

NORTHEAST CORNER D.L.C. 77
PER 1987 RE-ESTAB. NOTES
JACKSON COUNTY SURVEYOR

SOUTHEAST CORNER
D.L.C. NO. 76

FLAG	Δ	R	A	T	CHORD
①	27°17'43"	20.00'	9.53'	4.86'	N 13°36'47" E - 9.44'
②	62°24'26"	45.00'	49.02'	27.26'	N 03°56'41" W - 46.63'
③	67°21'02"	45.00'	52.90'	29.98'	N 68°49'25" W - 49.91'
④	13°14'27"	20.00'	4.62'	2.32'	S 83°31'00" W - 4.61'

JACKSON COUNTY
T37S R2W
26 | 25
35 | 36
C.S.
1992

MAP OF SURVEY PROPERTY LINE ADJUSTMENT

LYING SITUATE WITHIN
NORTHEAST QUARTER OF SECTION 35
TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN
CITY OF MEDFORD, JACKSON COUNTY, OREGON

FOR
Bruce Emerson
986 Cherry Street
Medford, Oregon 97501

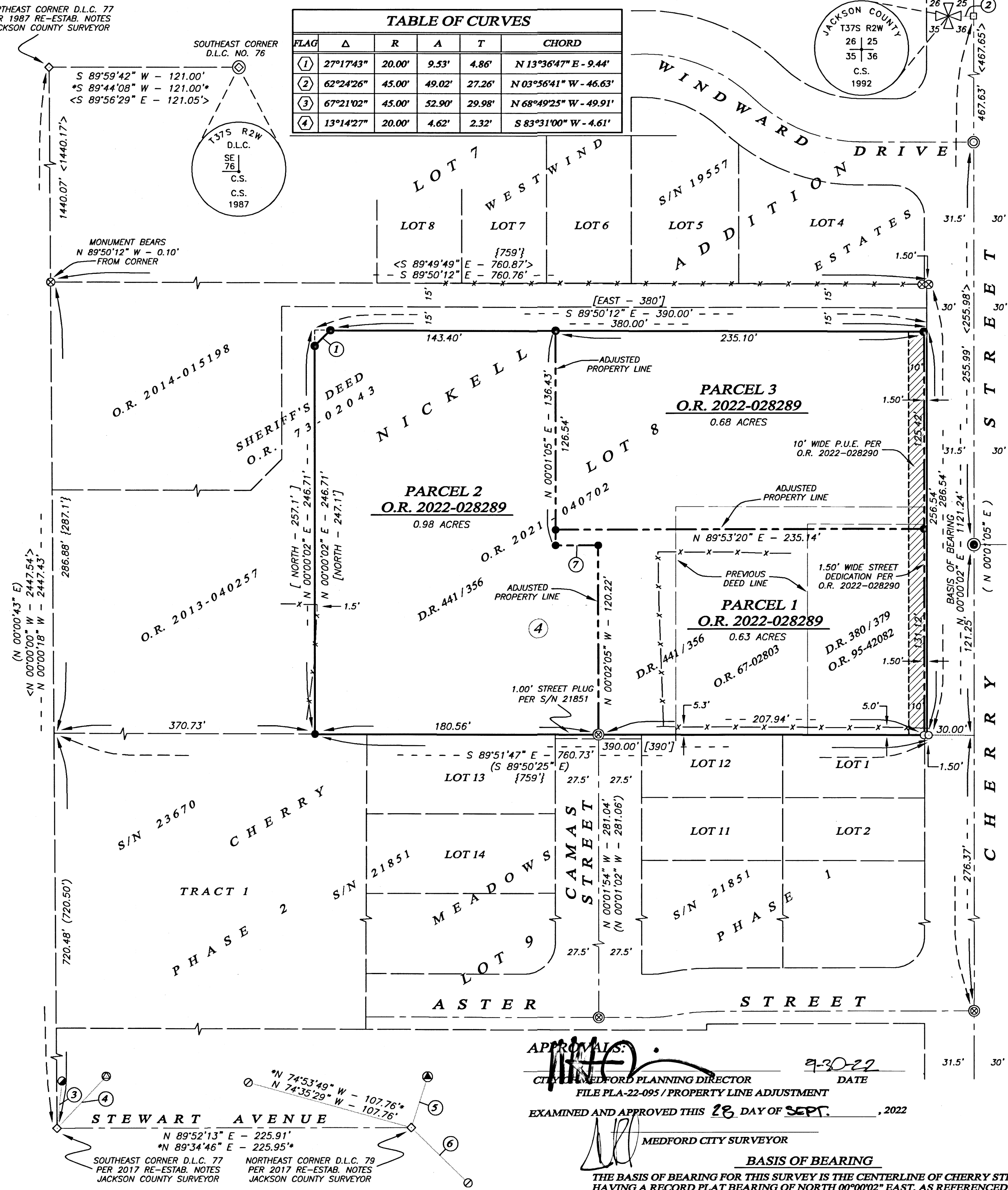
FLAG	BEARING	DISTANCE
①	N 45°04'55" E	14.12'
[NORTHEAST]	[20+/-]	
②	S 89°56'55" W	8.02'
	S 89°17'43" W	*8.02**
③	N 00°11'59" E	29.98'
	N 00°04'35" E	*29.98**
④	N 43°33'24" E	45.67'
	N 43°16'48" E	*45.67**
⑤	N 17°51'20" E	34.12'
	N 17°32'21" E	*34.12**
⑥	S 45°50'23" E	50.46'
	S 46°04'53" E	*50.46**
⑦	N 89°51'47" W	27.13'

