

# MAP OF SURVEY

1600 NEIL CREEK ROAD  
ASHLAND, OREGON 97520

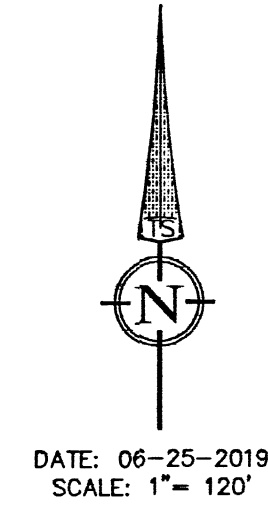
FOR  
STEVE HEALY  
123 VERONIQUE PLACE  
GRANTS PASS, OR 97527

LOCATED IN THE NORTHWEST QUARTER OF SECTION 31,  
TOWNSHIP 39 SOUTH, RANGE 2 EAST,  
WILLAMETTE MERIDIAN,  
JACKSON COUNTY, OREGON

FILED  
Date 8/7/19 By PB  
This Survey Consists Of:  
1 sheet(s) Map  
2 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

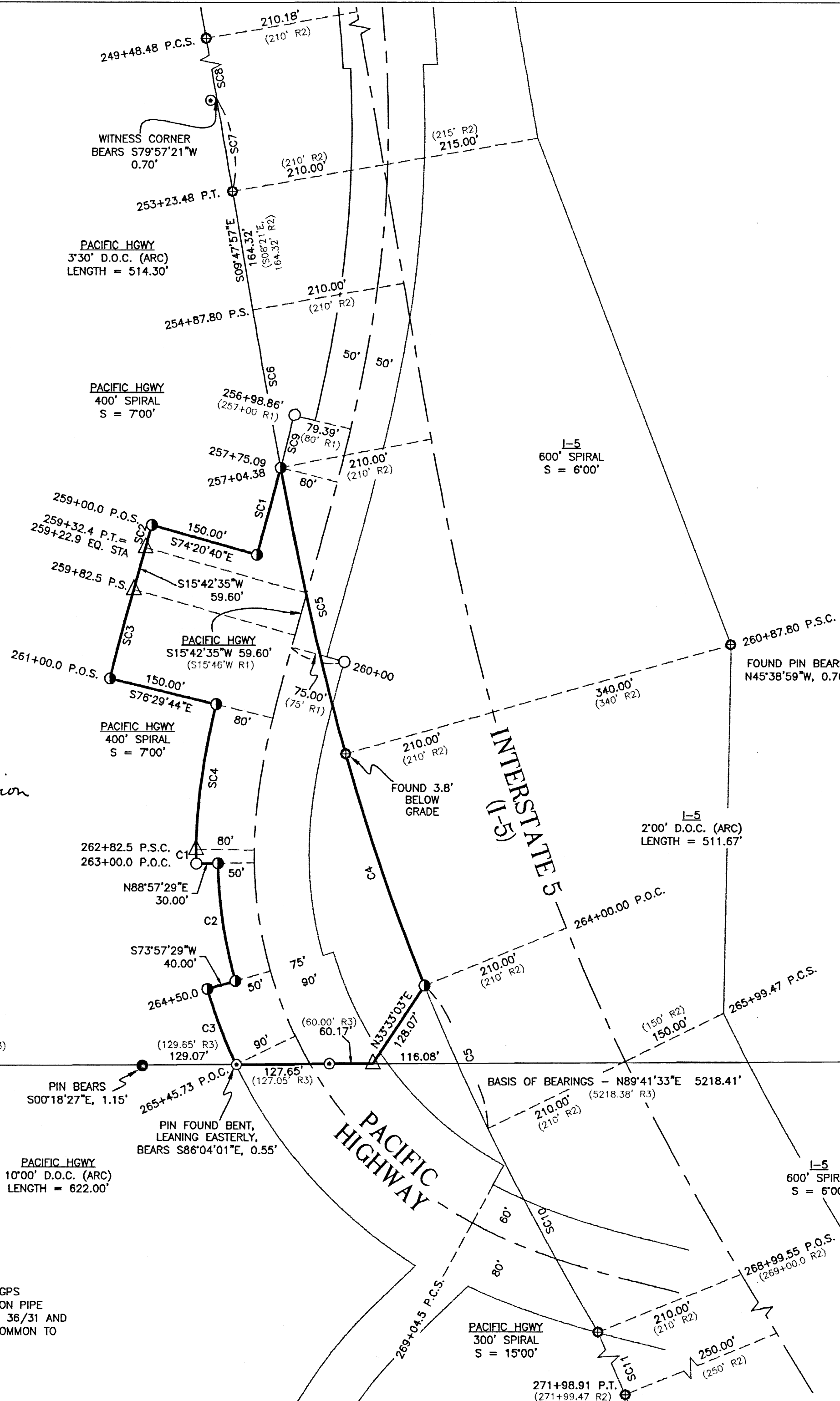
SPIRAL CHORD TABLE		
SPIRAL CHORD #	BEARING	DISTANCE
SC1	S15°15'34"W	123.51'
SC2	S15°41'37"W	32.17'
SC3	S14°54'58"W	126.35'
SC4	S07°54'04"W	200.11'
SC5	N12°48'05"W	402.31'
SC6	N10°03'44"W	219.54'
SC7	N09°50'01"W	127.53'
SC8	N10°15'18"W	244.06'
SC9	N14°01'45"W	73.19'
SC10	N28°31'27"W	317.12'
SC11	N24°03'43"W	307.74'

