23005

FILED
Date 2/5/2020 By PB
This Survey Consist Of:
1 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

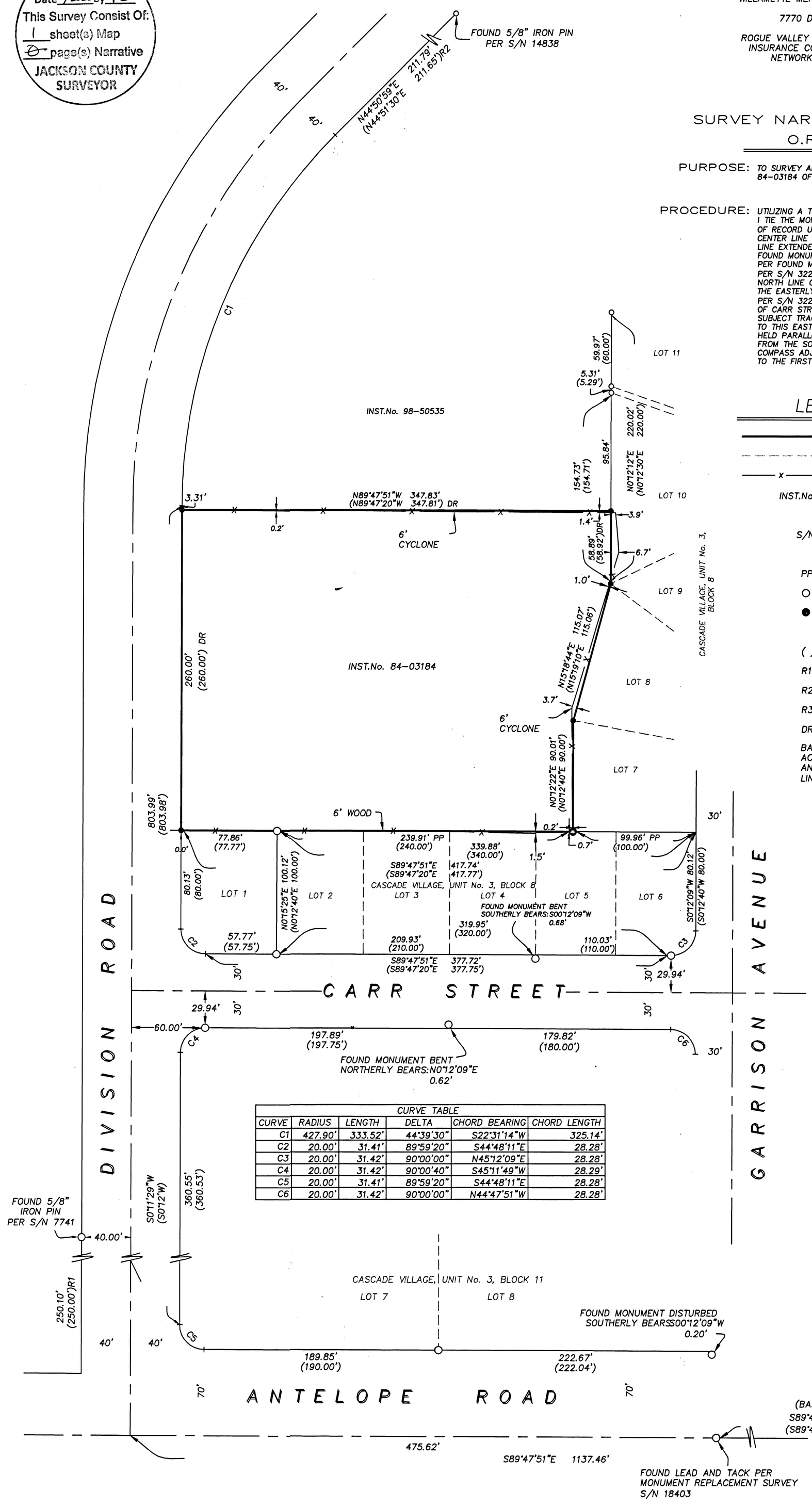
MAP OF SURVEY

LOCATED IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 36 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON.
AT
7770 DIVISION ROAD, WHITE CITY
FOR
ROGUE VALLEY APARTMENTS, LLC, CHICAGO TITLE INSURANCE CO, PNC FINANCIAL SERVICES AND NETWORK FOR AFFORDABLE HOUSING

