MONUMENT AS NOTED
 - ⊙ = FOUND DONATION LAND CLAIM CORNER AS NOTED
 - ⊙ = FOUND GOVERNMENT CORNER AS NOTED
 - ⊗ = SET 5/8" X 30" IRON PIN WITH PLASTIC CAP STAMPED "HOFFBUHR & ASSOC"
 - = SET 5/8" X 24" IRON PIN WITH PLASTIC CAP STAMPED "HOFFBUHR & ASSOC"
 - = CALCULATED POSITION
- S/N = SURVEY NUMBER
O.R. = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON
O.P.C. = ORANGE PLASTIC CAP
O.R.G.N. = OREGON REAL-TIME GNSS NETWORK
() = PER DEED DOCUMENT NUMBER 2016-028965
()1 = PER S/N 1929
()2 = PER S/N 19799
()3 = PER S/N 15270
()4 = PER 4TH RE-ESTABLISHMENT NOTES, DATED DECEMBER 23, 1976
- x - x - = EXISTING WIRE FENCE



FILED
Date *3/28/18* By *RB*
This Survey Consists of
1 sheet of *Map*
1 page of *Notes*
JACKSON COUNTY
SURVEYOR

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	176.77'	3899.72'	2°35'50"	S40°25'18"W	176.75'
C2	597.15'	3899.72'	8°46'25"	S34°44'11"W	596.57'

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO MONUMENT THE PROPERTY LINE ADJUSTMENT OF THE PARCELS ORIGINALLY DESCRIBED PER INSTRUMENT NO. 2016-028965 AS RECORDED IN THE JACKSON COUNTY DEED RECORDS, AND APPROVED BY JACKSON COUNTY LAND USE PERMIT FILE NUMBER 439-17-00059-SUB.

THE CONTROLLING ELEMENTS FOR THIS SURVEY WERE THE SOUTH LINE OF SECTION 09, THE EAST LINE OF DONATION LAND CLAIM 50, AND THE SOUTHERLY RIGHT-OF-WAY LINE OF HIGHWAY 62.

THE SOUTH LINE OF SECTION 09 WAS DETERMINED BY HOLDING THE SOUTHEAST CORNER AND THE WITNESS CORNER TO THE SOUTH 1/4 CORNER AS SHOWN HEREON.

THE EAST LINE OF DONATION LAND CLAIM 50 WAS DETERMINED BY HOLDING THE WEST LINE OF ADJACENT DONATION LAND CLAIM 49. THE NORTHWEST AND SOUTHWEST CORNERS OF DONATION LAND CLAIM 49 WERE FOUND AND HELD AS SHOWN. THE WEST LINE WAS THEN PROJECTED SOUTH TO INTERSECT THE SOUTH LINE OF SECTION 09.

THE CENTERLINE OF HIGHWAY 62 WITHIN THIS PROJECT AREA HAS BEEN RE-LOCATED SEVERAL TIMES OVER THE YEARS. PER THIS SURVEYOR'S REQUEST THE OREGON DEPARTMENT OF TRANSPORTATION SUPPLIED COPIES OF ROLL MAPS 01B-16-09 (DATED 1932), 06B-03-10 (DATED 1941), AND 10B-10-06 (DATED 1997). AFTER REVIEWING THE WARRANTY DEED TO THE STATE HIGHWAY COMMISSION AS DESCRIBED IN VOLUME 237, PAGE 277 IT WAS DECIDED TO RETRACE THE CENTERLINE AS SHOWN ON ROLL MAP 06B-03-10 (DATED 1941). SURVEY NUMBER 19799 RETRACED THE SAME CENTERLINE AND SET MONUMENTS IN 2007 TO THE NORTH OF THIS PROJECT. ORIGINAL MONUMENTS WERE SEARCHED FOR AND TIED, AS WELL AS MONUMENTS SET IN S/N 19799. RECORD COURSES AND OFFSETS WERE THEN CALCULATED AS SHOWN.

THE NORTH LINE OF INSTRUMENT NO. 2016-028965 WAS DETERMINED BY HOLDING MONUMENTS SET IN S/N 19799.

ALL FOUND MONUMENTS AND SET CORNERS WERE ESTABLISHED WITH A TRIMBLE R8 GNSS RECEIVER, UTILIZING THE O.R.G.N.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
DECEMBER 06, 2011
MACKENZIE C. WYNTERGREEN
84224
RENEWS: JUNE 30, 2018

WITNESS CORNER (1/4 S9/16)
FOUND 2" ALUMINUM CAP PER
S/N 16395, AND 4TH
RE-ESTABLISHMENT NOTES,
DATED DECEMBER 23, 1976

1/4
CORNER
S9
180.36'

(50.00')
S9
CORNER
180.36'

(50.00')
S9
CORNER
180.36'

36 1W 09D, TAX LOT 1200
36 1W 09D, TAX LOT 1300

FOUND 1/2" REBAR, UNKNOWN,
BEARS N75°51'11"E, 0.32'
FROM CORNER

375' SPIRAL
S = 02°48'45"
α = 0.4

(N44°10'00"E 503.11')
(N43°48'52"E 503.12')
(S59°19'53"E 179.95')
(S58°41'00"E 182.80')

MOLLY DUNN
TAX LOT 1400
DEED DOCUMENT: 2014-025289

(S89°56'00"W 351.20')
(S89°36'45"W 351.20')

RICHARD R. WILSON
TAX LOT 100
DEED DOCUMENT: 1994-033599

(N89°36'45"E 2717.68')
(N89°59'40"E 2717.71')4

(S89°56'00"W 841.05')
(S89°36'45"W 841.05')

FOUND 3/4" IRON ROD, PER S/N 1929
BEARS N11°58'51"W, 0.38' FROM CORNER

S.W. D.L.C. 49
FOUND 2 1/2" BRASS CAP
PER COUNTY SURVEYOR 1ST
RE-ESTABLISHMENT NOTES,
DATED DECEMBER, 23 1996

SECTION CORNER
FOUND 3 1/2" BRASS CAP
PER COUNTY SURVEYOR 3RD
RE-ESTABLISHMENT NOTES, DATED
JANUARY, 20 1987

RON MULLANIX
TAX LOT 1600
DEED DOCUMENT:
2000-052622

(1294.92')
1295.07' S9

(18014 PLA.DWG)