

# MAP OF SURVEY

FOR  
LITWILLER FAMILY TRUST  
2583 EAST MAIN STREET  
ASHLAND, OREGON

LOCATED IN DONATION LAND CLAIM NO. 48  
IN THE NORTHEAST QUARTER OF SECTION 11,  
TOWNSHIP 39 SOUTH, RANGE 1 EAST,  
WILLAMETTE MERIDIAN,  
JACKSON COUNTY, OREGON

DATE: 02-28-2024  
SCALE: 1" = 80'

FILED  
Date 4/16/24 By PB  
This Survey Consists Of:  
1 sheet(s) Map  
2 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

FILED  
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SURVEYOR

### LEGEND

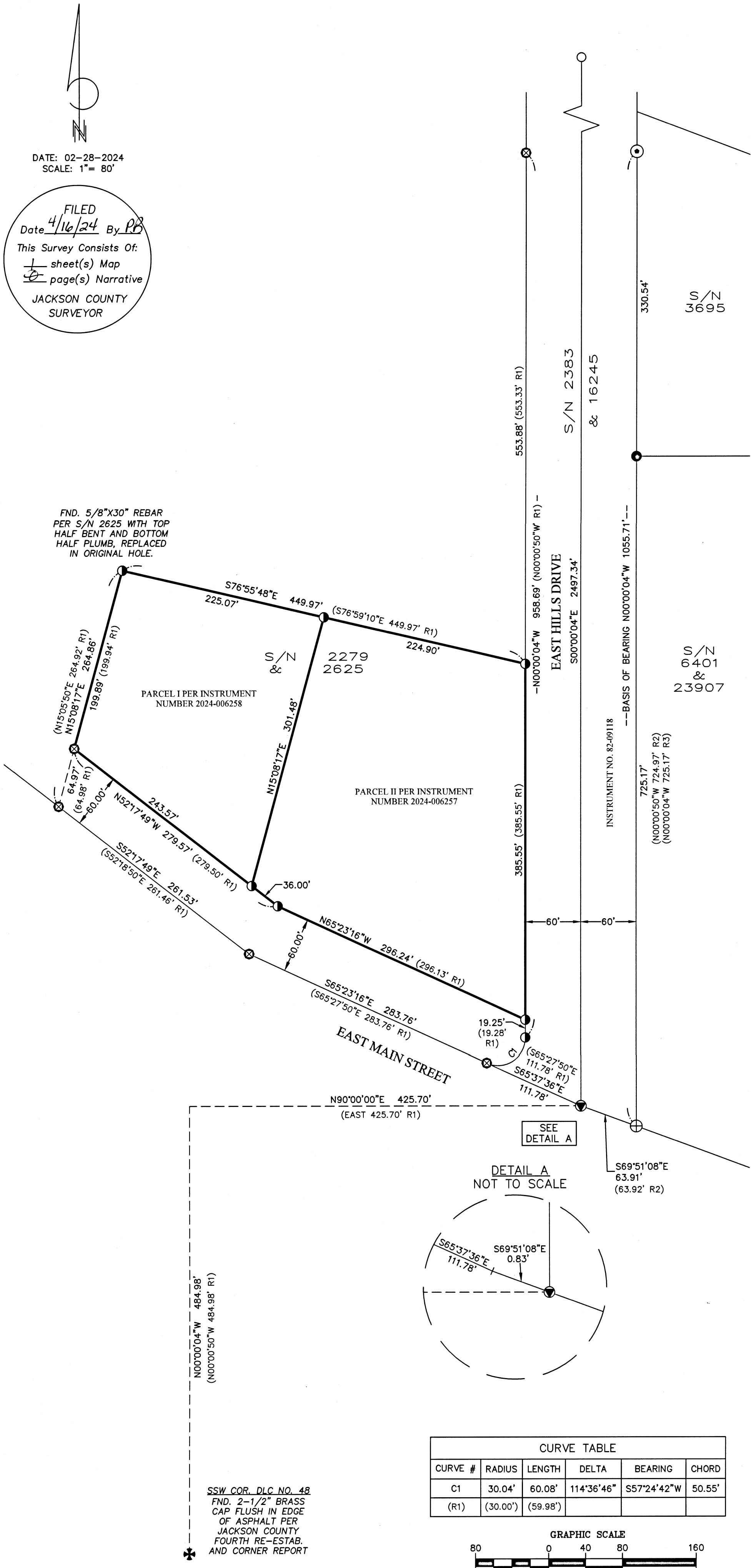
- BOUNDARY LINE
- ⊕ FOUND 2-1/2" BRASS DISK PER JACKSON COUNTY RE-ESTAB. AS NOTED
- FOUND 2" CONCRETE FILLED IRON PIPE WITH BROKEN METAL STEM PER SCENIC HILLS MEMORIAL PARK AND S/N 11476
- ⊗ FOUND 5/8" REBAR PER S/N 2625
- ⊕ FOUND 1-1/4" IRON PIPE PER S/N 2625
- ⊙ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "STEWART LS 2057" PER S/N 16245
- FOUND 5/8" REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "DROSSOS LS 90718" PER S/N 23907
- COMPUTED POSITION, NOTHING FOUND NOR SET
- SET 5/8" X 30" REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "DROSSOS LS 90718"
- S/N SURVEY NUMBER, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, JACKSON COUNTY
- (R1) RECORD DATA PER S/N 2625
- (R2) RECORD DATA PER S/N 6041
- (R3) RECORD DATA PER S/N 23907

