

APPROVALS:

EXAMINED AND APPROVED THIS 21st DAY OF December, 2021
EAGLE POINT PLANNING DEPARTMENT
PLANNING FILE NO. 21-10 BLA (KUMAR PLA)

EXAMINED AND APPROVED THIS 21 DAY OF December, 2021
JACKSON COUNTY SURVEYOR

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT JOHIT KUMAR IS THE OWNER OF THE LANDS HEREON DESCRIBED AND HAS CONSOLIDATED THE LOTS AS SHOWN HEREON, AND THAT THE SIZE OF THE PARCELS AND THE LENGTHS OF ALL LINES ARE PLAINLY SET FORTH AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE PROPERTY LINE ADJUSTMENT FOR A LOT CONSOLIDATION.

JOHIT KUMAR

ACKNOWLEDGEMENT

STATE OF OREGON }
JACKSON COUNTY } ss

PERSONALLY APPEARED THE ABOVE NAMED JOHIT KUMAR, ON THIS 17th DAY OF December, 2021, AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE Laurie A. Miller
NOTARY PUBLIC - OREGON Laurie A. Miller
COMMISSION NO. 989058
MY COMMISSION EXPIRES: July 02, 2023

SURVEY NOTES:

THE FOLLOWING ENCUMBRANCES DENOTED IN FIRST AMERICAN TITLE INSURANCE COMPANY ORDER NO. 7169-3853476, WITH AN EFFECTIVE DATE OF OCTOBER 21, 2021, EITHER DO NOT AFFECT THE SUBJECT TRACTS, ARE BLANKET IN NATURE OR OTHERWISE INSUFFICIENTLY DESCRIBED, AND THEREFORE NOT SHOWN GRAPHICALLY ON THIS PLAT.

EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREIN, TO THE CITY OF EAGLE POINT TO RELOCATE WATER METERS, RECORDED ON APRIL 11, 1996, IN DOCUMENT NO. 96-11372 OF THE OFFICIAL RECORDS IN JACKSON COUNTY, OREGON.

PARTITION PLAT NO. P-38-2021
PROPERTY LINE ADJUSTMENT - LOT CONSOLIDATION

LYING SITUATE WITHIN
NORTHEAST QUARTER OF SECTION 3,
TOWNSHIP 36 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN
CITY OF EAGLE POINT, JACKSON COUNTY, OREGON

FOR
Johit Kumar
940 North Mountain Avenue
Central Point, Oregon

RECORDING:

FILED FOR RECORD THIS 22nd OF December, 2021 AT 2:03 O'CLOCK P.M. AND RECORDED IN VOLUME 32, PAGE 38 OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.
Christine D. Walker COUNTY CLERK
Sonya J. Morgan DEPUTY

COUNTY SURVEYOR FILE NO. 23530

TAX COLLECTOR'S STATEMENT:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF December 22nd, 2021.
TAX COLLECTOR
ASSESSOR
AGENT
DATE

SURVEYOR'S CERTIFICATE

I, SHAWN KAMPMANN, DULY REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH THE PROPER MONUMENTS AS PROVIDED BY LAW, THE TRACT OF LAND HEREON SHOWN, THIS SAID PLAT BEING A CORRECT REPRESENTATION OF THE SAME, AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES.

A PROPERTY LINE ADJUSTMENT TO CONSOLIDATION OF THOSE TRACTS OF LAND DESCRIBED WITHIN DOCUMENT NO. 2021-012063 OF THE OFFICIAL RECORDS IN JACKSON COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AND BOUNDED AS FOLLOWS, TO WIT:

LOTS 29, 30, 31 AND 32 WITHIN BLOCK 7 OF THE CENTRAL ADDITION TO THE TOWN OF EAGLE POINT, OREGON, RECORDED ON FEBRUARY 11, 1911 IN VOLUME 3, PAGE 21 OF THE PLAT RECORDS IN JACKSON COUNTY, OREGON.

I HEREBY CERTIFY THAT THIS PLAT IS AN EXACT COPY OF THE ORIGINAL.

