22877

SURVEY FOR:
RICK CARLSON
7101 E. EVANS CR. RD.
ROGUE RIVER, OR 97537

SURVEY BY:
L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
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DATE:
JULY 28, 2019

MAP OF SURVEY

Located in the S.W. 1/4 of Sec. 15, T.35S., R.4W., W.M.
Jackson County, Oregon

LEGEND:

- = FD. 1/2" IRON PIPE PER PVFT.
- = FD. 5/8" IRON PIN PER FS7399.
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. EDWARDS LS741 PER FS16159.
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. NEATHAMER SURVEYING. (SURVEY IN PROGRESS)
- = SET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.

PVFT = PLEASANT VALLEY FARM TRACTS.
ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
WC = WITNESS CORNER MONUMENT.
( ) = RECORD DATA PER DOC. 2019-012638, ORJCO.
FS = FILED SURVEY #.
-O- = CYCLONE FENCE LINE.
-X- = WIRE FENCE LINE.
[ ] = RECORD DATA PER PVFT.
{ } = RECORD DATA PER DOC. 71-06224, ORJCO.

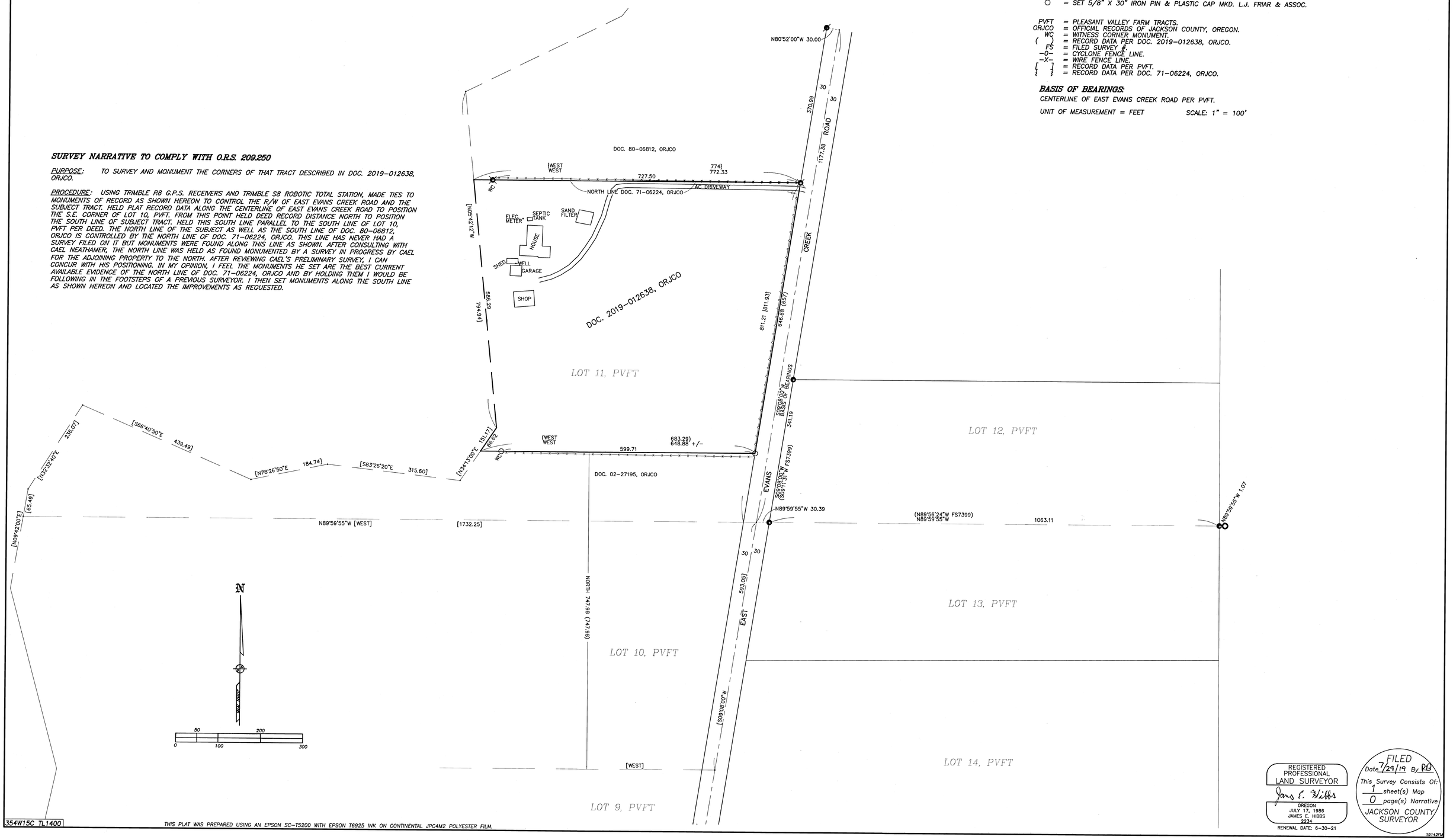
BASIS OF BEARINGS:
CENTERLINE OF EAST EVANS CREEK ROAD PER PVFT.

