

MAP OF SURVEY

LYING SITUATE WITHIN
 NORTHWEST QUARTER OF SECTION 26
 TOWNSHIP 38 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN
 CITY OF TALENT, JACKSON COUNTY, OREGON

FOR
Richard Lawler

105 North 4th Street
 Talent, Oregon 97540

LEGEND

- ⊗ 2 1/2" BRASS CAPPED IRON PIPE, D.L.C. CORNER, PER JACKSON COUNTY SURVEYOR RE-ESTAB NOTES (RECOVERED)
- ⊙ 1 1/2" ALUMINUM CAP STAMPED "LS 1913" PER S/N 17580 (RECOVERED)
- ⊕ 2" IRON PIPE, CHRISTIAN ACRES NO. 3 INITIAL POINT, PER S/N 2980 (RECOVERED)
- ⊖ 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "D. McMAHAN" PER S/N 11804 (RECOVERED)
- ⊗ 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "L.J. FRIAR" PER S/N 19404 (RECOVERED)
- ⊙ 5/8" IRON PIN, NO CAP, PER S/N 2824 (RECOVERED)
- ⊙ 1/2" IRON PIN, NO CAP, PER S/N 2980 (RECOVERED)
- ⊗ IRON PIPE MONUMENT, AS DESCRIBED, PER CHRISTIAN ACRES No. 1, CHRISTIAN ACRES No.2, S/N 889 & S/N 2980 (RECOVERED)
- 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
- SUBJECT PROPERTY LINE
- BOUNDARY LINE
- - - PREVIOUS DEED LINE
- - - CENTERLINE
- x - x - FENCELINE
- O.R. OFFICIAL RECORDS, JACKSON COUNTY RECORDER
- D.R. DEED RECORD VOLUME/PAGE, JACKSON COUNTY CLERK
- S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
- DLC DONATION LAND CLAIM
- W.C. WITNESS CORNER, AS DESCRIBED
- [] SURVEY RECORD DATA PER CHRISTIAN ACRES NO. 3 (ROGERS)
- [] SURVEY RECORD DATA PER S/N 19404 (HIBBS)
- () SURVEY RECORD DATA PER S/N 886 (AGER)
- (()) SURVEY RECORD DATA PER S/N 17644 (HIBBS)
- { } SURVEY RECORD DATA PER S/N 11287 (McGINTY)
- { } SURVEY RECORD DATA PER S/N 16734 (STEWART)
- ^ > SURVEY RECORD DATA PER S/N 2824 (HOFFBUHR)
- < > SURVEY RECORD DATA PER S/N 11804 (McMAHAN)
- DEED GAP BETWEEN WEST STREET & CHRISTIAN ACRES No. 3

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE EAST LINE OF CHRISTIAN ACRES NO. 3, HAVING A RECORD PLAT BEARING OF SOUTH 00°18'00" EAST, AS REFERENCED ON SURVEY NO. 2980, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

TABLE OF CURVES

FLAG	Δ	R	A	T	CHORD
①	90°19'57"	12.00'	18.92'	12.07'	S 44°51'59" W - 17.02'
②	89°40'03"	12.00'	18.78'	11.93'	N 45°08'01" W - 16.92'
③	90°19'08"	24.51'	38.64'	24.65'	S 44°52'23" W - 34.76'

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

OREGON
 JULY 14, 1998
 SHAWN KAMPMANN
 2883 LS

RENEWAL DATE: 6/30/2023

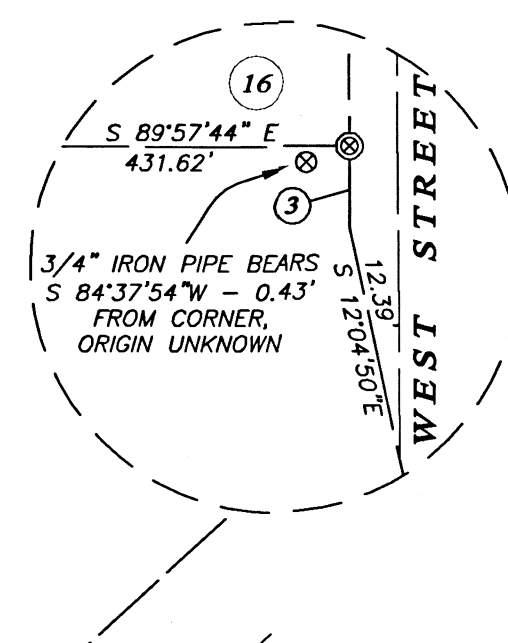
SURVEYED BY:
POLARIS LAND SURVEYING LLC
 P.O. BOX 459
 ASHLAND, OREGON 97520
 (541) 482-5009

