

NOTE: BRASS CAP SET IN CONCRETE AS INITIAL POINT FOR TRACE OAKS SUBDIVISION- CS 15542 IDENTIFIED AS NE LOT 35 (IDENTICAL WITH NW LOT 36, OF FAIRVIEW S. CHILDERS ADDITION).
NW LOT 36 PER C.S. 14745 & 15542

OCRS = OREGON COORDINATE REFERENCE SYSTEM
GRANTS PASS-ASHLAND ZONE AS DEFINED IN OAR 734-005-0015

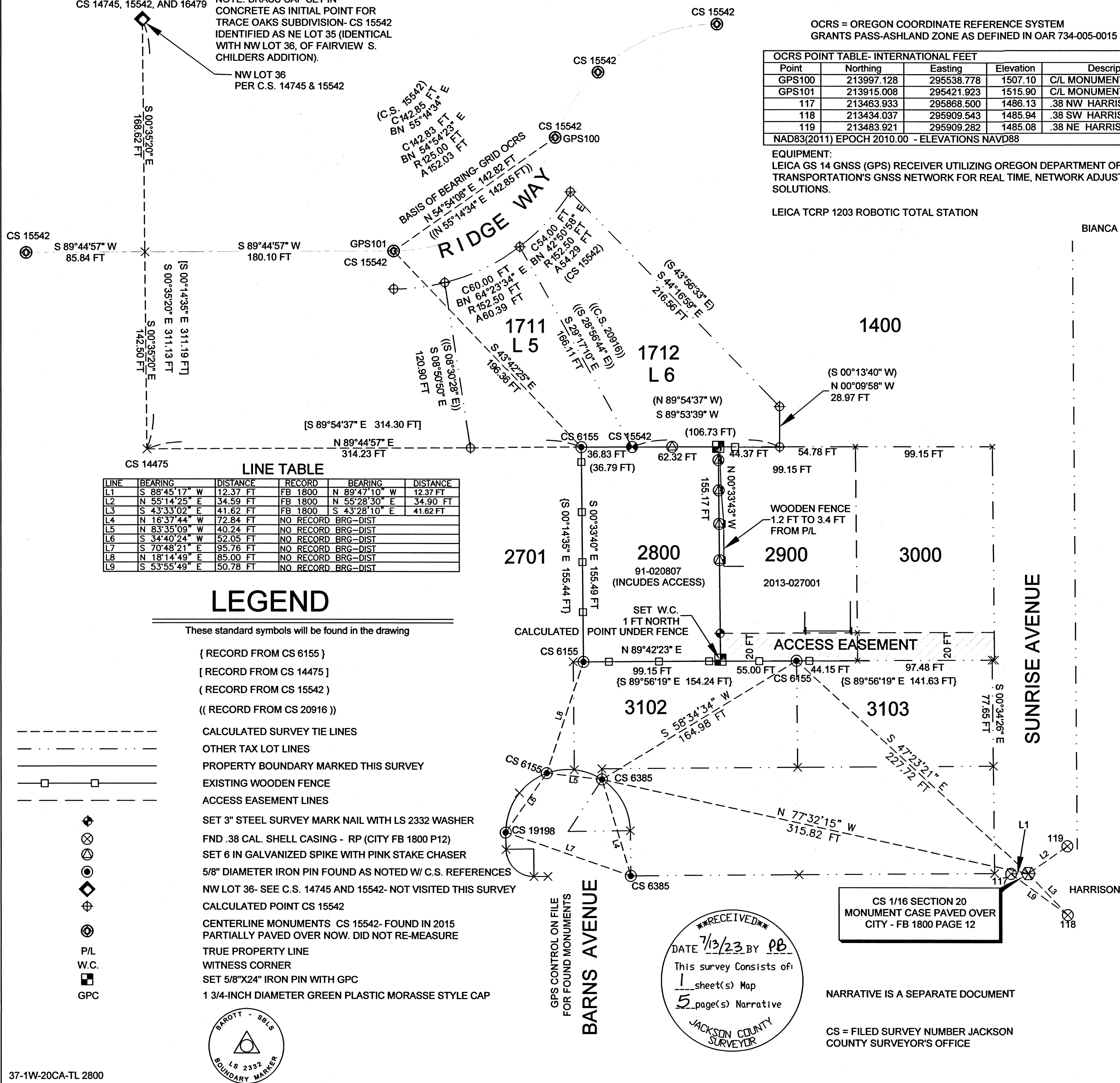
Point	Northing	Easting	Elevation	Description
GPS100	213997.128	295538.778	1507.10	C/L MONUMENT CS15542
GPS101	213915.008	295421.923	1515.90	C/L MONUMENT CS 15542
117	213463.933	295868.500	1486.13	.38 NW HARRISON
118	213434.037	295909.543	1485.94	.38 SW HARRISON
119	213483.921	295909.282	1485.08	.38 NE HARRISON