SHAWN KAMPMANN
SURVEYOR

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

PURPOSE: TO SURVEY AND MONUMENT A PROPERTY LINE ADJUSTMENT TO CONSOLIDATE THOSE TRACTS OF LAND DESCRIBED WITHIN DOCUMENT NO. 2021-012063 OF THE OFFICIAL RECORDS IN JACKSON COUNTY, OREGON
PROCEDURE: UTILIZING AN ELECTRONIC LEICA TS-16 ROBOTIC TOTAL STATION AND RANGING PRISMS, I SURVEY AND MONUMENT THE EXTERIOR BOUNDARY OF BLOCK 7 AND THE LOTS DESCRIBED IN DOCUMENT NO. 2021-012063 OF THE OFFICIAL RECORDS IN SAID COUNTY. NO FILED SURVEYS OF RECORD WERE FOUND OF ANY PROPERTIES IN BLOCK 7 OF THE CENTRAL ADDITION, THEREFORE I LOCATE A COMBINATION OF LOT & BLOCK CORNERS AND AS WELL AS STREET CENTERLINE MONUMENTS RECOVERED TO DETERMINE THE BOUNDARIES OF SAID BLOCK 7, AS WELL AS BLOCK 8. MONUMENTS WERE ALSO RECOVERED AT THE NORTHWEST & NORTHEAST CORNERS OF SAID CENTRAL ADDITION, ALL WHICH FIT WELL WITH THE PLAT RECORD AND HELD FOR POSITION. I SURVEY AND MONUMENT THE CONSOLIDATED LOTS AS SHOWN HEREIN.

REGISTERED PROFESSIONAL LAND SURVEYOR

SHAWN KAMPMANN

OREGON
JULY 14, 1998
SHAWN KAMPMANN
2883 LS

RENEWAL DATE: 6/30/2023

** RECEIVED **
Date 12-22-21 By JH
This survey consists of
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

SURVEYED BY:
POLARIS LAND SURVEYING LLC
P.O. BOX 459
ASHLAND, OREGON 97520
(541) 482-5009
DATE: OCTOBER 18, 2021
PROJECT NO. 1366-21

PARTITION PLAT NO. P-38 -2021
PROPERTY LINE ADJUSTMENT - LOT CONSOLIDATION

LYING SITUATE WITHIN
 NORTHEAST QUARTER OF SECTION 3,
 TOWNSHIP 36 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN
 CITY OF EAGLE POINT, JACKSON COUNTY, OREGON

FOR
Johit Kumar
 940 North Mountain Avenue
 Central Point, Oregon

LEGEND

- 1" BRASS PLUG STAMPED "OBEC" PER S/N 20565 (RECOVERED)
 - ⊙ 2" ALUMINUM CAP w/ PUNCHMARK, NO OTHER MARKINGS, ORIGIN UNKNOWN (RECOVERED)
 - 5/8" IRON PIN, NO CAP OR OTHER MARKINGS, PER S/N 1741 BY MARK E. BOYDEN (RECOVERED)
 - 1" IRON PIN, NO CAP OR OTHER MARKINGS, PER CENTRAL ADDITION TO THE TOWN OF EAGLE POINT (RECOVERED)
 - 5/8" IRON PIN, NO CAP OR OTHER MARKINGS, PER S/N 4265 BY J.A. HOFFBUHR (RECOVERED)
 - ⊗ 5/8" IRON PIN, NO CAP OR OTHER MARKINGS, PER S/N 6770 BY LOYD R. MOFFIT (RECOVERED)
 - ◇ TACK IN LEAD PLUG w/ 3/4" BRASS WASHER, ORIGIN UNKNOWN, STAMPED "LS 52923" (RECOVERED)
 - ⊕ 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "L. J. FRIAR & ASSOC." PER S/N 19607 (RECOVERED)
 - △ MAGNAIL w/ 1" BRASS WASHER IN ASPHALT SURFACE STAMPED "2079" PER S/N 20565 (RECOVERED)
 - 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
- PROPERTY LINE
 - - - BOUNDARY LINE
 - - - CENTERLINE
 - - - PREVIOUS DEED LINE
- O.R. OFFICIAL RECORDS, JACKSON COUNTY RECORDER
 SQ. FT. SQUARE FEET
 S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
 P.P. PROPORTIONAL MEASUREMENT AGAINST PLAT RECORD
 () PLAT RECORD DATA PER CENTRAL ADDITION TO EAGLE POINT
 { } SURVEY RECORD DATA PER S/N 4265 (HOFFBUHR)
 < > SURVEY RECORD DATA PER S/N 6074 (WIEGAND)
 (()) SURVEY RECORD DATA PER S/N 6535 (GRAHAM)
 {{{ }} SURVEY RECORD DATA PER S/N 6770 (MOFFIT)
 [[]] SURVEY RECORD DATA PER S/N 18044 (G. KAISER)
 [[]] SURVEY RECORD DATA PER S/N 20565 (MILES)
 [[]] SURVEY RECORD DATA PER S/N 19607 (HIBBS)

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE NORTH LINE OF THE CENTRAL ADDITION TO THE TOWN OF EAGLE POINT, RECORDED FEBRUARY 11, 1911 IN VOLUME 3, PAGE 2 IN THE PLAT RECORDS OF JACKSON COUNTY, OREGON, HAVING A PLAT RECORD BEARING OF NORTH 89°58'00" EAST.