DATE: AUGUST 30, 2021
 PROJECT NO. 1358-21

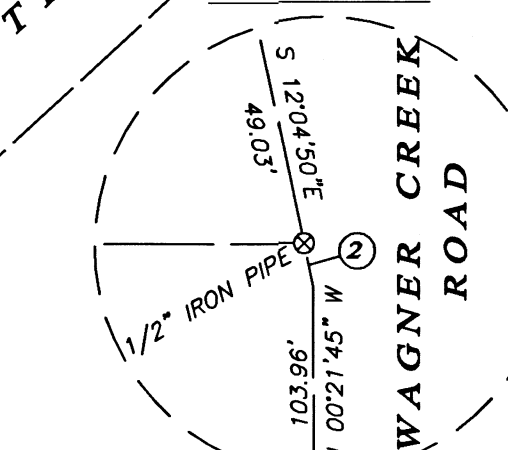
TABLE OF COURSES

FLAG	BEARING	DISTANCE
①	S 00°24'22" E	831.70'
	[S 00°18'00" E]	[831.88']
②	S 12°04'50" E	2.22'
	[S 12°04'50" E]	
③	S 00°18'00" E	4.30'
	[S 00°18'00" E]	[4.30']

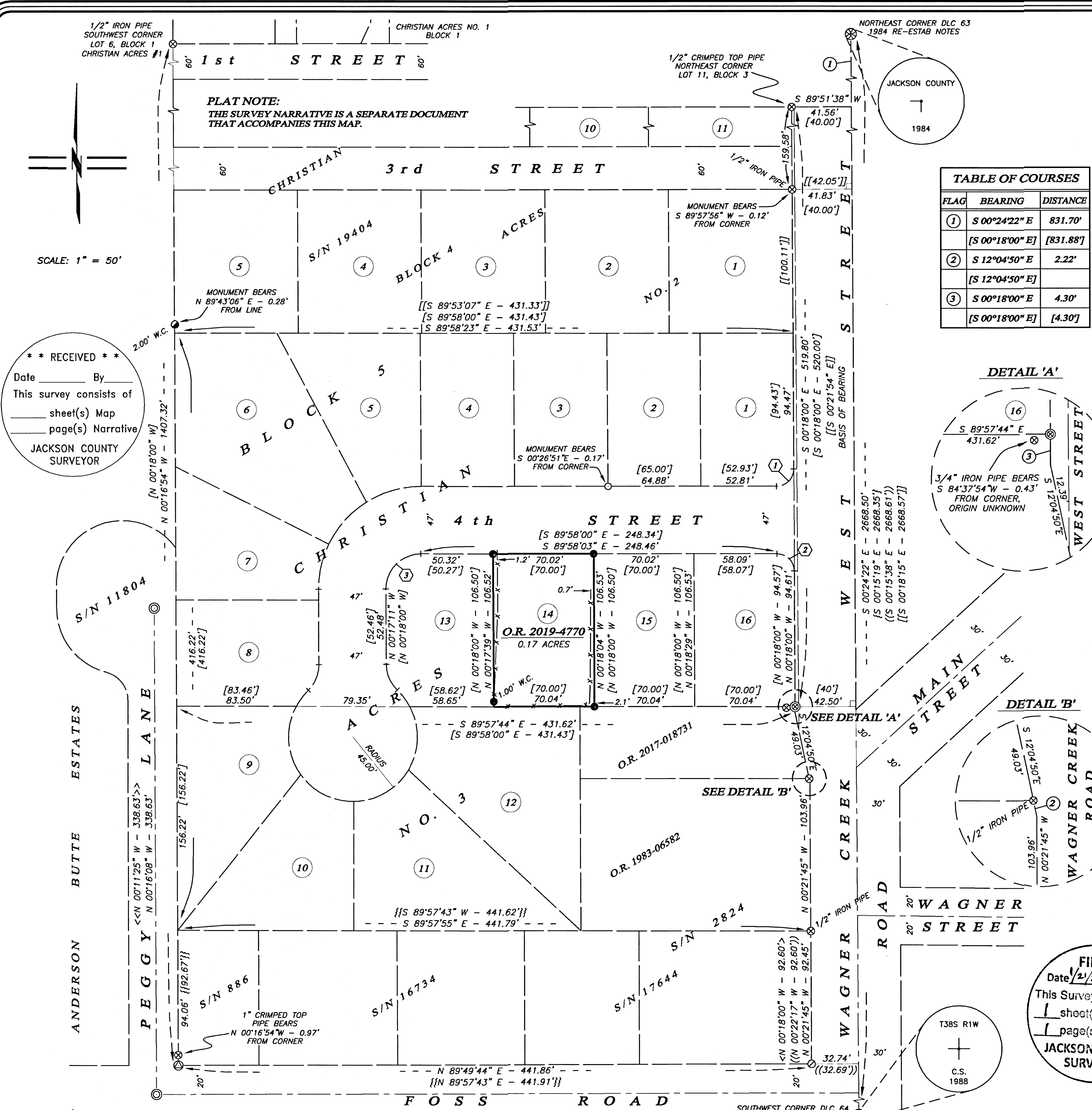
DETAIL 'A'