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

PURPOSE: TO SURVEY AND MONUMENT THAT TRACT DESCRIBED IN INSTRUMENT No 84-03184 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

PROCEDURE: UTILIZING A TRIMBLE ROBOTIC TOTAL STATION AND R10 TRIMBLE GPS RECEIVERS I TIE THE MONUMENTS AND SET THE PROPERTY CORNERS AS SHOWN. SURVEYS OF RECORD USED ON THIS PLAT BEING S/N'S 3223, 7741, 14838 AND 18403. CENTER LINE MONUMENTS SHOWN ALONG ANTELOPE ROAD WERE HELD AND THE LINE EXTENDED TO INTERSECT DIVISION ROAD. DIVISION ROAD WAS HELD PER FOUND MONUMENTS AS SHOWN. A BEST FIT CENTER LINE AS SHOWN WAS HELD PER FOUND MONUMENTS ALONG CAR STREET AND AGREED WELL WITH RECORD PER S/N 3223. THE FOUND NORTH EAST CORNER OF LOT 1 WAS HELD AND THE NORTH LINE OF LOTS 1 THROUGH 6 WAS HELD PARALLEL WITH CARR STREET. THE EASTERLY TERMINUS OF THIS LINE WAS DETERMINED USING RECORD DATA PER S/N 3223 FROM THE FOUND P.C. MONUMENT AT THE NORTHWEST CORNER OF CARR STREET AND GARRISON AVENUE. THE SOUTHWEST CORNER OF THE SUBJECT TRACT WAS PROPORTIONED FROM THE NORTH EAST CORNER OF LOT 1 TO THIS EASTERLY TERMINUS AS SHOWN. THE NORTH LINE OF THE TRACT WAS HELD PARALLEL WITH THE SOUTH LINE AND AT THE DEED RECORD DISTANCE FROM THE SOUTHWEST CORNER. THE EAST LINE WAS DETERMINED BY A COMPASS ADJUSTMENT FROM THE PROPORTIONED SOUTHEAST CORNER POSITION TO THE FIRST FOUND MONUMENT ALONG THIS LINE TO THE NORTH.



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	427.90'	333.52'	44°39'30"	S22°31'14"W	325.14'
C2	20.00'	31.41'	89°59'20"	S44°48'11"E	28.28'
C3	20.00'	31.42'	90°00'00"	N45°12'09"E	28.28'
C4	20.00'	31.42'	90°00'40"	S45°11'49"W	28.29'
C5	20.00'	31.41'	89°59'20"	S44°48'11"E	28.28'
C6	20.00'	31.42'	90°00'00"	N44°47'51"W	28.28'

LEGEND

———	SUBJECT PROPERTY LINES
- - - -	ADJACENT PROPERTY LINES FOR GRAPHICAL PURPOSES ONLY
—— x ——	FENCE AS INDICATED
INST.No.	INSTRUMENT NUMBER OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
S/N	SURVEY NUMBER ON FILE AT THE JACKSON COUNTY SURVEYOR'S OFFICE, OREGON.
PP	PROPORTION POSITION
○	FOUND 5/8" IRON PIN PER S/N 3223 OR AS INDICATED
●	SET 5/8" BY 24" IRON PIN WITH PLASTIC CAP MARKED "FRANTZ LS50077"
( )	INDICATES RECORD DATA PER S/N 3223 OR AS INDICATED
R1	INDICATES RECORD DATA PER S/N 7741
R2	INDICATES RECORD DATA PER S/N 14838
R3	INDICATES RECORD DATA PER S/N 18403
DR	INDICATES DEED RECORD DATA PER INST.No. 84-01384

BASIS OF BEARING IS GEODETIC TRUE NORTH DERIVED FROM HIGH ACCURACY GPS OBSERVATIONS APPLIED BETWEEN THE FOUND LEAD AND TACK AND THE FOUND BRASS DISK MONUMENTING THE CENTER LINE OF ANTELOPE ROAD AS SHOWN. SAID BEARING BEING S89°47'51"E.

N

SCALE: 1"= 60'
DATE: 01-16-20

0 60 120 180

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON JULY 12, 2005
FRED A. FRANTZ No. 50077
Renewal 12-31-21

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361W20AB TAX LOTS 11000 + 11100

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