I HEREBY CERTIFY THAT THIS PLAT IS AN EXACT COPY OF THE ORIGINAL.

Shawn Kampmann
 SURVEYOR

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Shawn Kampmann
 OREGON
 JULY 14, 1998
 SHAWN KAMPMANN
 2883 LS

RENEWAL DATE: 6/30/2023

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

DATE: OCTOBER 18, 2021
 PROJECT NO. 1366-21

S:\SURVEYS\1366-21\KUMAR KUMAR LOT CONSOLIDATION S-2.DWG

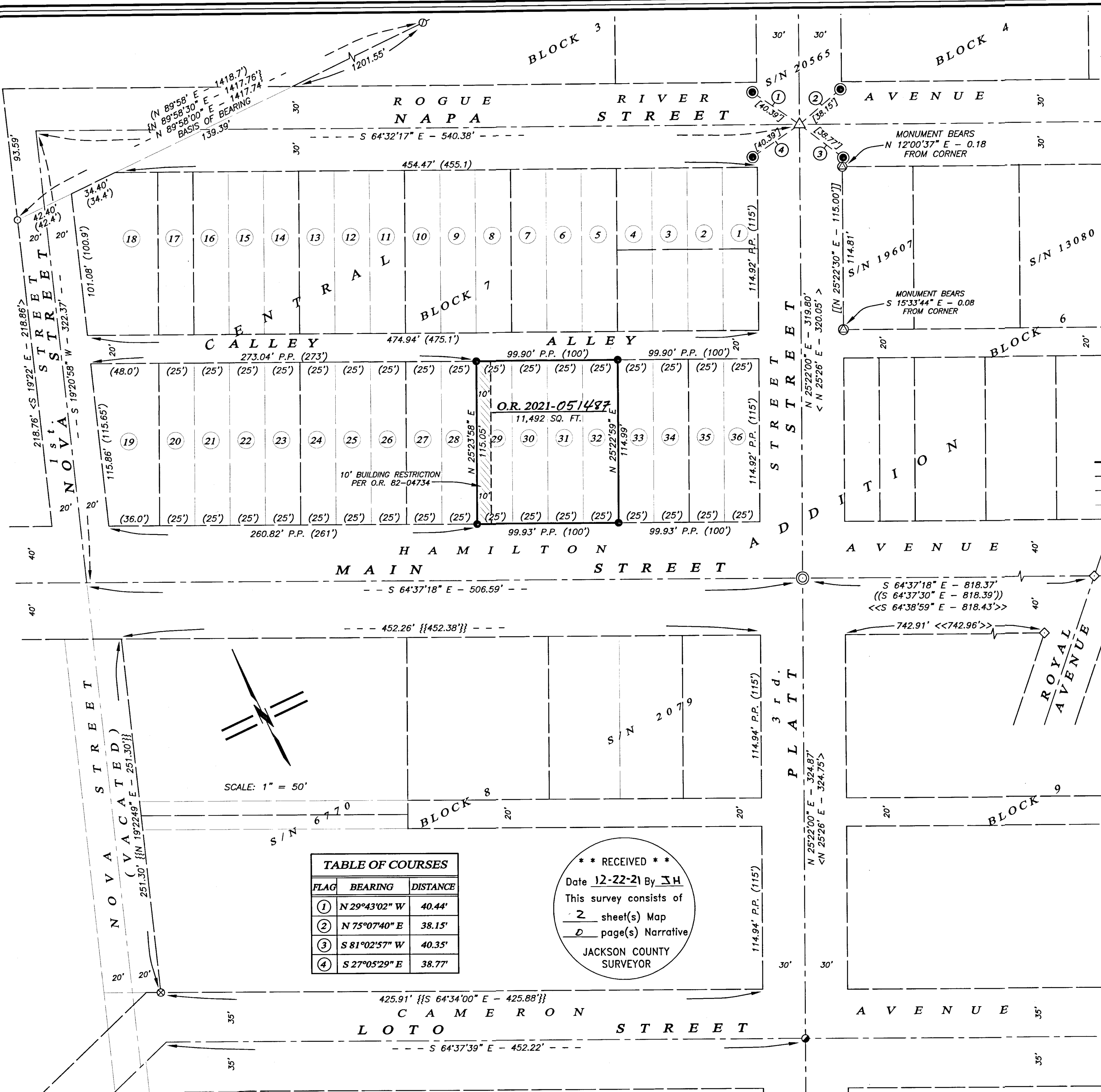


TABLE OF COURSES

FLAG	BEARING	DISTANCE
①	N 29°43'02" W	40.44'
②	N 75°07'40" E	38.15'
③	S 81°02'57" W	40.35'
④	S 27°05'29" E	38.77'

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