NAD83(2011) EPOCH 2010.00 - ELEVATIONS NAVD88

EQUIPMENT:
LEICA GS 14 GNSS (GPS) RECEIVER UTILIZING OREGON DEPARTMENT OF TRANSPORTATION'S GNSS NETWORK FOR REAL TIME, NETWORK ADJUSTED SOLUTIONS.

LEICA TCRP 1203 ROBOTIC TOTAL STATION

MAP OF SURVEY
LOCATED IN S.W. 1/4 OF SECTION 20, TOWNSHIP 37 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF MEDFORD, JACKSON COUNTY, OREGON



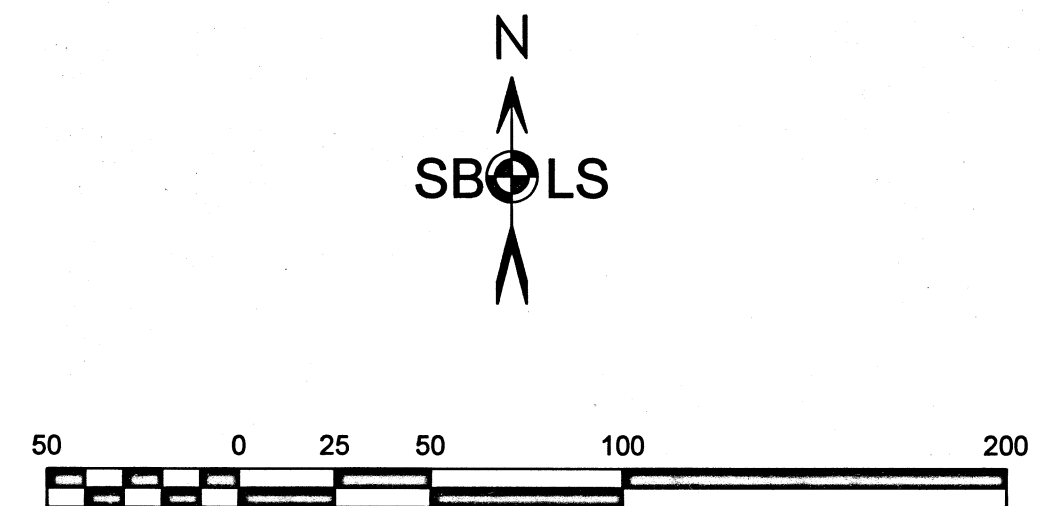
LINE TABLE

LINE	BEARING	DISTANCE	RECORD	BEARING	DISTANCE
L1	S 88°45'17" W	12.37 FT	FB 1800	N 89°47'10" W	12.37 FT
L2	N 55°14'25" E	34.59 FT	FB 1800	N 55°28'30" E	34.90 FT
L3	S 43°33'02" E	41.62 FT	FB 1800	S 43°28'10" E	41.62 FT
L4	N 16°37'44" W	72.84 FT	NO RECORD	BRG-DIST	
L5	N 83°35'09" W	40.24 FT	NO RECORD	BRG-DIST	
L6	S 34°40'24" W	52.05 FT	NO RECORD	BRG-DIST	
L7	S 70°48'21" E	95.76 FT	NO RECORD	BRG-DIST	
L8	N 18°14'49" E	85.00 FT	NO RECORD	BRG-DIST	
L9	S 53°55'49" E	50.78 FT	NO RECORD	BRG-DIST	

