

MAP OF SURVEY PROPERTY LINE ADJUSTMENT

LYING SITUATE WITHIN
ALL QUARTERS OF SECTION 1 & EAST HALF OF SECTION 12
TOWNSHIP 38 SOUTH, RANGE 1 WEST, AND THE SOUTH HALF OF
SECTION 6, TOWNSHIP 38 SOUTH, RANGE 1 EAST OF THE
WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON

FOR
Darrell Breckel

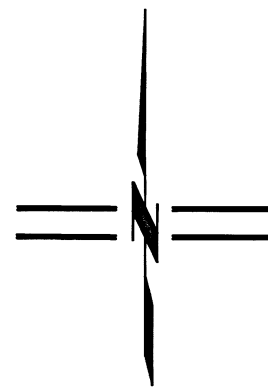
2399 Terri Drive
Medford, Oregon

SHEET 1 OF 2

APPROVALS:

[Signature] DATE **09-21-2020**
JACKSON COUNTY DEVELOPMENT SERVICES
FILE NO.'s 439-19-00046-SUB; 439-19-00047-SUB; 439-19-00048-SUB;
439-19-00049-SUB; 439-19-00050-SUB & 439-19-00051-SUB

SCALE: 1" = 600'



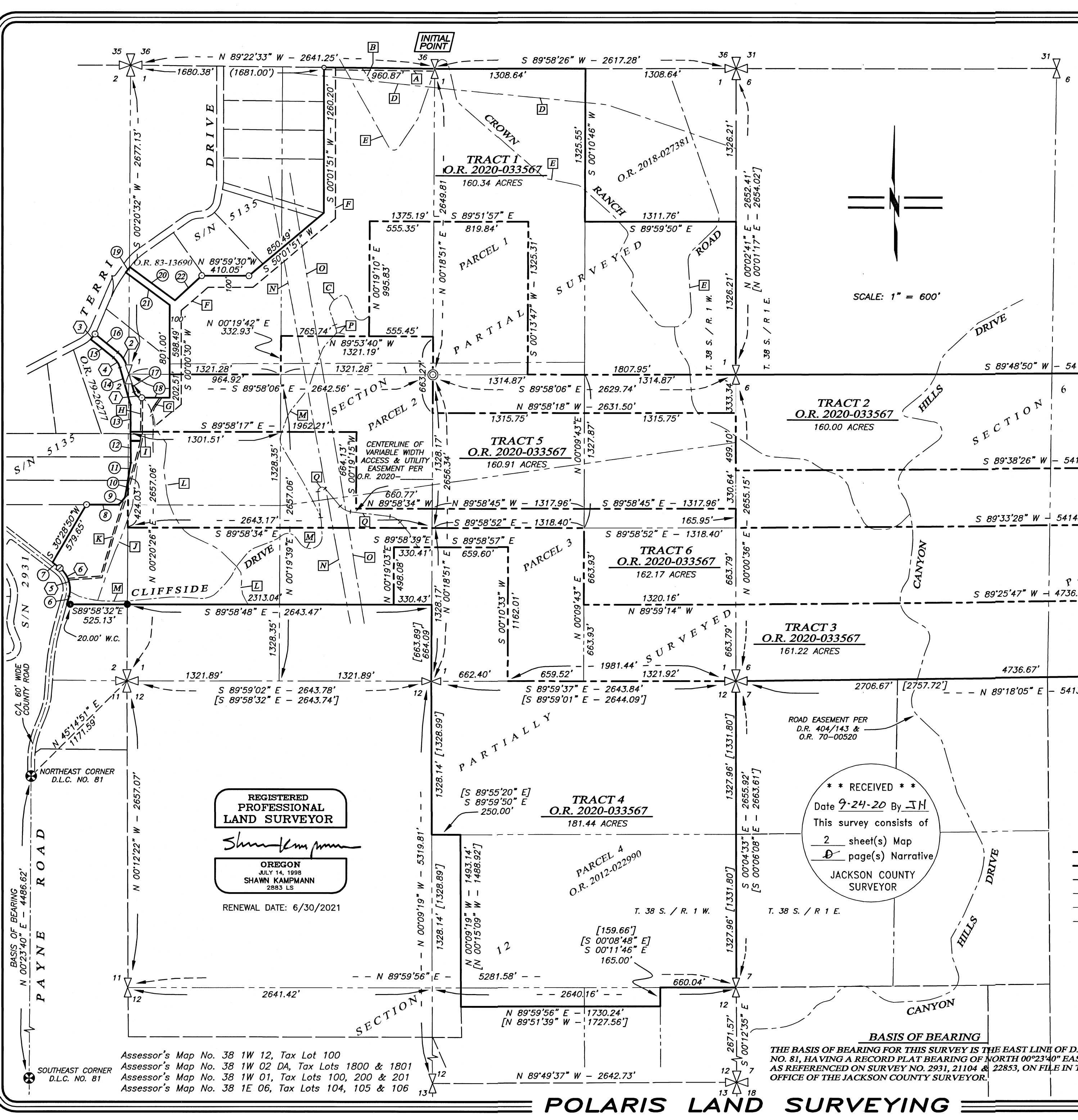
SURVEY NOTE:
CLIFFSIDE DRIVE, CANYON HILLS DRIVE & CROWN
RANCH ROAD ARE PRIVATE ACCESS EASEMENT
DRIVES AND NOT OPEN TO PUBLIC USE.