DETAIL 'B'



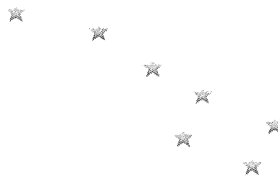
FILED
 Date 1/2/22 By PB
 This Survey Consist Of:
 1 sheet(s) Map
 1 page(s) Narrative
JACKSON COUNTY SURVEYOR



PLAT NOTE:
 THE SURVEY NARRATIVE IS A SEPARATE DOCUMENT
 THAT ACCOMPANIES THIS MAP.

SCALE: 1" = 50'

**** RECEIVED ****
 Date _____ By _____
 This survey consists of
 _____ sheet(s) Map
 _____ page(s) Narrative
JACKSON COUNTY SURVEYOR



SURVEY NO. 23552

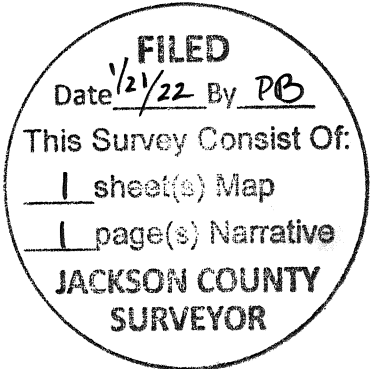
**SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES**

SURVEY FOR: Richard Lawler
105 North 4th Street
Talent, Oregon 97540

LOCATION: The Northwest Quarter of Section 26, Township 38 South, Range 1 West, Willamette Meridian, City of Talent, Jackson County, Oregon.

PURPOSE: To survey and monument Lot 14 of Christian Acres No. 3, described within Document No. 2019-004770 of the Official Records in Jackson County, Oregon. Narrative is a separate document from the Map of Survey

PROCEDURE: Utilizing a Leica GS-16 GNSS receiver and Leica TS-16i robotic total station with ranging prisms, I survey and monument the lands as shown. Christian Acres No. 3 (Block 5) was recorded on January 27, 1966 in Volume 10, Page 29 of the Plat Records in Jackson County, Oregon, and was the final of three adjacent phases. In that era, many subdivisions were monumented prior to construction of street and utility improvements and numerous monuments were destroyed in this area and very few lot corners remain. Only one monument was recovered along the entire right of-way of 4th Street that wasn't badly damaged and only the Initial Point for this subdivision was recovered of all the exterior boundary corners. The east line of 40 foot wide West Street, as platted on Christian Acres No. 1, is denoted as bounding the east line of Donation Land Claim No. 63 until intersecting Wagner Creek Road, and continuing south to the Southwest Corner of D.L.C. No. 64 which I tie for this survey. Oddly, monuments recovered along the west line of West Street are not parallel with said D.L.C. line and found to be between 42.5 and 41.5 feet off of said D.L.C. line. I show the dedicated 40' right-of-way and the remainder strip between the right-of-way and the monumented subdivision lots adjacent to West Street to highlight the survey anomaly. The west line of Christian Acres, Block's 1 through 5 and Partition Plat No. P-71-2000 was determined by holding the 1/2" iron pipes established on the 1950 Christian Acres No. 1 and 1953 Survey No. 886, both by L.E. Ager. Plat record was utilized for the west line of Christian Acres No. 3, holding the 2.00 foot witness corner from Survey No. 19404. The west line of West Street was determined by holding the 2" iron pipe at the Initial Point of said Block 5 and the crimped top iron pipe at the northeast corner of Lot 11, Block 3, Christian Acres. As an aside, crimp top pipes were a unique, definitive trademark of L.E. Ager which I trust to be original to that era. I proportion the lots in Block 5 along the north and east lines, as well as along the south line of Lots 8, 13, 14, 15 & 16 to the Initial Point. This resolution fit very well against the plat record and was held for this survey.



BASIS OF BEARING: The Basis of Bearing for this survey is the East line of Christian Acres No. 3, having a record plat bearing of South 00°18'00" East, as referenced on Survey No. 2980, on file in the office of the Jackson County Surveyor.

DATE: August 30, 2021

PREPARED BY: Shawn Kampmann,
Professional Land Surveyor

POLARIS LAND SURVEYING, LLC
P.O. Box 459
Ashland, Oregon 97520
(541) 482-5009



Shawn Kampmann



Renewal Date: 6/30/2023