

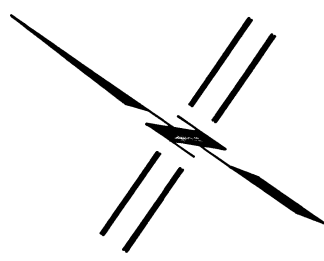
# MAP OF SURVEY

LYING SITUATE WITHIN  
SOUTHEAST QUARTER OF SECTION 3  
TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN  
CITY OF CENTRAL POINT, JACKSON COUNTY, OREGON

## Central Point School District

300 Ash Street  
Central Point, Oregon 97502

**\*\* RECEIVED \*\***  
Date 12/20/19 By PS  
This survey consists of  
1 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR



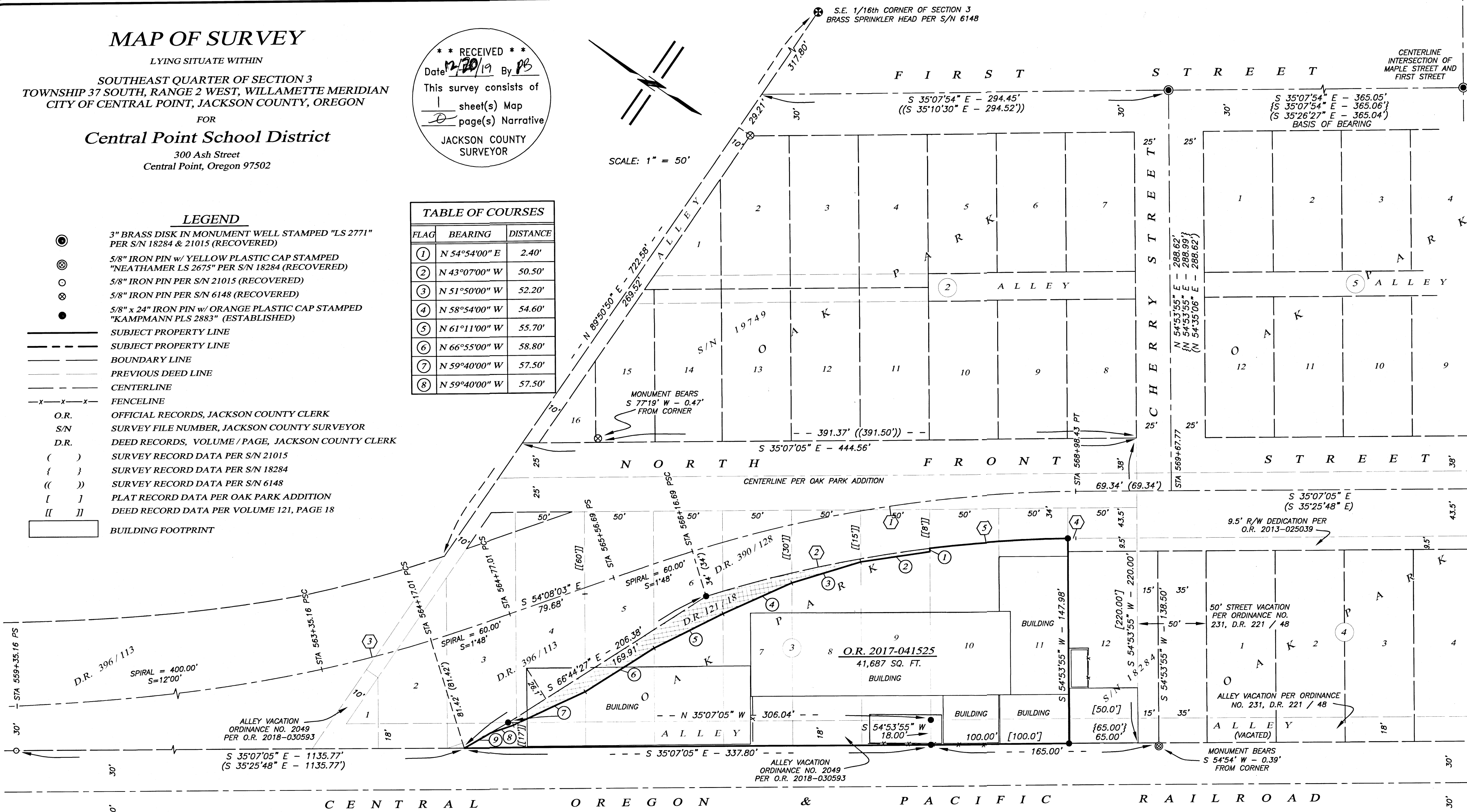
SCALE: 1" = 50'

### LEGEND

- 3" BRASS DISK IN MONUMENT WELL STAMPED "LS 2771" PER S/N 18284 & 21015 (RECOVERED)
- ⊙ 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "NEATHAMER LS 2675" PER S/N 18284 (RECOVERED)
- ⊙ 5/8" IRON PIN PER S/N 21015 (RECOVERED)
- ⊙ 5/8" IRON PIN PER S/N 6148 (RECOVERED)
- 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
- SUBJECT PROPERTY LINE
- - - SUBJECT PROPERTY LINE
- BOUNDARY LINE
- - - PREVIOUS DEED LINE
- - - CENTERLINE
- x - x - FENCELINE
- O.R. OFFICIAL RECORDS, JACKSON COUNTY CLERK
- S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
- D.R. DEED RECORDS, VOLUME / PAGE, JACKSON COUNTY CLERK
- ( ) SURVEY RECORD DATA PER S/N 21015
- { } SURVEY RECORD DATA PER S/N 18284
- (( )) SURVEY RECORD DATA PER S/N 6148
- [ ] PLAT RECORD DATA PER OAK PARK ADDITION
- [[ ]] DEED RECORD DATA PER VOLUME 121, PAGE 18
- ▭ BUILDING FOOTPRINT