LEGEND

- 2 1/2" BRASS CAPPED IRON PIPE SECTION CORNER PER JACKSON COUNTY SURVEYOR RE-ESTAB. NOTES (RECOVERED)
- 2 1/2" BRASS CAPPED IRON PIPE QUARTER SECTION CORNER PER JACKSON COUNTY SURVEYOR RE-ESTAB. NOTES (RECOVERED)
- 2 1/2" BRASS CAPPED IRON PIPE D.L.C. CORNER PER JACKSON COUNTY SURVEYOR RE-ESTAB. NOTES (RECOVERED)
- CENTER QUARTER CORNER OF SECTION 1 (COMPUTED, NOTHING SET)
- 5/8" IRON PIN, PER S/N 5135 (RECOVERED)
- 5/8" IRON PIN PER S/N 2931 (RECOVERED)
- 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" PER S/N 21104 (RECOVERED)
- SUBJECT PROPERTY LINE
- ADJUSTED PROPERTY LINE
- BOUNDARY LINE
- ROAD CENTERLINE
- PREVIOUS PARTITION LINE PER PARTITION PLAT NO. P-27-2019
- FRACTIONAL SECTION LINE
- O.R. OFFICIAL RECORDS, JACKSON COUNTY RECORDER
- D.R. DEED RECORDS, VOLUME / PAGE, JACKSON COUNTY CLERK
- D.L.C. DONATION LAND CLAIM
- [] SURVEY RECORD PER S/N 21105 & 22853

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

DATE: JULY 21, 2020
PROJECT NO. 594-10



REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 14, 1998
SHAWN KAMPMANN
2883 LS

RENEWAL DATE: 6/30/2021

**** RECEIVED ****
Date **9-24-20** By **JH**
This survey consists of
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

Assessor's Map No. 38 1W 12, Tax Lot 100
Assessor's Map No. 38 1W 02 DA, Tax Lots 1800 & 1801
Assessor's Map No. 38 1W 01, Tax Lots 100, 200 & 201
Assessor's Map No. 38 1E 06, Tax Lots 104, 105 & 106

BASIS OF BEARING
THE BASIS OF BEARING FOR THIS SURVEY IS THE EAST LINE OF D.L.C. NO. 81, HAVING A RECORD PLAT BEARING OF NORTH 00°23'40" EAST, AS REFERENCED ON SURVEY NO. 2931, 21104 & 22853, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

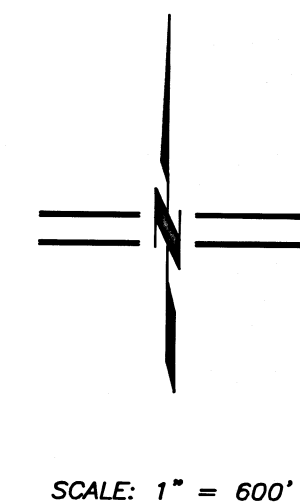
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2399 Terri Drive
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SHEET 2 OF 2