LEGEND

These standard symbols will be found in the drawing

- { RECORD FROM CS 6155 }
- [RECORD FROM CS 14475]
- (RECORD FROM CS 15542)
- ((RECORD FROM CS 20916))
- CALCULATED SURVEY TIE LINES
- - - OTHER TAX LOT LINES
- PROPERTY BOUNDARY MARKED THIS SURVEY
- EXISTING WOODEN FENCE
- - - ACCESS EASEMENT LINES
- ◆ SET 3" STEEL SURVEY MARK NAIL WITH LS 2332 WASHER
- ⊗ FND .38 CAL. SHELL CASING - RP (CITY FB 1800 P12)
- ⊙ SET 6 IN GALVANIZED SPIKE WITH PINK STAKE CHASER
- ◆ 5/8" DIAMETER IRON PIN FOUND AS NOTED W/ C.S. REFERENCES
- ⊕ NW LOT 36- SEE C.S. 14745 AND 15542- NOT VISITED THIS SURVEY
- ⊙ CALCULATED POINT CS 15542
- ⊙ CENTERLINE MONUMENTS CS 15542- FOUND IN 2015 PARTIALLY PAVED OVER NOW. DID NOT RE-MEASURE
- TRUE PROPERTY LINE
- ⊕ WITNESS CORNER
- ⊕ SET 5/8"x24" IRON PIN WITH GPC
- ⊕ 1 3/4-INCH DIAMETER GREEN PLASTIC MORASSE STYLE CAP



MAP OF SURVEY

DRAWN	DATE	VAN & LORETTA SIAS
SBLS	7-13-2023	641 SUNRISE AVE
APPROVED	DATE	MEDFORD, OR 97504
		37-1W-20CA-TL2800
SCALE	SHEET	PROJECT NO.
1"=50'	1 OF 1	2023-09

SBLS
STEPHAN BAROTT LAND SURVEYING

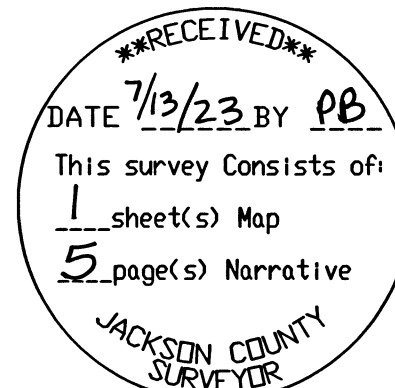
REGISTERED PROFESSIONAL LAND SURVEYOR

Stephan Barott
OREGON
JULY 28, 1988
STEPHAN L. BAROTT
2332

1446 ST. ANDREW WAY
MEDFORD, OR 97504

PHONE: 541-776-1272
CELL: 541-510-8278
e-mail: sbarott@charter.net

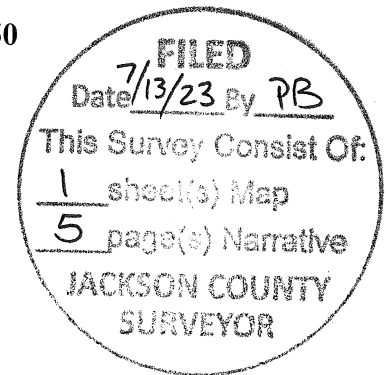
RENEWS: DECEMBER 31, 2023



NARRATIVE IS A SEPARATE DOCUMENT

CS = FILED SURVEY NUMBER JACKSON COUNTY SURVEYOR'S OFFICE

**Survey Narrative to Comply with
Oregon Revised Statutes, Paragraph 209.250**



SURVEYED FOR: VAN SIAS & LORETTA SIAS
641 SUNRISE AVENUE
MEDFORD, OR 97504

SURVEYED BY: STEPHAN BAROTT LAND SURVEYING
1446 ST. ANDREW WAY
MEDFORD, OREGON 97504

LOCATION: Township 37 South, Range 1 West, Southwest quarter of Section 20, Willamette Meridian, City of Medford, Jackson County, Oregon. (Jackson County Tax Records 37 1W 20CA-TL 2800)

BASIS OF BEARING: Grid, Oregon Coordinate Reference System (OCRS) Grants Pass-Ashland Zone, per O.A.R. 734-005-0015. Refer to Centerline Monuments established in the center of Ridge Way during Terrace Oaks Estates Subdivision (C.S. 15542) as shown on the Map of Survey.

PURPOSE: The purpose of this survey is to mark the boundaries as described in Document No. 91-020807, recorded in the Office of the Clerk of Jackson County, Oregon.

PROCEDURE: Prior to commencement of this survey, deed record and surveys of record were reviewed.

Surveys as listed in the narrative were utilized to control the North, South, and West lines.

