

**\*\* FILED \*\***  
 Date 12/15/22 By PB  
 This survey consists of  
 \_\_\_\_\_ sheet(s) Map  
 \_\_\_\_\_ page(s) Narrative  
 JACKSON COUNTY  
 SURVEYOR

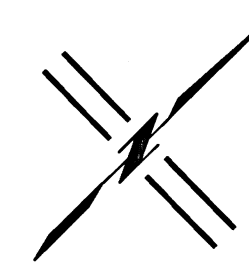
FLAG	Δ	R	A	T	CHORD
①	03°08'03"	2630.00'	143.86'	71.95'	N 50°11'47" W - 143.85'
②	00°59'22"	2630.00'	45.41'	22.70'	N 52°15'29" W - 45.41'
	(00°54'13")	(2630.00')	(41.48')		(N 52°16'18" W - 41.48')
③	06°17'31"	2600.00'	285.52'	142.90'	N 49°36'24" W - 285.38'
					(N 49°35'05" W - 285.38')

**MAP OF SURVEY**  
**PROPERTY LINE ADJUSTMENT**  
 LYING SITUATE WITHIN  
**NORTHEAST QUARTER OF SECTION 26**  
**TOWNSHIP 38 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN**  
**CITY OF TALENT, JACKSON COUNTY, OREGON**

FOR  
**Magnolia Fine Homes, LLC**

453 Tucker Street  
 Ashland, Oregon 97520

SCALE: 1" = 60'



- LEGEND**
- ⊗ 2-1/2" BRASS CAP DONATION LAND CLAIM CORNER PER JACKSON COUNTY SURVEYOR RE-ESTAB. NOTES (RECOVERED)
  - ⊙ 1" x 30" IRON PIPE w/ 2" ALUMINUM CAP FLUSH IN STREET CENTERLINE STAMPED "L.S. 2883" PER S/N 18921 (RECOVERED)
  - ⊙ 2" ALUMINUM CAPPED IRON PIN STAMPED "ODOT RIGHT OF WAY" PER S/N 22790 (RECOVERED)
  - ⊙ 2" ALUMINUM CAPPED IRON PIN STAMPED "L.J. FRIAR & ASSOC." PER CAMAS COURT (RECOVERED)
  - ⊙ 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "L. J. FRIAR" PER CAMAS COURT (RECOVERED)
  - ⊙ 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "L. J. FRIAR" PER TRENTON SQUARE (RECOVERED)
  - ⊙ 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "NEATHAMMER" PER S/N 18202 (RECOVERED)
  - ⊙ 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "L. J. FRIAR" PER S/N 13794 (RECOVERED IN 2018, DESTROYED BY CONSTRUCTION)
  - ⊙ 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "L. J. FRIAR" PER S/N 13794 (RECOVERED)
  - ⊙ 5/8" IRON PIN, NO CAP OR OTHER MARKINGS, PER S/N 19483 BY JAMES P. DICKERSON (RECOVERED)
  - ⊙ 5/8" x 30" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
  - ◇ CALCULATED DEED CALL POSITION PER O.R. 2019-010320
- PROPERTY LINE  
 ADJUSTED PROPERTY LINE  
 BOUNDARY LINE  
 CENTERLINE  
 PREVIOUS DEED LINE  
 EASEMENT LINE  
 FENCELINE
- O.R. OFFICIAL RECORDS, JACKSON COUNTY CLERK  
 D.R. DEED RECORDS, JACKSON COUNTY CLERK  
 S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR  
 W.C. WITNESS CORNER REFERENCE MONUMENT, AS DESCRIBED
- { } SURVEY RECORD DATA PER CAMUS COURT  
 ( ) SURVEY RECORD DATA PER S/N 13794  
 [ ] DEED RECORD DATA PER O.R. 2019-010320  
 > SURVEY RECORD DATA PER TRENTON SQUARE

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

**PURPOSE:** TO SURVEY AND MONUMENT A PROPERTY LINE ADJUSTMENT BETWEEN THOSE TRACTS OF LAND DESCRIBED AS TRACT B AND PARCEL 1 WITHIN DOCUMENT NO. 2019-010320 IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

**PROCEDURE:** UTILIZING AN ELECTRONIC LEICA TS-16I ROBOTIC TOTAL STATION WITH RANGING PRISMS AND A GS-16 GNSS RECEIVER, I SURVEY AND MONUMENT THE SUBJECT PROPERTY AS SHOWN HEREON. THE SUBJECT PROPERTIES ARE BOUNDED BY SOUTH PACIFIC HIGHWAY, TALENT AVENUE, CAMUS COURT & TRENTON SQUARE ALONG WITH ADJACENT PROPERTIES UTILIZING SURVEY NO. S 6398, 13794, 18291 & 18202. RECOVERED MONUMENTS FIT REASONABLY WELL WITH THE SURVEY RECORDS AND HELD AS SHOWN. MANY MONUMENTS IN THIS AREA INITIALLY TIED BETWEEN 2018 & 2020 BY THIS OFFICE WERE DESTROYED BY RECONSTRUCTION ACTIVITY FOLLOWING THE ALMEDA FIRE IN 2020. I RESET THE DESTROYED MONUMENTS IN THE ORIGINAL SURVEYED LOCATIONS OR AS OTHERWISE SHOWN AND SET MONUMENTS FOR THE PROPERTY LINE ADJUSTMENT AS SHOWN HEREON.

