

MAP OF SURVEY

FOR
JOHN & TINA MUSWIECK

SITE ADDRESS
500 CONIFER WAY
ASHLAND, OREGON

LOCATED IN THE NORTHEAST QUARTER OF SECTION 16
TOWNSHIP 40 SOUTH, RANGE 2 EAST,
WILLAMETTE MERIDIAN,
JACKSON COUNTY, OREGON

DATE: 03-19-2024
SCALE: 1" = 100'

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

PURPOSE:
TO SURVEY AND MONUMENT THE BOUNDARY OF THOSE TRACTS OF LAND DESCRIBED IN INSTRUMENT NUMBER 2021-018278, JACKSON COUNTY OFFICIAL RECORDS, OREGON.

PROCEDURE:
USING A TRIMBLE S-6 ROBOTIC TOTAL STATION AND TRIMBLE R-10 GPS RECEIVERS, I RECOVERED AND TIED EXISTING MONUMENTS OF RECORD AS SHOWN HEREIN. AS ALL OF THE SUBJECT PROPERTIES HAVE BEEN CONVEYED SIMULTANEOUSLY SINCE CREATION, I HOLD THE EAST AND WEST EXTERIOR LINES AND PROPORTION AGAINST THE RECORD DEED DISTANCES TO ESTABLISH BEARINGS FOR THE INTERIOR NORTH-SOUTH LINES. I THEN HOLD THE RECOVERED 5/8" REBAR ALONG THE NORTH LINE AS FOUND. THE NORTHERLY RIGHT-OF-WAY LINE OF CONIFER WAY IS ON A STEEP CUT BANK AND THE MONUMENTS PER S/N 4083 WERE FOUND LEANING SOUTHERLY (DOWNHILL) OR LOST. TO ESTABLISH SAID RIGHT-OF-WAY LINE, I HOLD THOSE MONUMENTS ON THE SOUTHERLY RIGHT-OF-WAY THAT I FOUND TO BE, IN MY OPINION, IN THE MOST VERTICAL AND SOLID ORIGINAL POSITION AS SHOWN HEREIN. I THEN HOLD SAID MONUMENTS FOR THE TANGENTS AND APPLY THE RECORD RADII PER S/N 4083 AND OFFSET SAID SOUTHERLY LINE 60' TO ESTABLISH THE NORTHERLY RIGHT-OF-WAY LINE. I HOLD THE MOST SOUTHWESTERLY CORNER AS FOUND AND SHOWN ON S/N 20434, AND SIMILARLY TO CERTAIN CURVES SHOWN ON S/N 20434, THE COURSE LEADING NORTHEASTERLY FROM SAID MONUMENT IS NON-TANGENT TO THE CURVE. AT THE SOUTHEASTERLY MOST CORNER I FIND A 5/8" REBAR, I HOLD SAID REBAR FOR THE NORTH-SOUTH LINE AND AS A WITNESS CORNER TO THE NORTHERLY RIGHT-OF-WAY LINE.

LEGEND

- BOUNDARY LINE
- ⊕ FOUND 2-1/2" PER JACKSON COUNTY RE-ESTAB. AS NOTED
- ⊕ FOUND 5/8" REBAR PER S/N 4083
- ⊙ COMPUTED POSITION - NOTHING FOUND NOR SET
- SET 5/8" X 24" REBAR WITH YELLOW PLASTIC CAP STAMPED "DROSSOS LS 90718"
- 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
- W.C. WITNESS CORNER
- (R1) RECORD DATA PER S/N 4083 OR S/N 4128
- (R2) RECORD DATA PER S/N 20434



FOUND 2-1/2" BRASS CAP FLUSH WITH GROUND, PER JACKSON COUNTY SECOND RE-ESTAB.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