EASEMENTS	
FLAG	NOTES
A	20' ACCESS EASEMENT PER D.R. VOL. 477/P. 13
B	C/L OF 10' WIDE POWERLINE EASEMENT PER O.R. 2018-028466
C	CENTERLINE OF PRIVATE 40' ACCESS & UTILITY EASEMENT PER O.R. 2020-
D	CENTERLINE OF TELEPHONE EASEMENT PER VOL. 407, P. 429 & VOL. 410, P. 167, DRJCO
E	CENTERLINE OF 60' ACCESS & UTILITY EASEMENT PER O.R. 2006-035636
F	100' UTILITY EASEMENT PER O.R. 2005-001217, 2006-035636 & 2007-024090
G	15' PIPELINE EASEMENT PER O.R. 82-05997
H	10' POWERLINE EASEMENT PER O.R. 95-10647
I	CENTERLINE OF 10' ACCESS & UTILITY EASEMENT PER O.R. 93-08584
J	CENTERLINE OF 20' FERN VALLEY ESTATES IRRIGATION DISTRICT (FVEID) WELL MAINTENANCE EASEMENT PER O.R. 2017-003755
K	10' POWERLINE EASEMENT PER O.R. 95-10647
L	C/L 50' WIDE T.I.D. EASEMENT PER D.R. 143/564 & 476/80
M	CENTERLINE OF 50' WIDE PRIVATE ROAD EASEMENT PER PARTITION PLAT NO. P-27-2019
N	CENTERLINE OF 100' POWERLINE EASEMENT PER D.R. VOL. 167/P. 136 & VOL. 174/P. 75 DRJCO
O	CENTERLINE OF 100' POWERLINE EASEMENT PER D.R. VOL. 439/P. 149
P	CLIFFSIDE DRIVE FIRE TRUCK TURNAROUND EASEMENT PER PARTITION PLAT NO. P-27-2019
Q	CENTERLINE OF VARIABLE WIDTH ACCESS & UTILITY EASEMENT PER O.R. 2020-

FLAG	Δ	R	A	T	CHORD
①	74°00'06"	70.05'	90.48'	52.79'	N 52°54'56" W - 84.32'
②	35°21'14"	230.18'	142.03'	73.36'	N 33°35'36" W - 139.79'
③	13°15'06"	260.20'	60.18'	30.22'	S 38°43'44" W - 60.05'
④	35°21'14"	170.13'	104.98'	54.22'	S 33°35'36" E - 103.32'
⑤	68°10'03"	230.07'	273.72'	155.67'	S 18°12'18" E - 257.86'
⑥	28°30'14"	230.07'	114.46'	58.44'	S 38°02'16" E - 224.16'

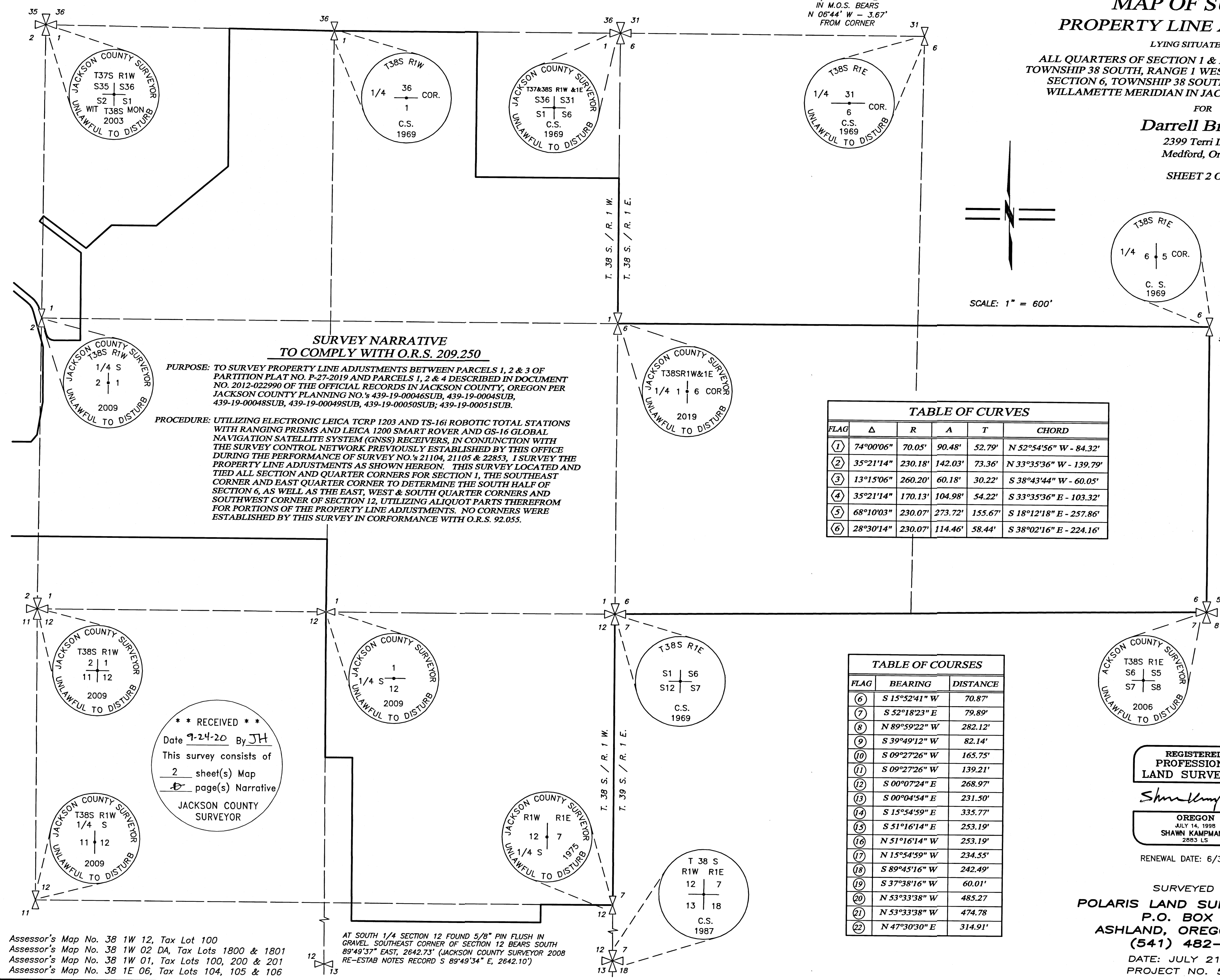
FLAG	BEARING	DISTANCE
⑥	S 15°52'41" W	70.87'
⑦	S 52°18'23" E	79.89'
⑧	N 89°59'22" W	282.12'
⑨	S 39°49'12" W	82.14'
⑩	S 09°27'26" W	165.75'
⑪	S 09°27'26" W	139.21'
⑫	S 00°07'24" E	268.97'
⑬	S 00°04'54" E	231.50'
⑭	S 15°54'59" E	335.77'
⑮	S 51°16'14" E	253.19'
⑯	N 51°16'14" W	253.19'
⑰	N 15°54'59" W	234.55'
⑱	S 89°45'16" W	242.49'
⑲	S 37°38'16" W	60.01'
⑳	N 53°33'38" W	485.27'
㉑	N 53°33'38" W	474.78'
㉒	N 47°30'30" E	314.91'