**APPROVAL**

TALENT PLANNING DEPARTMENT  
 FILE NO. LLA-2019-001

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

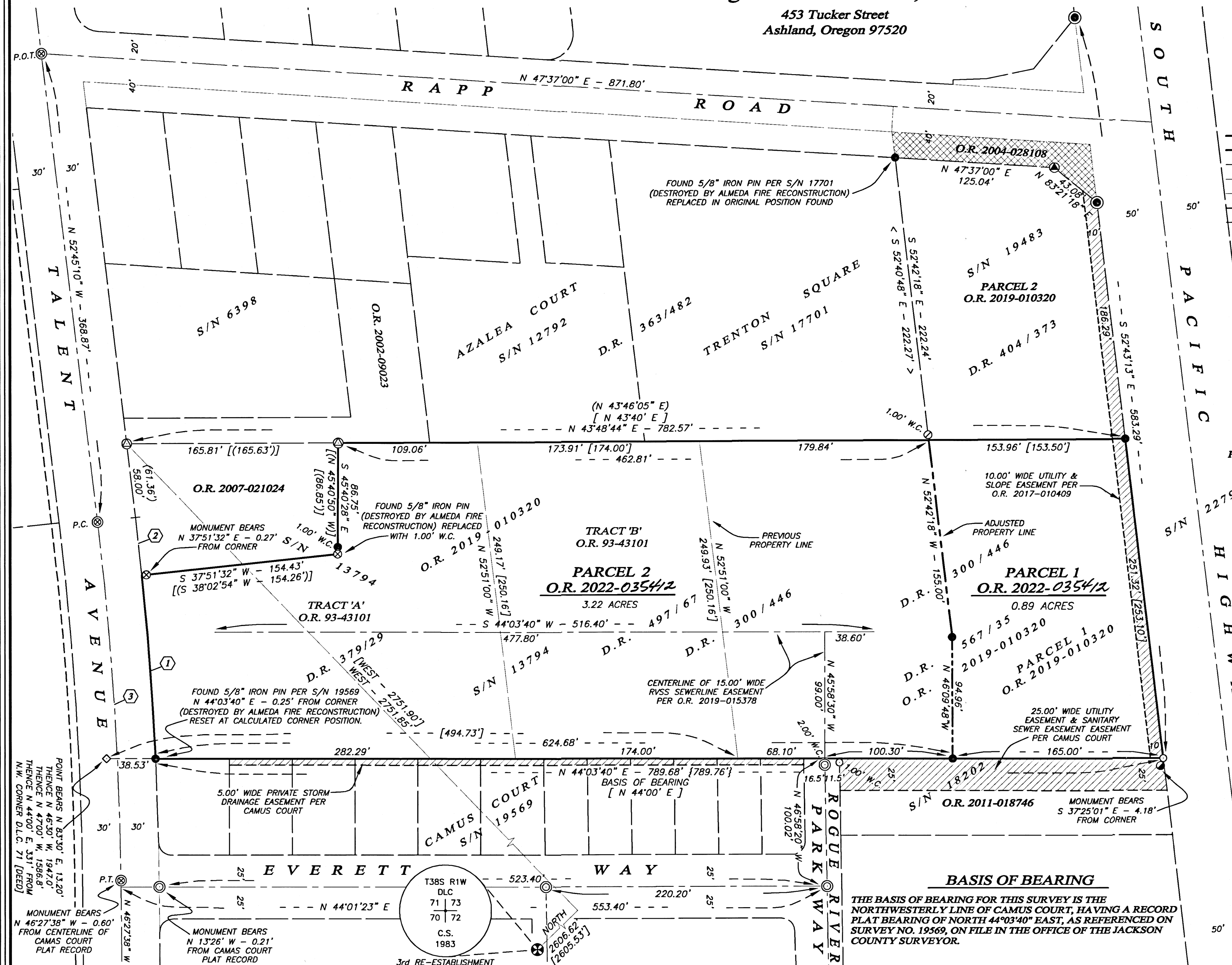
*Shawn Kampmann*

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: DECEMBER 4, 2022  
 PROJECT NO. 1228-18



**BASIS OF BEARING**  
 THE BASIS OF BEARING FOR THIS SURVEY IS THE NORTHWESTERLY LINE OF CAMUS COURT, HAVING A RECORD PLAT BEARING OF NORTH 44°03'40" EAST, AS REFERENCED ON SURVEY NO. 19569, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.