LEGEND

- ⊕ 2-1/2" BRASS CAPPED IRON PIPE SECTION CORNER PER COUNTY SURVEYOR 2017 RE-ESTAB NOTES (RECOVERED)
- ⊙ 3" BRASS CAPPED IRON PIN STAMPED "FARBER PLS 2189" PER S/N 13610 (RECOVERED)
- ⊙ 2-1/2" BRASS CAPPED IRON PIPE D.L.C. CORNER PER COUNTY SURVEYOR 2016 RE-ESTAB NOTES (RECOVERED)
- ⊙ 2" ALUMINUM CAPPED IRON PIN STAMPED "NEATHAMER SURVEYING" PER S/N 19557 (RECOVERED)
- ⊙ 2" ALUMINUM CAPPED IRON PIN STAMPED "L. J. FRIAR & ASSOC." PER S/N 21851 (RECOVERED)
- ⊙ 5/8" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "NEATHAMER SURVEYING" PER S/N 19557 (RECOVERED)
- ⊙ 1" ALUMINUM CAP, PER JACKSON COUNTY SURVEYOR RE-ESTAB NOTES (2017) (RECOVERED)
- ⊙ 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "L. J. FRIAR & ASSOC." PER S/N 21851 (RECOVERED)
- ⊙ 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "JACKSON CS" PER JACKSON COUNTY SURVEYOR RE-ESTAB NOTES (SE DLC 77, 1981) (RECOVERED)
- ⊙ 5/8" IRON PIN, NO CAP, PER JACKSON COUNTY SURVEYOR 1981 RE-ESTAB NOTES N.E. D.L.C. NO. 79 (RECOVERED)
- ⊙ 5/8" IRON PIN, NO CAP, PER S/N 4891 BY CHARLES H. HURST (RECOVERED)
- ⊙ RAILROAD SPIKE WITH CHISELED "X" PER S/N 9960 BY CHARLES H. HURST (RECOVERED)
- ⊙ CALCULATED POSITION
- ⊙ 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
- PROPERTY BOUNDARY LINE
- - - ADJUSTED PROPERTY LINE
- - - BOUNDARY LINE
- - - PREVIOUS DEED LINE
- - - CENTERLINE
- - - EASEMENT LINE
- O.R. OFFICIAL RECORDS, JACKSON COUNTY CLERK
- D.R. DEED RECORD VOLUME / PAGE, JACKSON COUNTY CLERK
- S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
- D.L.C. DONATION LAND CLAIM
- () SURVEY RECORD DATA PER S/N 21851 (HIBBS)
- < > SURVEY RECORD DATA PER S/N 19557 (NEATHAMER)
- { } SURVEY RECORD DATA PER NICKELL ADDITION
- * * RECORD DATA PER 2017 COUNTY SURVEYOR RE-ESTAB. NOTES
- [] DEED RECORD DATA PER O.R. 2002-069417