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

PURPOSE: TO SURVEY PROPERTY LINE ADJUSTMENTS BETWEEN PARCELS 1, 2 & 3 OF PARTITION PLAT NO. P-27-2019 AND PARCELS 1, 2 & 4 DESCRIBED IN DOCUMENT NO. 2012-022990 OF THE OFFICIAL RECORDS IN JACKSON COUNTY, OREGON PER JACKSON COUNTY PLANNING NO.'S 439-19-00046SUB, 439-19-00045SUB, 439-19-00048SUB, 439-19-00049SUB, 439-19-00050SUB; 439-19-00051SUB.

PROCEDURE: UTILIZING ELECTRONIC LEICA TCRP 1203 AND TS-16i ROBOTIC TOTAL STATIONS WITH RANGING PRISMS AND LEICA 1200 SMART ROVER AND GS-16 GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) RECEIVERS, IN CONJUNCTION WITH THE SURVEY CONTROL NETWORK PREVIOUSLY ESTABLISHED BY THIS OFFICE DURING THE PERFORMANCE OF SURVEY NO.'S 21104, 21105 & 22853, I SURVEY THE PROPERTY LINE ADJUSTMENTS AS SHOWN HEREON. THIS SURVEY LOCATED AND TIED ALL SECTION AND QUARTER CORNERS FOR SECTION 1, THE SOUTHEAST CORNER AND EAST QUARTER CORNER TO DETERMINE THE SOUTH HALF OF SECTION 6, AS WELL AS THE EAST, WEST & SOUTH QUARTER CORNERS AND SOUTHWEST CORNER OF SECTION 12, UTILIZING ALIQUOT PARTS THEREFROM FOR PORTIONS OF THE PROPERTY LINE ADJUSTMENTS. NO CORNERS WERE ESTABLISHED BY THIS SURVEY IN CONFORMANCE WITH O.R.S. 92.055.

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AT SOUTH 1/4 SECTION 12 FOUND 5/8" PIN FLUSH IN GRAVEL. SOUTHEAST CORNER OF SECTION 12 BEARS SOUTH 89°49'37" EAST, 2642.73' (JACKSON COUNTY SURVEYOR 2008 RE-ESTAB NOTES RECORD S 89°49'34" E, 2642.10')

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: JULY 21, 2020
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