22976

MAP OF SURVEY
In the N.E. 1/4 of Section. 22,
T.37S., R.2W., W.M. Jackson County, Oregon

SURVEY FOR:
TODD POWELL
1874 ROSSANLEY DR.
MEDFORD, OR 97501

DATE:
DECEMBER 18, 2019

SURVEY BY:
L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
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LEGEND:

⊙ = FD. COUNTY SURVEYOR'S BRASS CAPPED MONUMENT PER RE-ESTAB'S AS NOTED.

⦿ = FD. 3/4" IRON PIN PER FS6290.

○ = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.

⊠ = SET MAG NAIL & BRASS TAG MKD. L.J. FRIAR & ASSOC. IN DRILL HOLE IN CONCRETE
    OF FENCE CORNER POST.

40WC = 40.00' WITNESS CORNER MONUMENT.
ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
[ ] = DEED RECORD DATA PER DOC. 2018-005741, JCDR.
FS = FILED SURVEY #.
( ) = RECORD DATA PER FS6290.
—X— = FENCE LINE.

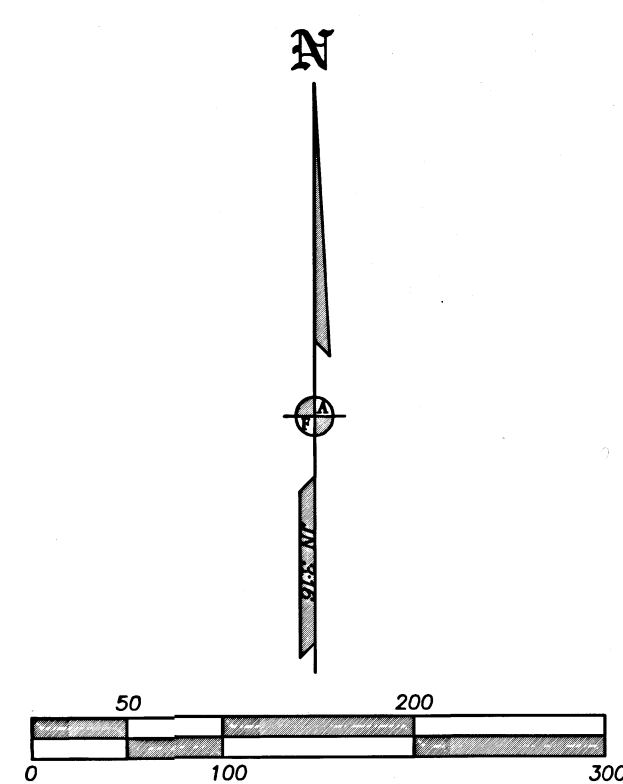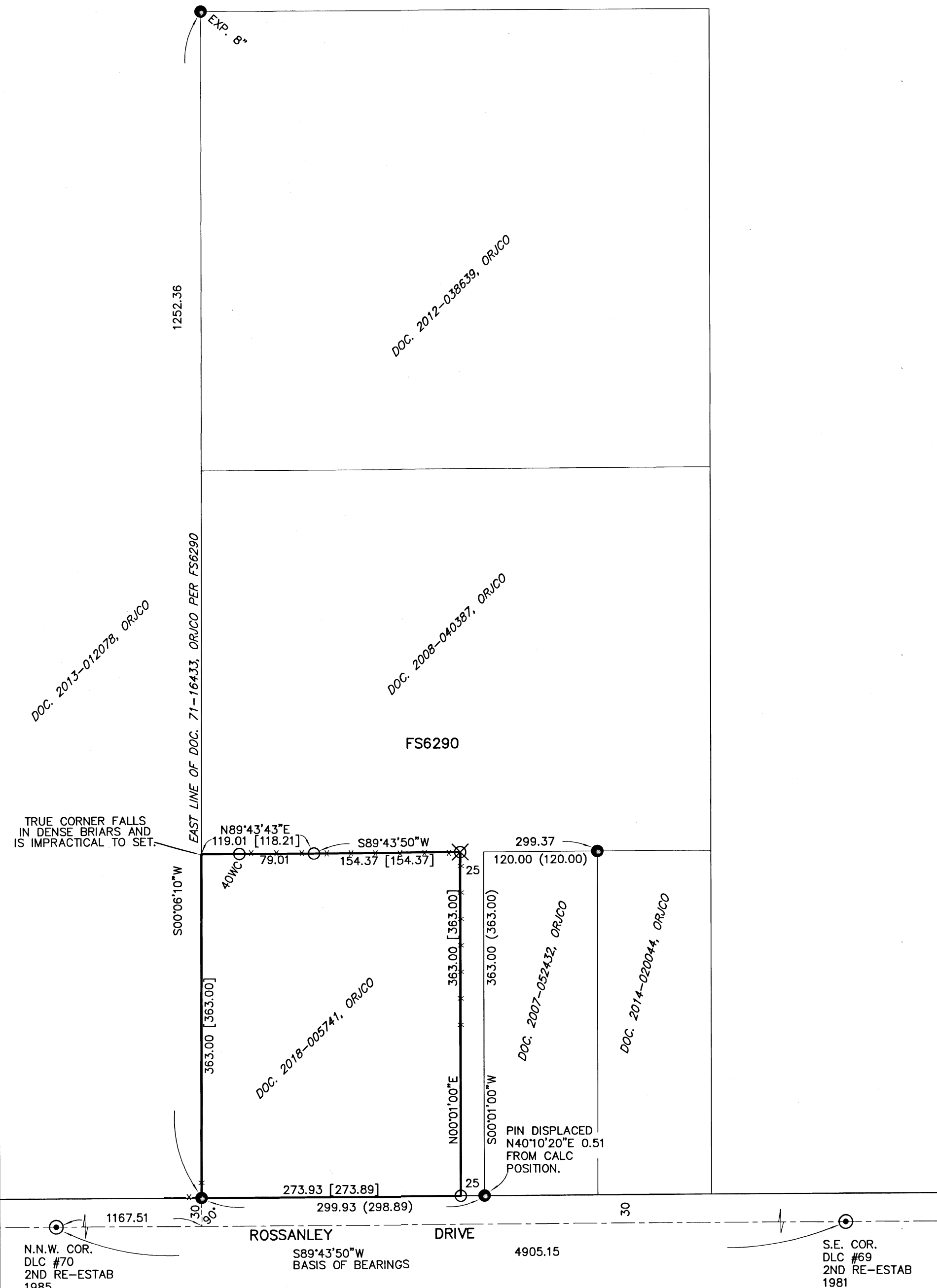## BASIS OF BEARINGS:

