



MATCH LINE - SEE SHEET 01

# RECORD OF SURVEY

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 10,  
TOWNSHIP 38 SOUTH, RANGE 1 WEST, WILLAMETTE  
MERIDIAN, CITY OF PHOENIX, JACKSON COUNTY, OREGON

**NARRATIVE** JULY 29, 2022

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND MONUMENT THE OUTER BOUNDARY OF THE PROPERTY DESCRIBED IN PARCEL 1 AND 2 OF INSTRUMENT NUMBER 2012-44346. THE BASIS OF BEARINGS IS OREGON STATE PLAN, SOUTH ZONE, NAD83(2011).

THE RIGHT-OF-WAY OF LUMAN ROAD WAS ESTABLISHED BY HOLDING THE FOUND MONUMENTS AND RECORD CURVE DATA PER COUNTY SURVEY 22564.

THE NORTHERLY LINE OF INSTRUMENT NUMBER 2012-44346, ALSO BEING THE SOUTHERLY RIGHT OF WAY LINE OF INTERSTATE 5, WAS ESTABLISHED BY HOLDING THE FOUND IRON ROD PER COUNTY SURVEY 3461 AT THE NORTHWEST CORNER THEREOF, AND BY HOLDING THE TWO FOUND IRON RODS PER COUNTY SURVEY 22564 AT THE NORTHEAST CORNERS THEREOF.

THE EASTERLY LINE OF PARCEL 1 OF INSTRUMENT NUMBER 2012-44346 WAS ESTABLISHED BY HOLDING THE FOUND IRON ROD PER COUNTY SURVEY 22564 AT THE NORTHEAST CORNER THEREOF, AND BY HOLDING A 5.00 FOOT OFFSET FROM THE FOUND IRON ROD PER COUNTY SURVEY 14639 SET AS A WITNESS MONUMENT AT THE SOUTHEAST CORNER THEREOF, A NEWLY CONSTRUCTED CHAIN LINK FENCE WAS FOUND TO BE FROM 0.6 FEET TO 1.1 FEET EAST OF THIS LINE, AGREEING WITH THE RESOLUTION.

THE SOUTHERLY LINE OF PARCEL 1 OF INSTRUMENT NUMBER 2012-44346 WAS ESTABLISHED BY HOLDING THE FOUND IRON RODS PER COUNTY SURVEY 14639 SET AS WITNESS MONUMENTS AT THE SOUTHEAST AND SOUTHWEST CORNERS. A LINE OF FENCE POSTS WAS FOUND TO BE ON LINE, AND AGREES WITH THIS RESOLUTION.

THE COMMON LINE BETWEEN PARCELS 1 AND 2 OF INSTRUMENT NUMBER 2012-44346 WAS ESTABLISHED BY HOLDING 13.50 FEET FROM THE FOUND WITNESS CORNER PER SURVEY NUMBER 14639 AND THE FOUND MONUMENT PER SURVEY NUMBER 6518 AT THE NORTH END. THIS RESOLUTION FOLLOWS SURVEY NUMBER 6518 AND 14639.

THE NORTHERLY WEST LINE OF PARCEL 2 OF INSTRUMENT NUMBER 2012-44346, BEING ALONG THE EAST LINE OF DEED VOLUME 244, PAGE 31, WAS ESTABLISHED BY HOLDING THE FOUND MONUMENTS PER SURVEY NUMBER 3461 AND 22564 THIS LINE WAS EXTENDED SOUTHERLY A RECORD DISTANCE OF 278.71 FEET PER SURVEY NUMBER 6518, FROM THE NORTHERLY MOST CORNER OF SAID DEED.

THE WESTERLY NORTH LINE OF PARCEL 2 OF INSTRUMENT NUMBER 2012-44346 WAS ESTABLISHED BY HOLDING THE RECORD ANGLES AND DISTANCES PER SAID DEED AND SHOWN IN SURVEY NUMBER 3461, A SEARCH FOR THE SET MONUMENTS PER SAID SURVEY WAS MADE. I FOUND IRON RODS LAYING HORIZONTALLY APPROXIMATELY 1 FOOT FROM MY SET POSITIONS ALONG THIS LINE WITH EVIDENCE OF EARTHWORK IN THIS AREA. I BELIEVE THESE RODS WERE GRADED OVER FROM THE SOUTHERN MOST CORNER OF DEED VOLUME 244, PAGE 31. THE NORTHWESTERLY MOST CORNER OF SAID PARCEL 2 (A) WAS ESTABLISHED BY HOLDING THE RECORD DISTANCE OF 101.31 FEET PER SAID SURVEYS.