### TABLE OF COURSES

FLAG	BEARING	DISTANCE
①	N 54°54'00" E	2.40'
②	N 43°07'00" W	50.50'
③	N 51°50'00" W	52.20'
④	N 58°54'00" W	54.60'
⑤	N 61°11'00" W	55.70'
⑥	N 66°55'00" W	58.80'
⑦	N 59°40'00" W	57.50'
⑧	N 59°40'00" W	57.50'



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

**PURPOSE:** TO SURVEY AND MONUMENT THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 2017-041525 OF THE OFFICIAL RECORDS, JACKSON COUNTY, OREGON, BEING PORTIONS OF LOTS 3 THRU 11, OAK PARK ADDITION TO THE CITY OF CENTRAL POINT.

**PROCEDURE:** UTILIZING AN ELECTRONIC LEICA TCRA 1203 ROBOTIC TOTAL STATION AND RANGING PRISMS, IN CONJUNCTION WITH A LEICA 1200 SMART ROVER GNSS RECEIVER, I SURVEY THE LAND AS SHOWN. THE EASTERLY BOUNDARY OF THE SUBJECT PARCEL IS NORTH FRONT STREET AND THE WESTERLY BOUNDARY IS THE CENTRAL OREGON & PACIFIC RAILROAD, AS DETERMINED BY SURVEY NUMBER 21015. MONUMENTS RECOVERED ALONG FIRST STREET AND THE RAILROAD RIGHT-OF-WAY FIT WELL WITH SAID SURVEY RECORD AND HELD FOR POSITION. THE SOUTHERLY BOUNDARY WAS DETERMINED BY UTILIZING THE NORTHERLY LINE OF CHERRY STREET PER SURVEY NUMBER 18284 FOR THE SOUTHERLY LINE OF LOT 12 AND USING PLAT RECORD WIDTHS OF THE LOTS WITHIN BLOCK 3, OAK PARK ADDITION. A REMNANT SLIVER OF A CENTRAL POINT RIGHT-OF-WAY DESCRIBED IN DEED RECORD VOLUME 121, PAGE 18, WAS DISCOVERED TO EXIST BETWEEN THE SUBJECT PROPERTY AND RELOCATED NORTH FRONT STREET (HIGHWAY 99) DESCRIBED IN DEED RECORD VOLUME 390, PAGE 128 AND VOLUME 396, PAGE 113. NEGOTIATIONS TO VACATE SAID REMNANT SLIVER HAVE BEEN INITIATED WITH THE PUBLIC WORKS DEPARTMENT BUT ACTION HAS YET TO BE TAKEN AT THIS TIME. OREGON DEPARTMENT OF TRANSPORTATION HAS INDICATED A POSSIBLE SALE OF SURPLUS RIGHT OF WAY NORTHWESTERLY OF THE SUBJECT PARCEL, AT WHICH TIME THE CITY MAY BE WILL LIKELY VACATE THEIR SLIVER AS WELL.

Assessor's Map No. 37 2W 03 D, Tax Lots 2900 & 3000

### TABLE OF CURVES

FLAG	Δ	R	A	T	CHORD
①	16°54'16"	(954.93)	281.74'	141.90'	S 43°34'12" E - 280.72'
②	10°18'54"	(920.93)	165.79'	83.12'	S 46°51'54" E - 165.79'
③	04°54'40"	(954.93)	81.85'	40.95'	S 49°34'00" W - 81.82'
④	00°21'37"	(920.93)	5.68'	2.84'	S 35°17'41" W - 5.68'
⑤	06°14'10"	(920.93)	100.24'	50.17'	S 38°35'22" E - 100.19'

### SURVEY NOTES

- STATIONING SHOWN ON FRONT STREET PER SURVEY NO. 21015
- THE NORTHERLY BUILDING ENCROACHES ONTO NORTH FRONT STREET BY 26.1 FEET AND THE ALLEY BY 17.1 FEET.
- THE SMALL BUILDING TO THE SOUTH ALSO ENCROACHES ONTO THE ALLEY BY 16.5 FEET.
- AT THE SOUTHWEST PROPERTY CORNER THE BUILDING ENROACHES ONTO THE LOT TO THE SOUTH BY 0.07'.

### BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE CENTERLINE OF FIRST STREET, HAVING A RECORD PLAT BEARING OF NORTH 35°07'54" WEST AS REFERENCED ON SURVEY NO. 18284, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Shawn Kampmann*  
OREGON  
JULY 14, 1998  
SHAWN KAMPMANN  
2883 LS

RENEWAL DATE: 6/30/2021

SURVEYED BY:  
**POLARIS LAND SURVEYING LLC**  
P.O. BOX 459  
ASHLAND, OREGON 97520  
(541) 482-5009

DATE: DECEMBER 4, 2019  
PROJECT NO. 1160-17