BASIS OF BEARING WAS DETERMINED BY HIGH PRECISION GPS OBSERVATIONS (NAD83 (2011) EPOCH 2010.00 DATUM) BETWEEN THE RECOVERED MONUMENTS AS SHOWN RESULTING IN A BEARING OF N00°00'04"W.

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

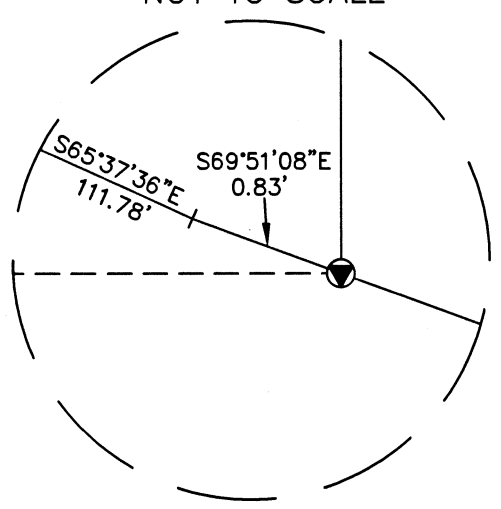
**PURPOSE:**  
TO SURVEY AND MONUMENT THE BOUNDARY OF THAT TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 2024-006527 AND 2024-006528, JACKSON COUNTY OFFICIAL RECORDS, OREGON.

**PROCEDURE:**  
USING A TRIMBLE S-6 ROBOTIC TOTAL STATION AND TRIMBLE R-10 GPS RECEIVERS IN CONJUNCTION WITH SURVEY CONTROL PREVIOUSLY ESTABLISHED BY MYSELF IN THE PERFORMANCE OF SURVEY NUMBER (S/N) 23907, I RECOVERED AND TIED EXISTING MONUMENTS OF RECORD AS SHOWN HEREIN. I HOLD THE RECORD DISTANCE OF 111.78' AND 0.83' FROM THE RECOVERED 5/8" REBAR SET ON S/N 2383 AND THE DEED RECORD DISTANCES FROM THE SOUTH SOUTHWEST CORNER OF DLC NO. 48, T39S, R1E, W.M. TO ESTABLISH A POINT ON THE NORTHERLY RIGHT-OF-WAY OF EAST MAIN STREET ORIGINALLY MARKED WITH A 5/8" REBAR AS SHOWN ON S/N 2279. THIS CREATES A SMALL ANGLE BREAK BUT HOLDS THE DEED DISTANCES AND EXISTING FOUND ORIGINAL MONUMENTS. I ALSO HOLD THE EXISTING MONUMENTS OVER THE CURVE RADIUS AS SHOWN ON S/N 2625 WHICH RESULTS IN A DIFFERENCE IN THE RADIUS OF 0.04'. I THEN HOLD THE DEED RECORD OF 36.00' ALONG THE SOUTH LINE, AND PARALLEL WITH, THE WEST LINE OF PARCEL I, TO PLACE THE NORTH-SOUTH LINE BETWEEN THE TWO SUBJECT PARCELS.

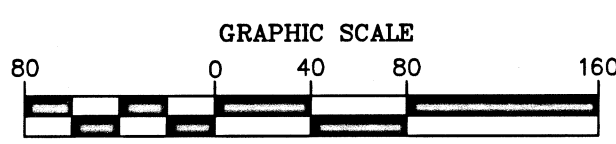


SEE  
DETAIL A

DETAIL A  
NOT TO SCALE



CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	30.04'	60.08'	114°36'46"	S57°24'42"W	50.55'
(R1)	(30.00')	(59.98')			



SSW COR. DLC NO. 48  
FND. 2-1/2" BRASS  
CAP FLUSH IN EDGE  
OF ASPHALT PER  
JACKSON COUNTY  
FOURTH RE-ESTAB.  
AND CORNER REPORT

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 12, 2016  
PHILIP J. DROSSOS  
No. 90718

Renewal 12-31-25

TERRASURVEY, INC.  
PROFESSIONAL LAND SURVEYORS

270 FOURTH STREET  
ASHLAND, OREGON 97520

(541) 482-6474  
terrain@bisp.net  
JOB NO. 1776-23