CURVE TABLE				
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING
C1	652.96'	19.77'	1°44'07"	19.77' N00°10'27"W
C2	622.96'	163.09'	15°00'00"	162.62' N08°32'31"W
C3	662.96'	110.77'	9°34'23"	110.64' N20°49'42"W
C4	3074.79'	335.08'	6°14'38"	334.92' N18°55'16"W
C5	3074.79'	214.09'	3°59'22"	214.05' S24°02'16"E

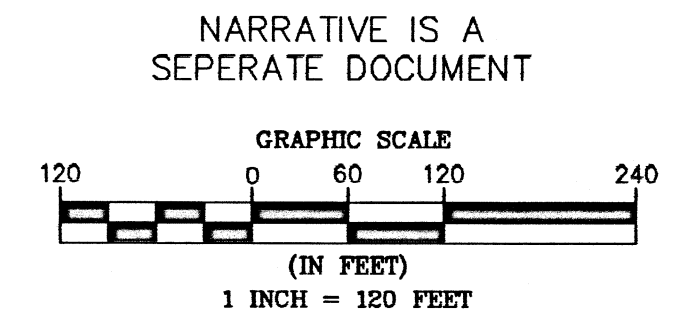
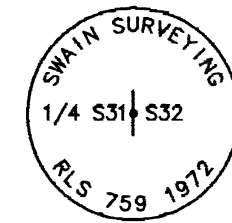


## LEGEND

- PROPERTY BOUNDARY LINE
- ⊕ FOUND 3" BRASS CAP MONUMENT, 0.1' BELOW GRADE PER S/N 5503
- ⊕ FOUND 3/4" IRON PIPE, 0.2' ABOVE GRADE PER S/N 5503
- FOUND 1/2" SMOOTH IRON PIN PER 5B-23-24 WITH 4X4 WOOD POST
- ⊕ FOUND 5/8" SMOOTH IRON PIN PER 8B-26-17 WITH METAL R/W POST
- FOUND 5/8" IRON PIN WITH BROKEN PLASTIC CAP PER S/N 9035
- ⊕ FOUND 5/8" IRON PIN WITH ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" PER S/N 18696
- SET 5/8" X 24" REBAR WITH YELLOW PLASTIC CAP, STAMPED "DROSSOS LS 90718"
- △ CALCULATED CORNER - NO MONUMENT FOUND OR SET
- S/N SURVEY NUMBER, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, JACKSON COUNTY, OREGON
- R/W RIGHT-OF-WAY
- (R1) RECORD DATA PER OREGON STATE HIGHWAY DEPARTMENT 5B-23-24
- (R2) RECORD DATA PER OREGON STATE HIGHWAY DEPARTMENT 8B-26-17
- (R3) RECORD DATA PER S/N 18696
- P.S. POINT OF TANGENT TO SPIRAL
- P.C.S. POINT OF CURVE TO SPIRAL
- P.O.C. POINT ON CURVE
- P.O.S. POINT ON SPIRAL
- P.S.C. POINT OF SPIRAL TO CURVE
- P.T. POINT OF SPIRAL TO TANGENT
- D.O.C. DEGREE OF CURVE
- S = SPIRAL ANGLE



