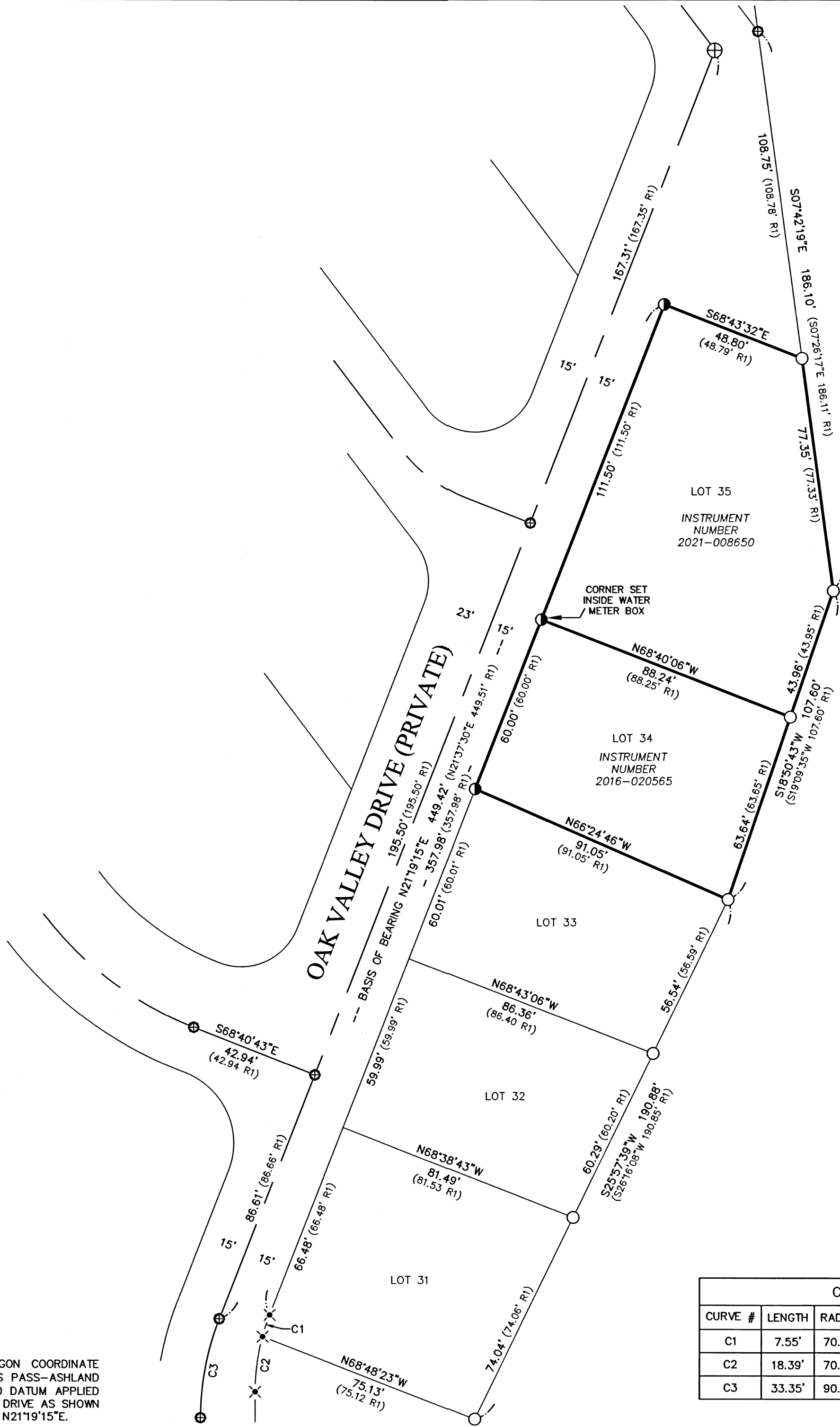
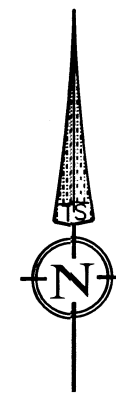


FILED  
 Date 1/25/22 By JB  
 This Survey Consists Of:  
 1 sheet(s) Map  
 2 page(s) Narrative  
 JACKSON COUNTY  
 SURVEYOR



BASIS OF BEARING IS THE OREGON COORDINATE REFERENCE SYSTEM (OCRS): GRANTS PASS-ASHLAND ZONE, NAD83 (2011) EPOCH 2010.00 DATUM APPLIED TO THE CENTERLINE OF OAK VALLEY DRIVE AS SHOWN HEREIN RESULTING IN A BEARING OF N21°19'15\"/>