THE CENTERLINE OF BEAR CREEK DRIVE WAS ESTABLISHED HOLDING THE FOUND IRON RODS AT THE MOST SOUTHERLY AND MOST EASTERLY CORNERS OF PARCEL 3 PARTITION PLAT NUMBER P-28-2021 WITH THE FOUND WITNESS MONUMENT SET AT A 35.00 FEET OFFSET FROM THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF BEAR CREEK DRIVE. A RECORD RIGHT-OF-WAY WIDTH OF 75.00 FEET WAS HELD.

THE SOUTHWESTERLY LINE OF PARCEL 2 OF INSTRUMENT NUMBER 2012-44346 WAS ESTABLISHED BY HOLDING A RECORD OFFSET OF 180.00 FEET NORTHEASTERLY FROM THE CENTERLINE OF BEAR CREEK DRIVE PER SAID DEED AND DEED VOLUME 374, PAGE 450. A CHAIN LINK FENCE WAS FOUND ON THAT LINE, AGREEING WITH THIS RESOLUTION.

THE SOUTHERLY WEST LINE OF PARCEL 2 OF INSTRUMENT NUMBER 2012-44346 WAS ESTABLISHED BY HOLDING THE RECORD ANGLE FROM THE SOUTHERLY LINE PER SAID DEED AND DEED VOLUME 374, PAGE 450, AND THE LOCATION OF EXISTING FENCE ALONG THIS LINE. THE FENCE FOLLOWS THIS RECORD ANGLE, AND THE FENCE POST AND FOOTING LOCATIONS AT THE NORTH (B) AND SOUTH (C) ENDS OF THIS LINE AGREE WITH THE DEED DISTANCE OF 364.31 FEET. NO SURVEY OF RECORD WAS FOUND ESTABLISHING THIS LINE ON THE GROUND, BUT THE FENCE MATCHING RECORD INFORMATION IS EVIDENCE THAT THE LINE HAS BEEN ESTABLISHED ON THE GROUND, AND THE FENCE LINE WAS HELD AS CONTROLLING THIS LINE.

THE NORTHERLY WEST LINE OF PARCEL 2 OF INSTRUMENT NUMBER 2012-44346, BEING ALONG THE EASTERLY LINE OF DEED VOLUME 374, PAGE 450, WAS ESTABLISHED BY HOLDING THE FENCE POST LOCATION AT (B) AND THE RESOLVED NORTHWESTERLY CORNER (A). A FENCE WAS FOUND ALONG THIS LINE, THE ENDS OF THE FENCE ARE ON LINE, AND THE MIDDLE OF THE FENCE IS 2.8 FEET NORTHEASTERLY, WHICH SUPPORTS THIS RESOLUTION.

THE RESOLVED WEST LINE OF PARCEL 2 OF INSTRUMENT NUMBER 2012-44346 FOLLOWS THE TOP OF BANK OF A 1-2 ACRE POND OR DRAINAGE BASIN. I FOUND HISTORIC PHOTOS FROM 1994 SHOWING THIS FEATURE. THE TOP OF BANK FORMS A NATURAL BOUNDARY BETWEEN PARCEL 2 AND DEED VOLUME 374, PAGE 450 AND THE FENCE WAS FOUND RUNNING ALONG IT. I BELIEVE THE INTENT OF THE DEEDS WAS FOR THE BOUNDARY LINE TO RUN ALONG THIS FEATURE, AND THE FENCE MATCHING THE RECORD ANGLE AND DISTANCE PER SAID DEEDS PROVIDES SUPPORTING EVIDENCE FOR THIS RESOLUTION.