\* See Affidavit of Correction  
Dec # 2020-007030  
3/3/2020



BASIS OF BEARING WAS DETERMINED BY HIGH PRECISION GPS OBSERVATIONS APPLIED TO THE LINE BETWEEN THE 3/4" IRON PIPE MONUMENTING THE QUARTER CORNER COMMON TO SECTIONS 36/31 AND THE 3" BRASS CAP MONUMENTING THE QUARTER CORNER COMMON TO SECTIONS 31/32 RESULTING IN A BEARING OF N89°41'33"E.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Philip J. Drossos*  
OREGON  
JULY 12, 2018  
PHILIP J. DROSSOS  
No. 90718  
Renewal 12-31-19

**TERRASURVEY, INC.**  
PROFESSIONAL LAND SURVEYORS  
274 FOURTH STREET  
ASHLAND, OREGON 97520  
(541) 482-6474  
terrain@bisp.net  
JOB NO. 1230-19

## SURVEY NARRATIVE

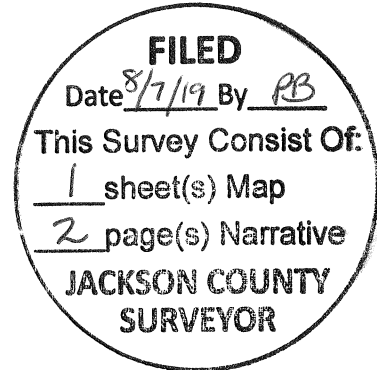
TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

DATE OF SURVEY:

June 25, 2019

SURVEYED BY:

TerraSurvey, Inc.  
274 Fourth Street  
Ashland, OR 97520



SURVEY FOR:

Steve Healy  
123 Veronique Place  
Grants Pass, Oregon 97527

LOCATION:

Located in the Northwest Quarter of Section 31, Township 39 South, Range 2 East, Willamette Meridian, Jackson County, Oregon.

PURPOSE:

To survey and recover, or set monuments, for that tract of land described in Instrument Number 2019-007456, of the Official Records of Jackson Country, Oregon.

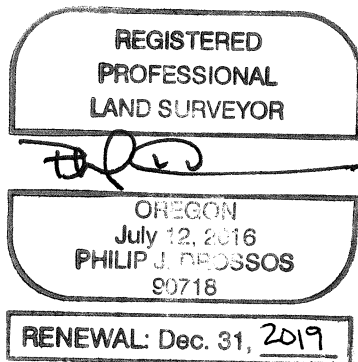
BASIS OF BEARINGS:

The Basis of Bearings for this survey was determined by high precision GPS observations applied to the east-west center section line of Section 31, said Township and Range, being between the 3/4" Iron Pipe monumenting the 1/4 corner common to Section 31, said Township and Range, and Section 36, Township 39 South, Range 1 East, and the 3" Brass Cap monumenting the 1/4 corner common to Sections 31/32, said Township and Range, resulting in a bearing of North 89°41'33" East.

## PROCEDURE:

A portion of the subject property was originally a portion of "Old" Pacific Highway and was deeded from the State of Oregon, by and through its Department of Transportation through Instrument Number 2006-025955 on May 18, 2006. Oregon State Highway Department DRG. No. 8B-26-17 "SOUTH ASHLAND-WALL CREEK SECTION PACIFIC HIGHWAY" dated September 1962 shows the subject property as being "Sold to Andros Inv. Deed 2006-097370". This deed is incorrect, the correct deed, as previously mentioned, was found and verified by a Senior Right-of-Way agent for Oregon Department of Transportation.

