381W16AC TL300 & 309

MAP OF SURVEY SURVEY FOR: SURVEY BY: PROPERTY LINE ADJUSTMENT In Lots 10 & 11 of WALNUT GROVE SUBDIVISION, PHASE 2 & located in the N.E. 1/4 of Sec. 16, T.38S., R.1W., W.M. City of Phoenix Jackson County, Oregon Planning File No. LLA04-01 L.J. FRIAR & ASSOCIATES, P.C. CONSULTING LAND SURVEYORS 816 WEST EIGHTH STREET RICHARD KLIMEK P.O. BOX 543 PHOENIX, OR 97535 MEDFORD, OREGON 97501 PHONE: (541) 772-2782 LEGEND: ● = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER FS14973 OR 17386. • = FD. ALUM. CAP MKD. L.J. FRIAR & ASSOC. PER FS17386. O = SET 5/8" X 30" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC. APPROVAL: APPROVED BY THE CITY OF PHOENIX PLANNING DEPARTMENT. FILE LLA04-01. JCDR = JACKSON COUNTY DEED RECORDS. ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. = WITNESS CORNER. PUE = PUBLIC UTILITY EASEMENT PER WGP2. = SEE CURVE DATA TABLE THIS SHEET. BY: Lenis L. Murray DATE: JULY 29, 2004 WGP2 = WALNUT GROVE SUBDIVISION, PHASE 2 (FS17386). -X- = FENCE LINE. WSE = PRIVATE WATER SYSTEM EASEMENT FOR LOT 10 PER WGP2. LOT 9 BASIS OF BEARINGS: Survey No. 17386 TRUE COR. FALLS IN IRRIGATION PIPE. SCALE: 1" = 30'N89'51'49"W 233.36 LOT 8 UNIT OF MEASUREMENT: Feet DATE: June 15, 2004 PUE ADJUSTED TL300 42464 SQ FT DOC. # 2004-037349 HOUSE N N89°58'50"W (SEE NARRATIVE) LOT 10 WALNUT PLACE SHOP GARAGE TRUE COR. FALLS IN IRRIGATION PIPE. N89°51'49"W ADJUSTED R 231.43 N89°51'49"W 231.43 LOT LINE 0.8+ BASIS OF S0'08'11"W LOT 11 LOT 12 ADJUSTED TL309 40063 SQ FT DOC. # 1004-037350 REGISTERED PROFESSIONAL LAND SURVEYOR Jan S. Hold TRUE COR. FALLS IN FENCE POST. OREGON JULY 17, 1986 N89'58'16"W 275.80 RENEWAL DATE 6-30-05 CURVE DATA TABLE PACIFIC MEADOWS SUBDIVISION ARC RADIUS LONG CHORD DELTA NUM

THIS PLAT WAS PREPARED USING AN HP450C DESIGNJET WITH 51640A INKJET INK ON CONTINENTAL JPC4M2 POLYESTER FILM.

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

LOT 7

25

LOT 13

67.52

50.00 S011'49"W

50.00 S54*52'51"E

C7 84'56'42"

C8 2512'36"

74.13

22.00

TO SURVEY AND MONUMENT THE ADJUSTED PROPERTY LINE AS REQUESTED AND PREPARE LEGAL DESCRIPTIONS OF THE ADJUSTED TRACTS. SEE PHOENIX PLANNING FILE LLA04-01.

PROCEDURE: FROM MONUMENTS AND CONTROL ESTABLISHED BY THIS OFFICE PER WALNUT GROVE SUBDIVISION, PHASE 2 SET PINS AT THE LOCATIONS SHOWN HEREON. PREPARED LEGAL DESCRIPTIONS OF THE ADJUSTED TRACTS.

IT WAS DISCOVERED THAT THE BEARING OF THE CENTERLINE OF WALNUT PLACE AS SHOWN ON THE FINAL PLAT OF WALNUT GROVE SUBDIVISION, PHASE 2 WAS SHOWN INCORRECTLY. THE BEARING AS SHOWN HEREON IS THE CORRECT BEARING.

* RECEIVED DATE 7-1-04 BY This survey consists of: _sheet(s) Map O_page(s) Narrative JACKSON COUNTY SURVEYOR