22819

MAP OF SURVEY

For:

Matthew and Laura O'Donoghue

Located in:

the Northeast 1/4 of Sec. 27, (27AA)
Township 37 South, Range 1 West, W,M.,
Jackson County, Oregon
Tax Lot 1600

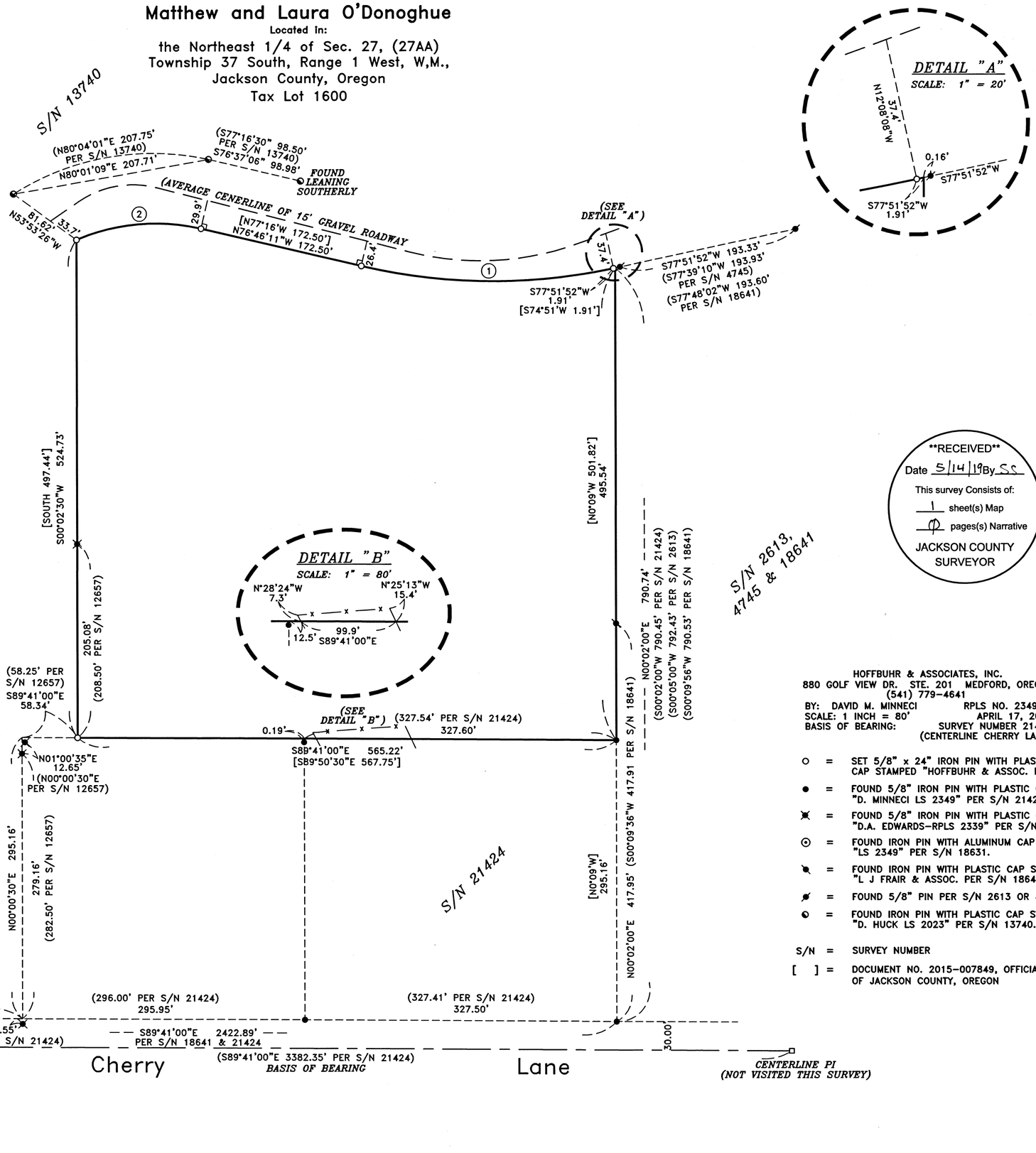
SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250 OREGON REVISED STATUTES

PURPOSE: TO SURVEY, MONUMENT AND RECORD A MAP OF SURVEY OF THE BOUNDARY OF TAX LOT 1800 PER CLIENTS REQUEST. THE PROPERTY IS DESCRIBED IN DOCUMENT NO. 2015-007849, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