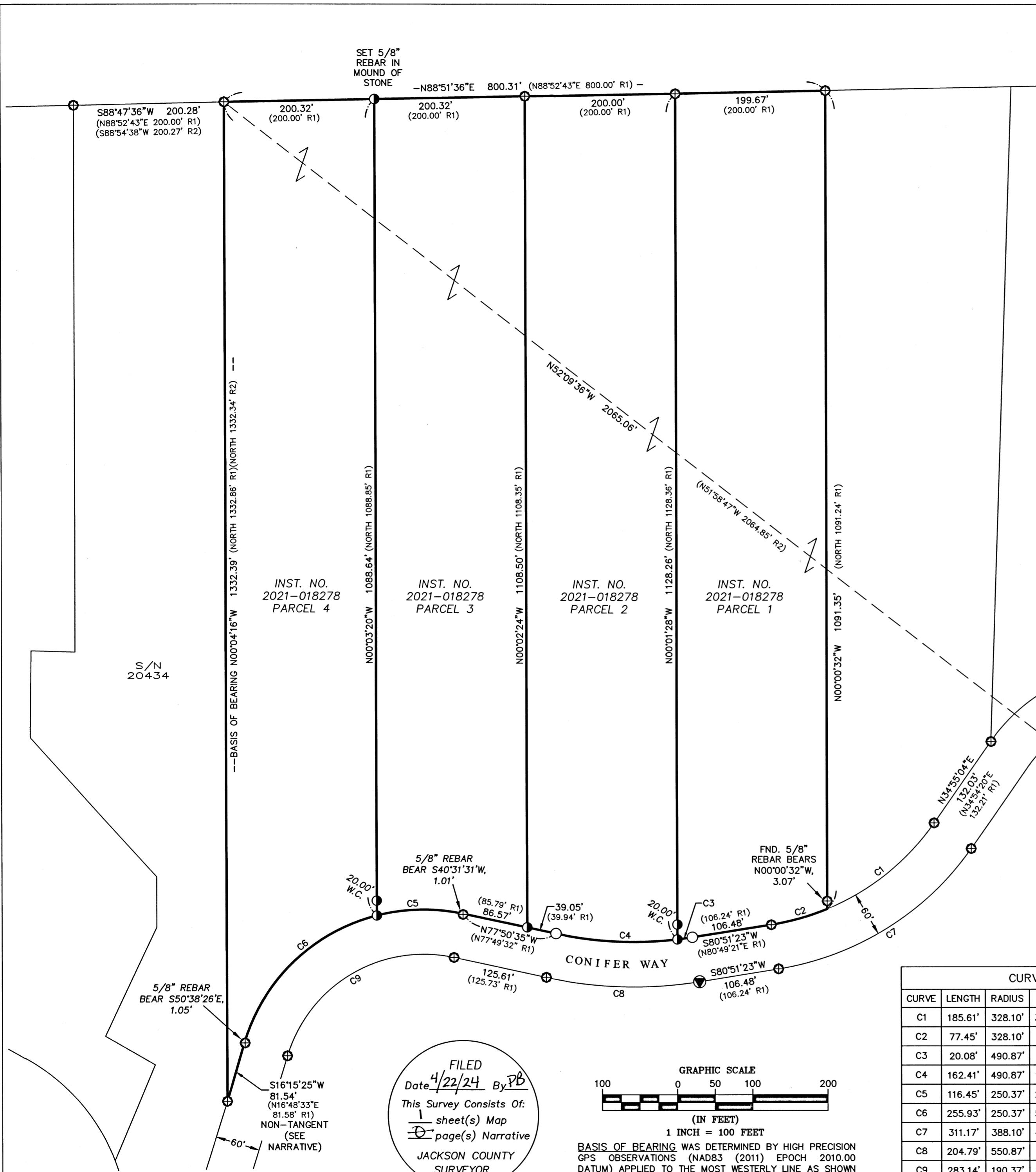
Renewal 12-31-25

TERRASURVEY, INC.

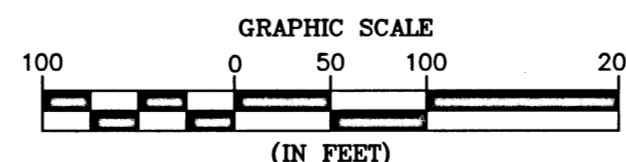
PROFESSIONAL LAND SURVEYORS

270 FOURTH STREET
ASHLAND, OREGON 97520

(541) 482-6474
terrain@bisp.net
JOB NO. 1813-24



CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	185.61'	328.10'	32°24'46"	N51°07'27"E	183.14'
C2	77.45'	328.10'	13°31'33"	S74°05'37"W	77.28'
C3	20.08'	490.87'	2°20'36"	S82°01'41"W	20.07'
C4	162.41'	490.87'	18°57'26"	N87°19'18"W	161.67'
C5	116.45'	250.37'	26°38'53"	S88°49'59"W	115.40'
C6	255.93'	250.37'	58°34'09"	S46°13'28"W	244.94'
C7	311.17'	388.10'	45°56'20"	S57°53'14"W	302.90'
C8	204.79'	550.87'	21°18'02"	N88°29'36"W	203.62'
C9	283.14'	190.37'	85°13'02"	S59°32'54"W	257.76'



BASIS OF BEARING WAS DETERMINED BY HIGH PRECISION GPS OBSERVATIONS (NAD83 (2011) EPOCH 2010.00 DATUM) APPLIED TO THE MOST WESTERLY LINE AS SHOWN HEREIN RESULTING IN A BEARING OF N00°04'16"E.

FILED
Date 4/22/24 By PB
This Survey Consists Of:
1 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY SURVEYOR