North line: Beginning at the corner set at my clients' Northwest corner during C.S. 6155, and the monuments established during survey 15542, I measured Deed Record of 99.15 feet Easterly along the calculated South line of Lots 5 and 6 of Terrace Oaks Estates Subdivision. and set an iron pin and plastic cap as described on the Map of Survey.

South line: Beginning at the corner set at my client's Southwest corner during C.S. 6155, and the monuments established during survey C.S. 6155 for the parcel to the south, I measured Deed Record of 99.15 feet Easterly and set an iron pin and plastic cap Witness corner as described on the map of Survey. Point falls under a wooden fence. I set a witness corner 1 foot northerly, on the easterly property line to mark said point.

West line: Follows an existing wooden fence, between iron pins established during C.S. 6155.

East Line: At a point 20-feet northerly from the Southeast corner of my client's parcel, I set a 3-inch long steel pin with stainless steel washer marked as shown on the Map of Survey. Said point marks a point on the 20-foot wide access easement across two adjacent parcels to its intersection with Sunrise Avenue.

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I also set 6-inch spikes with pink “stake chasers” attached, at random points and on the calculated property line between Tax Lots 2800 and 2900. A wooden fence constructed by the property owner of current Tax Lot 2900 was found from 1.2 to 3.4 feet Easterly.

Real Time GPS (RTK) was utilized to control many found corner points, utilizing the Oregon Department of Transportation’s Real Time (RTK) GNSS Network (ORGN). Geodetic positions are on file with this office.

Monument set are 5/8-inch diameter by 24-inch long iron pin with 1 3/4-inch diameter green plastic “Morasse-style” cap attached.

HISTORY OF LOT CREATION:

This parcel has never been officially surveyed. By deed, parcels now known as Tax Lot 371W20 CA-2800, 2900, and 3000 were created without survey. These three parcels are defined as equally being 99.15 feet wide and 155.43 feet deep, more or less.

The geodetic positions for all monuments are on file with this office.

Surveys of record are as noted on the Map of Survey or listed below in the History of Surveys.

HISTORY OF SURVEYS: The history of surveys of Township 37 South, Range 1 West, Willamette Meridian, Jackson County, Oregon pertaining to this survey is as follows:

GOVERNMENT SURVEYS AND PATENTS

1855: Ives and Hyde subdivided this Township under GLO Contract No. 39 dated January 16, 1855.

1875: Philip Riley was issued Homestead Patent Certificate No. 539 described as follows:

South half of the Northwest quarter and the North half of the Southwest quarter of Section 20 in Township 37 South, Range 1 West in the District of Lands subject to sale at Roseburg, Oregon containing One-hundred and Sixty acres.

Patent signed by Ulysses S. Grant on May 1, 1875.

STATE AUTHORITY SURVEYS:

1895: SUBDIVISION- MAP OF FAIRVIEW, S. CHILDERS’ EASTERN ADDITION TO THE CITY OF MEDFORD, Jackson County, Oregon.

In 1895, Spencer Childers Jr. and Mary E. Childers, husband and wife, were listed as the “owners in fee” of the property described in the Riley Homestead Patent No. 539.

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This subdivision created 41 Lots. The Southeast of the Southeast was known as Lot 36, adjacent to Fairview Avenue (current Sunrise Avenue).

Refer to survey filed in Jackson County, Oregon Volume 03 Page 37 dated March 15, 1895. Surveyor was Garl Jones.

1974-75- J.A.Hoffbuhr, PLS 222 surveyed a portion of FAIRVIEW, S. CHILDERS' EASTERN ADDITION Lot 36. During this survey, Hoffbuhr established what is now known as the West and South boundaries for this current survey of the Sias property (current Tax Lot 2800). This survey also established monuments at the end of Barnes Avenue, to the Southwest of the Sias property.

Refer to survey C.S. 6155 filed in the Office of the Jackson County Surveyor. Survey was dated November 15, 1974. Recording date was September 25, 1975.

1976- J.A. Hoffbuhr, PLS 222 surveyed a portion of land between Barnes Avenue and Sunrise Avenue during Minor Land Partition recorded in Volume 1 at Page 45. Hoffbuhr used C.S. 6155 as the basis of bearing and established monuments at the terminus of Barnes Avenue.

Refer to survey C.S. 6385 filed in the Office of the Jackson County Surveyor, dated June 23, 1976.