SURVEY NO. 6290 AS SHOWN HEREON.

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

SURVEY NARRATIVE TO COMPLY WITH O.R.S. 205.250

PURPOSE: To survey and monument the tract set forth in Doc. 2018-005741, ORJCO.

PROCEDURE: At various places in the description of the subject tract calls are made to 3/4" iron pins. The deed bearing and distances along with these iron pin calls direct me to FS6290. It is apparent that the subject deed and those adjacent to the North & East used FS6290 as their basis. Therefore using Trimble R8 G.P.S receivers, I made ties to the existing monuments as shown hereon to control this survey. Held map record bearing & distance from the found pin at the N.E. corner of Doc. 2007-052432, ORJCO to position the N.W. corner thereof. Held Map record bearing South from the last computed corner and intersected the North line of Rossanley Dr. I did not hold the 3/4" iron pin near this corner as it has been displaced by past driveway construction & maintenance. Held the East line of the subject tract 25' West of the West line of Doc. 2007-052432, ORJCO. Held deed record bearing & distance per Doc. 2018-005741, ORJCO to compute the East & North lines of the subject tract. With the boundary resolution complete I set monuments at the locations shown hereon.

EXP. 8"

DOC. 2012-038639, ORJCO

1252.36

EAST LINE OF DOC. 71-16433, ORJCO PER FS6290

DOC. 2013-012078, ORJCO

DOC. 2008-040387, ORJCO

FS6290

TRUE CORNER FALLS IN DENSE BRIARS AND IS IMPRACTICAL TO SET.

N89°43'43"E 119.01 [118.21]

S89°43'50"W 154.37 [154.37]

299.37
120.00 (120.00)

40WC 79.01

25

S00°06'10"W

363.00 [363.00]

363.00 [363.00]

363.00 (363.00)

DOC. 2018-005741, ORJCO

N00°01'00"E

S00°01'00"W

DOC. 2007-052432, ORJCO

DOC. 2014-020044, ORJCO

25

PIN DISPLACED N40°10'20"E 0.51 FROM CALC POSITION.

273.93 [273.89]
299.93 (298.89)

25

1167.51

ROSSANLEY   DRIVE
S89°43'50"W
BASIS OF BEARINGS

4905.15

N.N.W. COR.
DLC #70
2ND RE-ESTAB
1985

S.E. COR.
DLC #69
2ND RE-ESTAB
1981

N (north arrow)

50   200
0   100   300

FILED
Date 12/19/19 By PB
This Survey Consists Of:
1 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

372W22 TL904   THIS PLAT WAS PREPARED USING AN EPSON SC-T5200 WITH EPSON T6925 INK ON CONTINENTAL JPC4M2 POLYESTER FILM.   19209FM

22976