NOTE: THE SURVEY NARRATIVE FOR THIS MAP IS ATTACHED HERETO IN A SEPARATE DOCUMENT PER O.R.S. 209.250

SCALE: 1" = 50'



APPROVALS:
CITY OF MEDFORD PLANNING DIRECTOR
FILE PLA-22-095 / PROPERTY LINE ADJUSTMENT
EXAMINED AND APPROVED THIS 28 DAY OF SEPT., 2022
MEDFORD CITY SURVEYOR

** RECEIVED **
Date 9/30/22 By PB
This survey consists of
1 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY 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: JUNE 6, 2022
PROJECT NO. 1338-20

BASIS OF BEARING
THE BASIS OF BEARING FOR THIS SURVEY IS THE CENTERLINE OF CHERRY STREET, HAVING A RECORD PLAT BEARING OF NORTH 00°00'02" EAST, AS REFERENCED ON SURVEY NO. 19557, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

POLARIS LAND SURVEYING

SURVEY NO. 23732**SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES**

- SURVEY FOR:** Bruce Emerson
P.O. Box 465
Talent, Oregon 97540
- LOCATION:** The Northeast Quarter of Section 35, Township 37 South, Range 2 West, Willamette Meridian, City of Medford, Jackson County, Oregon.
- PURPOSE:** To survey and monument Property Line Adjustments between those tracts described within Document No.'s 2002-069417, a consolidation of Volume 280, Page 379, Deed Records and Document No's 1967-02803 and 1973-02043 in the Official Records of Jackson County, Oregon, lying situate within the Northeast Quarter of Section 35, Township 37 South, Range 2 West of the Willamette Meridian in the City of Medford, Oregon.
- PROCEDURE:** Utilizing an electronic Leica TS-16i robotic total station with ranging prisms, and Leica GS-16 GNSS receiver, I survey and monument the Property Line Adjustment as shown hereon as approved by the City of Medford Planning Department. The subject property is described as a portion of Lot 8 of Block 4 of the Nickell Addition to the City of Medford, recorded on June 27, 1889 in the Deed Records of Jackson County, Oregon, which bounds along the east line Cherry Street, also being the east line of said Lot 8 in Block 4. Monuments were recovered at the Northwest, Northeast & Southeast corners of said described Lot 8, as denoted herein. The West line of the Nickell Addition is also the East line of Donation Land Claim No. 77 and was proportioned against the Nickell Addition plat record which fit extremely well with. The Southeast Corner of Donation Land Claim No. 77 was determined utilizing Jackson County Surveyor re-established corner notes. The Northwest Corner of Donation Land

PROCEDURE: (continued) Claim No. 72 was determined by utilizing said County Surveyor notes from the recovered Southeast Corner of Donation Land Claim No. 76 to determine the location of the Northeast Corner of said Claim No. 77.

The south line of the subject tract was determined by holding monuments recovered along the north line of Cherry Meadows, Phase I, common with the south line of Lot 8, Nickell Addition which fit well with the Nickels Addition plat record. The north line of the subject tract is parallel with, adjacent to and 30.00 feet southerly of the north line of said described Lot 8. Per Parcel 2 of Document No. 2002-069417, the west line of the subject tract is described as parallel with and with the west line of Block 8, and excepts out a 10 foot by 10 foot triangular portion at the northwest corner of said deed. But that particular deed call conflicts and doesn't mathematically close with the body of the description for said Parcel 2. Therefore I hold the primary deed call of West 380.00 feet from the northeast corner of said described Parcel 2 for the 10.00 foot exceptions at the northwest corner of said deed description. I survey and monument the Property Line Adjustments as denoted hereon.

BASIS OF BEARING: The Basis of Bearing for this survey is the centerline of Cherry Street, having a record plat bearing of North 00°00'02" East, as referenced on Survey No. 19557, on file in the office of the Jackson County Surveyor.

DATE: June 6, 2022

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