UNIT OF MEASUREMENT = FEET SCALE: 1" = 100'

SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

PURPOSE: TO SURVEY AND MONUMENT THE CORNERS OF THAT TRACT DESCRIBED IN DOC. 2019-012638, ORJCO.

PROCEDURE: USING TRIMBLE R8 G.P.S. RECEIVERS AND TRIMBLE S8 ROBOTIC TOTAL STATION, MADE TIES TO MONUMENTS OF RECORD AS SHOWN HEREON TO CONTROL THE R/W OF EAST EVANS CREEK ROAD AND THE SUBJECT TRACT. HELD PLAT RECORD DATA ALONG THE CENTERLINE OF EAST EVANS CREEK ROAD TO POSITION THE S.E. CORNER OF LOT 10, PVFT. FROM THIS POINT HELD DEED RECORD DISTANCE NORTH TO POSITION THE SOUTH LINE OF SUBJECT TRACT. HELD THIS SOUTH LINE PARALLEL TO THE SOUTH LINE OF LOT 10, PVFT PER DEED. THE NORTH LINE OF THE SUBJECT AS WELL AS THE SOUTH LINE OF DOC. 80-06812, ORJCO IS CONTROLLED BY THE NORTH LINE OF DOC. 71-06224, ORJCO. THIS LINE HAS NEVER HAD A SURVEY FILED ON IT BUT MONUMENTS WERE FOUND ALONG THIS LINE AS SHOWN. AFTER CONSULTING WITH CAEL NEATHAMER, THE NORTH LINE WAS HELD AS FOUND MONUMENTED BY A SURVEY IN PROGRESS BY CAEL FOR THE ADJOINING PROPERTY TO THE NORTH. AFTER REVIEWING CAEL'S PRELIMINARY SURVEY, I CAN CONCUR WITH HIS POSITIONING. IN MY OPINION, I FEEL THE MONUMENTS HE SET ARE THE BEST CURRENT AVAILABLE EVIDENCE OF THE NORTH LINE OF DOC. 71-06224, ORJCO AND BY HOLDING THEM I WOULD BE FOLLOWING IN THE FOOTSTEPS OF A PREVIOUS SURVEYOR. I THEN SET MONUMENTS ALONG THE SOUTH LINE AS SHOWN HEREON AND LOCATED THE IMPROVEMENTS AS REQUESTED.



REGISTERED PROFESSIONAL LAND SURVEYOR
James E. Hibbs
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE: 6-30-21

FILED
Date 7/29/19 By PB
This Survey Consists Of:
1 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

19142fM

354W15C TL1400

THIS PLAT WAS PREPARED USING AN EPSON SC-T5200 WITH EPSON T6925 INK ON CONTINENTAL JPC4M2 POLYESTER FILM.

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