PROCEDURE: I USED CONTROL POINTS AND MONUMENTS FROM SURVEY NO. 21424. AFTER VERIFYING THE ACCURACY OF SAID CONTROL, I TIED ADDITIONAL MONUMENTS IN THE AREA. HAVING RECOVERED MONUMENTATION FROM SURVEY NO. 12657, IT WAS APPARENT THAT DISCREPANCIES EXISTING FROM THE RECORD AND ACTUAL LOCATIONS. THE EASTING OF THE MONUMENTS WAS FAIRLY ACCURATE AND I USED THEIR POSITIONING AND RECORD BEARING TO ESTABLISH THE WESTERLY LINE. THE NORTHINGS PRODUCED AN ERROR OF WELL OVER THREE FEET SO RECORD BEARING, DISTANCE AND MONUMENTATION FROM SURVEY NO. 21424 WERE USED TO ESTABLISH THE SOUTH LINE. RECORD BEARING AND MONUMENTATION FROM SURVEY NO. 21424 WERE ALSO USED TO ESTABLISH THE EAST LINE. AS A NOTE, THE 5/8" PIN FROM SURVEY NO. 2613 NEAR THE NORTHEAST CORNER WAS FOUND EXPOSED 6" AND BENT SOUTHERLY ON SURVEY NO. 21424. NOW IT IS FLUSH, 0.3' FARTHER NORTH AND 0.16' OFF PREVIOUS LINE. I CANNOT EXPLAIN THE DISCREPANCY.

THE LEGAL DESCRIPTION CALLS ALONG THE EAST LINE TO "A POINT ON THE SOUTH LINE OF A ROAD RIGHT-OF-WAY". THIS "ROAD" HAS BEEN A POINT OF CONTENTION OF SURVEYOR'S FOR YEARS WITH NO RESOLUTION. WHILE CONDUCTING SURVEY NO. 13916, I DID EXTENSIVE RESEARCH INTO THE ORIGINS AND STATUS OF THE ROAD. MOST OF IT REMAINS IN COUNTY OWNERSHIP BUT TWO SECTIONS TOWARD THE WESTERLY END (ONE OF WHICH FRONTS MY CLIENTS PROPERTY) WERE DEDICATED FOR PUBLIC RIGHT-OF-WAY BY CITY OF MEDFORD ORDINANCE NO. 2006-121. UNFORTUNATELY THE DEDICATION WAS ACCOMPLISHED BY SPECIFYING TAX LOT NUMBERS AND NOT A METES AND BOUNDS DESCRIPTION OF THE SUBJECT PROPERTY. THE EXACT LOCATION OF THE ROAD REMAINS ILLUSIVE AND UNRESOLVED.

I USED THE TANGENT FROM SURVEYS NO. 2613 AND 4745 AND RECORD DEED CALLS TO CREATE THE NORTHERLY LINE OF THIS PROPERTY. THE CALLS ARE SIMILAR BUT NOT EXACT TO THE ORIGINAL SURVEY OF THE PROPOSED ROAD BY HUGH INGLE. THIS LINE IS NOT INTENDED TO BE A REPRESENTATION OF THE PROPOSED ROAD.



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	25°21'57"	602.96'	266.94'	264.77'	N89°27'10"W
[1]	25°21'57"	602.96'	266.94'	264.75'	N89°57'W
2	36°25'57"	209.65'	133.31'	131.08'	S85°00'50"W
[2]	37°09'45"	209.65'	135.98'	133.61'	S79°54'W

RECEIVED
Date 5/14/19 By SS
This survey Consists of:
1 sheet(s) Map
0 pages(s) Narrative
JACKSON COUNTY SURVEYOR

HOFFBUHR & ASSOCIATES, INC.
880 GOLF VIEW DR. STE. 201 MEDFORD, OREGON
(541) 779-4641
BY: DAVID M. MINNECI RPLS NO. 2349
SCALE: 1 INCH = 80' APRIL 17, 2019
BASIS OF BEARING: SURVEY NUMBER 21424 (CENTERLINE CHERRY LANE)

- ○ = SET 5/8" x 24" IRON PIN WITH PLASTIC CAP STAMPED "HOFFBUHR & ASSOC. INC."
- ● = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2349" PER S/N 21424.
- ⊗ = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "D.A. EDWARDS-RPLS 2339" PER S/N 12657.
- ⊙ = FOUND IRON PIN WITH ALUMINUM CAP STAMPED "LS 2349" PER S/N 18631.
- ◔ = FOUND IRON PIN WITH PLASTIC CAP STAMPED "L J FRAIR & ASSOC. PER S/N 18641.
- ⌀ = FOUND 5/8" PIN PER S/N 2613 OR 4745.
- ◎ = FOUND IRON PIN WITH PLASTIC CAP STAMPED "D. HUCK LS 2023" PER S/N 13740.

S/N = SURVEY NUMBER
[ ] = DOCUMENT NO. 2015-007849, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON

REGISTERED PROFESSIONAL LAND SURVEYOR
David M. Minneci
OREGON
JULY 29, 1988
DAVID M. MINNECI
2349
EXPIRES 12/31/20

371W27AA - TL 1600

19036MOS.DWG
(SHEET 1 OF 1)

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