1992- Darrell L. Huck, LS 2023, of Hoffbuhr and Associates, surveyed a portion of the Fairview South Childers Eastern Addition lying North and West of Barnes Avenue. Huck located several iron pins established during C.S. 6155. Two of those found pins mark the West boundary of my client's property.

Refer to survey C.S. 13228 filed in the Office of the Jackson County Surveyor. Survey was dated October 1, 1992. Recording date was November 5, 1992.

1995- Darrell L. Huck, LS 2023, of Hoffbuhr and Associates, surveyed a portion of the Fairview S. Childers Eastern Addition lying North and West of Barnes Avenue, during a Property Line Adjustment Survey. Huck located several iron pins established during C.S. 6155. Two of those found pins mark the West boundary of my client's property.

Refer to survey C.S. 14745 filed in the Office of the Jackson County Surveyor. Survey was dated September 14, 1995. Recording date was November 14, 1995.

1997- Douglas C. McMahan, LS 1913, surveyed Terrace Oaks Estates Subdivision, located in Lots 35 and 36 of the Fairview S. Childers Eastern Addition. This subdivision area is North of my client's property and is divided by Ridge Way. Lot 5 and 6 of said subdivision established a portion of the North boundary of my client's property. The Northwest corner of my client's property, a found iron pin from C.S. 6155, is also on the South boundary of Lot 5.

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Refer to survey C.S. 15542 filed in the Office of the Jackson County Surveyor, and recorded in Volume 22 of Plats at Page 35 in the Office of the Clerk of Jackson County Oregon on October 17, 1997.

2006- Douglas C. McMahan, LS 1913, surveyed a Partition Plat in a portion of said Lot 36 near the end of Barnes Avenue. Monuments set and found during this Partition along the cul-de-sac portion of Barnes Avenue can be used a reference for surveys listed in this narrative to some degree, but are not directly tied to my client's parcel.

Refer to survey C.S. 19198 filed in the Office of the Jackson County Surveyor, and recorded as Partition Plat No. P-49-2006 in Volume 17 at Page 49 in the Office of the Clerk of Jackson County Oregon on May 26, 2006.

2011- Darrell L. Huck, LS 2023, of Hoffbuhr and Associates, re-surveyed Lot 5 of Terrace Oaks Estates Subdivision. Huck found the C.S. 6155 iron pin at my client's Northwest corner as well as the iron pin set for Lots 5 and 6 that mark a portion of my client's North line.

Refer to survey C.S. 20916 filed in the Office of the Jackson County Surveyor on August 4, 2011.

No other surveys of record that pertain to this current project were found.

MONUMENTS FOUND AND ACCEPTED FOR CONTROL: *AS NOTED ON THE MOS.*

GEODETIC POSITIONS FOR CERTAIN CORNER POINTS ARE AS LISTED ON THE MAP OF SURVEY. GEODETIC POSITIONS OF ALL SURVEYED POINTS ARE ON FILE WITH THIS OFFICE:

GEODETIC PROCEDURE:

Utilizing the Oregon Department of Transportation's Oregon Geodetic Reference Network (ORGN), a network adjusted solution was computed for all stations (Real Time Kinematic, or RTK). Coordinates are NAD83(2011) Epoch 2010.00. Elevations are NAVD88 utilizing Geoid 12A Ellipsoid model. All surveyed points for this project were converted to the Oregon Coordinate Reference System (OCRS), Grant Pass-Ashland Zone as defined in Oregon Administrative Rules (O.A.R.) 734-005-0015, in International Feet.

EQUIPMENT:

Equipment utilized throughout this survey includes a Leica TCRP-1203 Electronic Total Station and Leica GS14 GNSS RTK GPS Receiver adjusted utilizing Oregon Department of Transportation (ODOT ORGN) GPS network, NAD83(2011) EPOCH 2010.00. Elevations are NAVD88 using Geoid 12A. Additional Geodetic Positions are on file with this office.

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Oregon Revised Statutes, Paragraph 209.250**

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

Stephan Barott

**OREGON
JULY 26, 1988
STEPHAN L. BAROTT
2332**

RENEWS: DECEMBER 31, 2023

FILED
Date 7/13/23 By PB
This Survey Consist Of:
1 sheet(s) Map
5 page(s) Narrative
**JACKSON COUNTY
SURVEYOR**

DATE OF SURVEY: JULY 13, 2023