ASSESSOR'S MAP NO. 38 1W 23 DD, TAX LOTS 1600 & 1700



DATE: 01-19-2022  
 SCALE: 1" = 30'

# MAP OF SURVEY

LOTS 34 AND 35  
 OAK VALLEY, A PLANNED COMMUNITY  
 TO THE CITY OF TALENT

FOR  
 MILO SHUBAT

LOCATED IN DONATION LAND CLAIM NO. 75 IN THE  
 SOUTHEAST QUARTER OF SECTION 23,  
 TOWNSHIP 38 SOUTH, RANGE 1 WEST,  
 WILLAMETTE MERIDIAN,  
 CITY OF TALENT, JACKSON COUNTY, OREGON

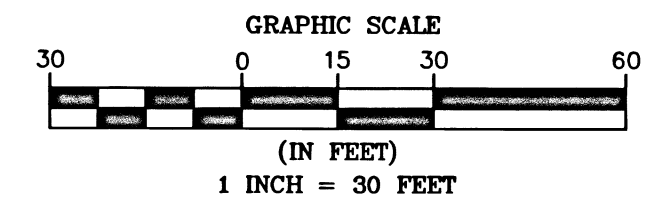
## LEGEND

- BOUNDARY LINE
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "L.J. FRIAR & ASSOCIATES" PER S/N 13952
- ⊕ FOUND 5/8" REBAR PER S/N 13952
- × FOUND LEAD PLUG WITH BRASS TAG IN SIDEWALK STAMPED "LS2334" PER S/N 13952
- ⊕ FOUND 5/8" REBAR WITH 2" ALUMINUM CAP STAMPED "LS 2023" PER S/N 18419
- SET 5/8" X 24" REBAR WITH YELLOW PLASTIC CAP STAMPED "DROSSOS LS 90718"
- S/N SURVEY NUMBER, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, JACKSON COUNTY, OREGON
- (R1) RECORD DATA PER OAK VALLEY, A PLANNED COMMUNITY TO THE CITY OF TALENT - FILED AS S/N 13952

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

**PURPOSE:**  
 TO SURVEY AND MONUMENT THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NUMBERS 2016-020565 AND 2021-008650, OF THE JACKSON COUNTY OFFICIAL RECORDS, OREGON, BEING LOTS 34 AND 35, OAK VALLEY A PLANNED COMMUNITY TO THE CITY OF TALENT.

**PROCEDURE:**  
 USING A TRIMBLE S-6 ROBOTIC TOTAL STATION AND TRIMBLE R-10 GPS RECEIVERS, I RECOVERED AND TIED EXISTING MONUMENTS OF RECORD AS SET ON SURVEY NUMBER 13952 AND 18419. DUE TO THE INSTALLATION OF THE UNDERGROUND UTILITIES AFTER THE ALMEDA FIRE, ALL OF THE PROPERTY CORNERS ALONG THE SOUTHEASTERLY LINE OF OAK VALLEY DRIVE (PRIVATE) WERE DESTROYED. TO ESTABLISH OAK VALLEY DRIVE, I HOLD THE RECOVERED CENTERLINE MONUMENTS AS SHOWN HEREIN. TO ESTABLISH THE NORTHWESTERLY LINE OF THE SUBJECT PROPERTIES, I HOLD THE RECOVERED LEAD PLUG WITH BRASS WASHER MONUMENTING THE POINT OF TANGENCY ON LOT 31, SAID OAK VALLEY PLAT, AND THE PLAT RECORD DISTANCES ALONG SAID SOUTHERLY LINE OF OAK VALLEY DRIVE NORTHEASTERLY TO THE NORTHERLY MOST CORNER OF LOT 35.



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	7.55'	70.00'	6°10'47"	7.55'	S18°13'52"W
C2	18.39'	70.00'	15°03'09"	18.34'	S07°36'54"W
C3	33.35'	90.00'	21°13'56"	33.16'	S10°42'17"W

REGISTERED  
**PROFESSIONAL  
 LAND SURVEYOR**  
  
 OREGON  
 JULY 12, 2016  
 PHILIP J. DROSSOS  
 No. 90718

Renewal 12-31-23

## TERRASURVEY, INC.

PROFESSIONAL LAND SURVEYORS

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 ASHLAND, OREGON 97520

(541) 482-6474  
 terrain@bisp.net

JOB NO. 1428-21