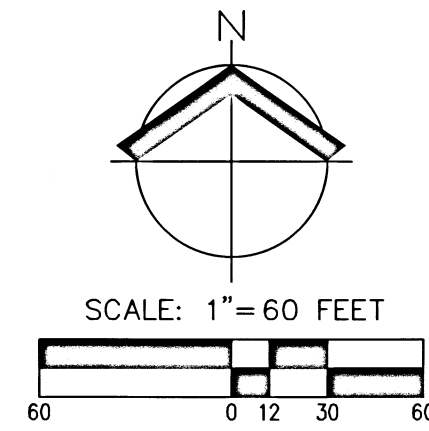
SHEET 02 OF 02

JOB NAME:	PHOENIX APT.
JOB NUMBER:	9262
DRAWN BY:	CC
CHECKED BY:	BH
DRAWING NO.:	9262ROS

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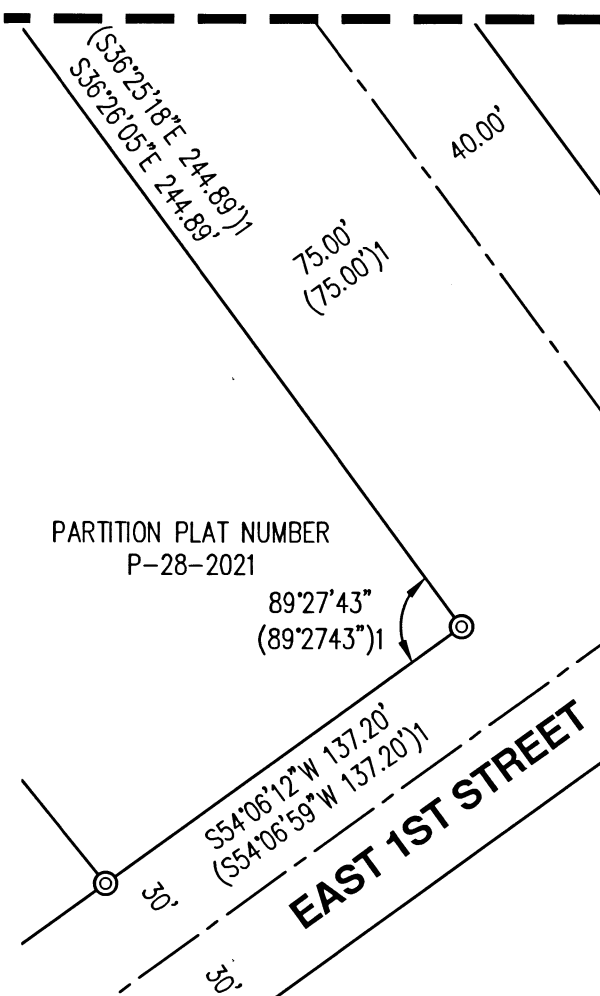


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PARCEL 1 OF DEED VOLUME 353, PAGE 454

MATCH LINE - SEE THIS SHEET



### LEGEND

- SET 5/8" X 30" IRON ROD W/YPC INSCRIBED "AKS ENGR."; SET ON 07/29/2022
- SET 1-1/8" COPPER DISK INSCRIBED "AKS ENGR" IN CONCRETE; SET ON 07/29/2022
- FOUND 5/8" IRON ROD W/ALUMINUM CAP INSCRIBED "ODOT RESET"; PER CS 22564; HELD UNLESS NOTED OTHERWISE
- FOUND 5/8" IRON ROD W/ALUMINUM CAP INSCRIBED "ODOT RIGHT OF WAY"; PER CS 22564; HELD UNLESS NOTED OTHERWISE
- △ FOUND 5/8" IR; PER CS 3461; HELD UNLESS NOTED OTHERWISE
- ▲ FOUND 5/8" IR W/YPC INSCRIBED "L.J. FRIAR & ASSOCIATES"; PER CS 14639; HELD UNLESS NOTED OTHERWISE
- ⊙ FOUND 5/8" IR W/OPC INSCRIBED "NETHAMER SURVEYING"; PER PP NO. P-28-2021; HELD UNLESS NOTED OTHERWISE
- ⊗ DENOTES FOUND MONUMENT AS NOTED; HELD UNLESS NOTED OTHERWISE
- IP IRON PIPE
- IR IRON ROD
- W/YPC WITH A YELLOW PLASTIC CAP
- W/OPC WITH A ORANGE PLASTIC CAP
- CS JACKSON COUNTY SURVEY NUMBER
- C CALCULATED REFERENCE

### REFERENCES

- ( ) 1 RECORD INFORMATION PER PARTITION PLAT NO. P-28-2021
- ( ) 2 RECORD INFORMATION PER CS 22564
- ( ) 3 RECORD INFORMATION PER CS 18552
- ( ) 4 RECORD INFORMATION PER CS 14639
- ( ) 5 RECORD INFORMATION PER CS 8708
- ( ) 6 RECORD INFORMATION PER CS 6518
- ( ) 7 RECORD INFORMATION PER CS 3461
- ( ) 8 RECORD INFORMATION PER INSTRUMENT NUMBER 2012-44346
- ( ) 9 RECORD INFORMATION PER DEED VOLUME 374, PAGE 450
- ( ) 10 RECORD INFORMATION PER DEED VOLUME 353, PAGE 454
- ( ) 11 RECORD INFORMATION PER DEED VOLUME 211, PAGE 30
- ( ) 12 RECORD INFORMATION PER ODOT ROLL MAP 7B-10-13

PARCEL 1 OF DEED VOLUME 353, PAGE 454

FILED  
Date 7/27/22 By PB  
This Survey Consist Of:  
2 sheet(s) Map  
2 page(s) Narrative  
JACKSON COUNTY SURVEYOR

DEED VOLUME 374, PAGE 450

BEAR CREEK DRIVE  
(ROUTE VALLEY TYP DR99)

PARTITION PLAT NUMBER P-28-2021

TAX LOTS 3100, 3200 AND 3290, TAX MAP 38 1W 10

MATCH LINE - SEE THIS SHEET