Using a Trimble S6 robotic total station and Trimble R-10 GPS receivers, I recovered and tied monuments of record to control the center section line and Right-of-Way (R/W) for Pacific Highway and Interstate-5 (I-5) as shown herein. The record alignment and right-of-way data for Pacific Highway is per Oregon State Highway Department DRG. No. 5B-23-24 "ASHLAND TO SISKIYOU PACIFIC HIGHWAY" dated September 1939. The record alignment and right-of-way data for I-5 is per Oregon State Highway Department DRG. No. 8B-26-17 "SOUTH ASHLAND-WALL CREEK SECTION PACIFIC HIGHWAY" dated September 1962. The southerly line of the subject property is the center section line of Section 31 and was established by holding the recovered 3/4" iron pipe monumenting the 1/4 corner of Sections 36/31 and the 3" Brass Cap monumenting the 1/4 corner of Sections 31/32. To control the R/W for Pacific Highway, the record station and offset were held for the found monument at station 263+00.0 P.O.C. 80' Right, the record alignment was then rotated to the found monument at station 260+00 75' Left, this result fit very well with the record data. To control the R/W for I-5, the record station and offset were held for the found monument at station 260+87.80 P.S.C. 210' Right, the record alignment was then rotated to the found monument at station 269+00.0 P.O.S. 210' Right, this resulted in the record alignment fitting the record right-of-way distance but being off on stationing heading south (up station), and fitting the record stationing but not fitting the record right-of-way distance heading north (down station). I then monumented the subject property as shown herein.



July 3, 2019

Philip J. Drossos, PLS 90718  
TerraSurvey, Inc.  
274 Fourth Street  
Ashland, OR 97520

**RECORDING COVER PAGE**

PER ORS 205.234

PLEASE FILL OUT  
COMPLETE AND LEGIBLE

THIS COVER PAGE HAS BEEN PREPARED BY THE PERSON  
PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING.  
ANY ERRORS IN THIS COVER PAGE DO NOT AFFECT THE  
TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.



I, Christine Walker, County Clerk for Jackson County, Oregon, certify  
that the instrument identified herein was recorded in the Clerk  
records.

Christine Walker - County Clerk

**AFTER RECORDING RETURN TO:**

NAME AND ADDRESS OF THE PERSON AUTHORIZED TO RECEIVE THE  
INSTRUMENT AFTER RECORDING AS REQUIRED BY ORS 205.180(4)  
AND ORS 205.238.

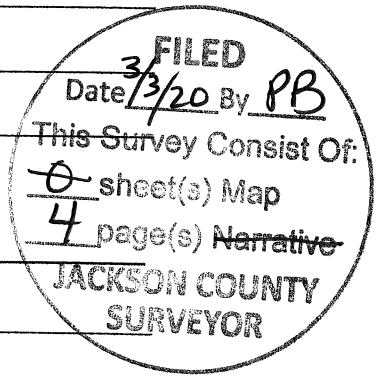
Jackson County Surveyor

22884

**1. NAME OF THE TRANSACTION (S), DESCRIBED IN THE ATTACHED INSTRUMENT(S) AND REQUIRED BY ORS 205.234(A).**

NOTE: Transaction as defined by ORS 205.010 "means any action required or permitted by state law or rule federal law or  
regulation to be recorded including, but not limited to, any transfer encumbrance or release affecting title to or an interest in  
real property".

Affidavit of Correction



**2. Grantor/Direct (s) as described in ORS 205.160.**

Philip Drossos

**3. Grantee/Indirect (s) as described in ORS 205.160.**

Survey No 22884

**4. TRUE AND ACTUAL CONSIDERATION PAID** for instruments conveying or contracting to convey fee title to any real estate and all memoranda of such instruments, reference ORS 93.030.

N/A

**5. UNTIL A CHANGE IS REQUESTED, All Tax Statements shall be sent to the following name and address:**  
for instruments conveying or contracting to convey fee title to any real estate reference ORS 93.260

N/A

**6. SATISFACTION OF ORDER OR WARRANT ORS 205.234 (1) (f).**

FULL \_\_\_\_\_ PARTIAL \_\_\_\_\_ N/A

**7. LIEN DOCUMENTS: ORS 205.234 (1) (f). Amount of Lien \$ \_\_\_\_\_**

N/A

## AFFIDAVIT OF CORRECTION

Pursuant to O.R.S. 209.255

I, Philip J. Drossos, being duly sworn, depose and say that I am the surveyor who surveyed the property depicted on and filed as Survey No. 22884 in the Office of the Jackson County Surveyor and that the following corrections should be made:

The distance of the curve located on the westerly Right-of-Way (ROW) of Interstate 5 (I-5) labeled as Curve 5 (C5) and reads:

Radius = 3074.79'

Length = 214.09'

Delta = 03°59'22"

Chord = 214.05'

Bearing = S24°02'16"E

should run from the 5/8" rebar with plastic cap set on Survey No. 22884 at station 264+00.00 P.O.C of I-5 to the intersection of said ROW and the center-quarter line of Section 31, Township 39 South, Range 2 East, Willamette Meridian and should read:

Curve 5 (C5)

Radius = 3074.79'

Length = 115.38'

Delta = 02°09'00"

Chord = 115.38'

Bearing = S23°07'05"E

This curve is a continuation of the easterly property line of the subject property shown and surveyed on Survey No. 22884 and shown herein as Exhibit "A".

The distance of the remainder of said Curve 5 (C5) should run from said intersection of said ROW of I-5 and the center-quarter line of Section 31, said Township and Range, southeasterly along said ROW to station 265+99.47 P.C.S. of I-5 as shown on Survey No. 22884 and should read:

Radius = 3074.79'

Length = 98.71'


Delta = 01°50'22"

Chord = 98.71'

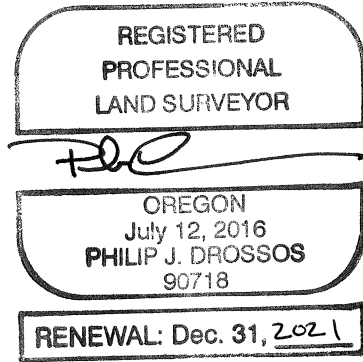
Bearing = S25°06'46"E

This was due to a drafting error.

Date: 02/25/2020

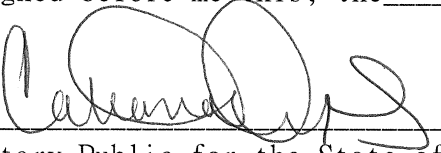
Surveyor : 

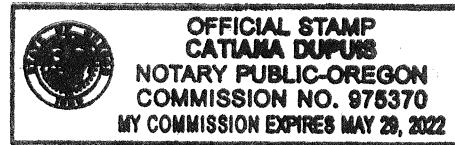
Philip J. Drossos, PLS



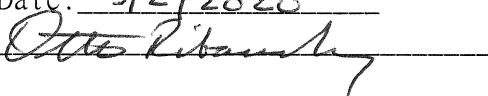
State of Oregon )  
SS  
County of Jackson )

Signed before me this, the 25<sup>th</sup> Day of February, 2020

  
Notary Public for the State of Oregon

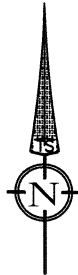


I, Scott Fein, Jackson County Surveyor, do hereby certify that I have examined this Affidavit of Correction and that the changes are permitted in accordance with Chapter 209, Paragraph 255, Oregon Revised Statutes.

Date: 3/2/2020  


~~Scott Fein~~, Jackson County Surveyor  
(DEPUTY)

# EXHIBIT "A"



DATE: 02-25-2020  
SCALE: 1" = 100'

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD	BEARING
C5	3074.79'	115.38'	2°09'00"	115.38'	S23°07'05"E
C6	3074.79'	98.71'	1°50'22"	98.71'	S25°06'46"E

REGISTERED  
**PROFESSIONAL  
LAND SURVEYOR**

OREGON  
JULY 12, 2016  
PHILIP J. DROSSOS  
No. 90718

Renewal 12-31-21

