

SURVEY FOR:
B&B LANDS, LLC
401 S. FIR STREET
MEDFORD, OR 97501

SURVEY BY:
L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
816 WEST EIGHTH STREET
MEDFORD, OREGON 97501
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DATE:
APRIL 1, 2008

MAP OF SURVEY

Located in Block 32 ORIGINAL TOWN OF MEDFORD &
In the S.W. 1/4 of Section 30, T.37S., R.1W., W.M.
Jackson County, Oregon.

LEGEND:

- = FD. CENTERLINE INTERSECTION MONUMENT AS SHOWN ON FS17515 OR AS NOTED.
- = FD. 5/8" IRON PIN. ORIGIN UNKNOWN SEE FS18731.
- = FD. 3/4" IRON PIN. SEE FS728.
- ⊗ = FD. BRASS TAG MKD. LS1913 IN LEAD PLUG IN CONCRETE PER FS15456.
- = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. L.J. & ASSOC PER FS18731.
- = SET 5/8" X 30" IRON PIN W/ PLASTIC CAP MKD. L.J. & ASSOC.

- JCDR = JACKSON COUNTY DEED RECORDS.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- () = RECORD DATA AS SHOWN.
- DR = DEED RECORD DATA.
- FS = FILED SURVEY #.
- [] = RECORD DATA PER TOWN OF MEDFORD PLAT.

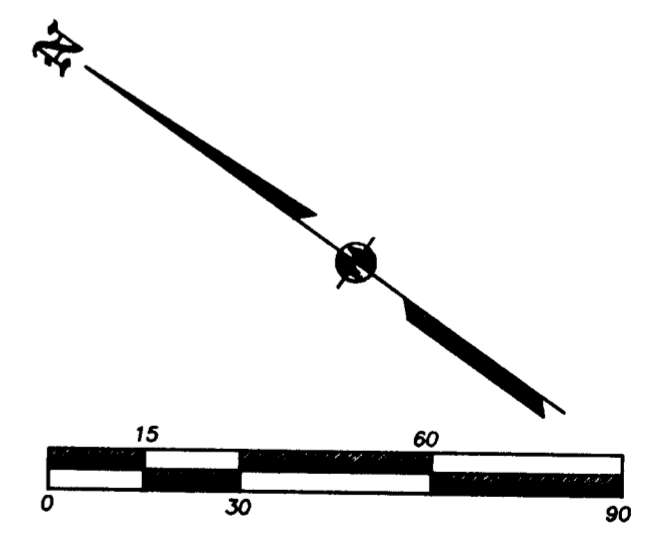
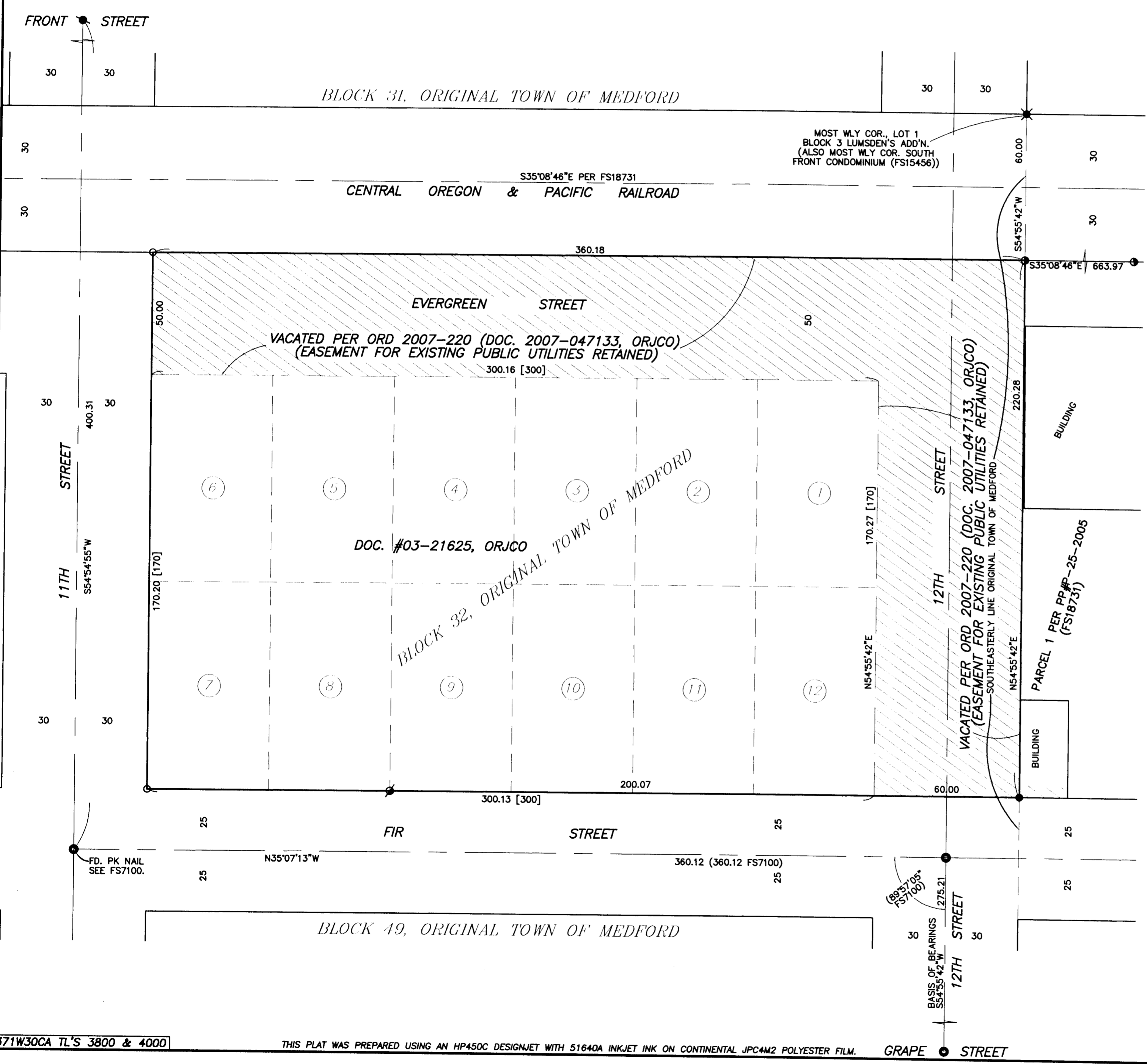
BASIS OF BEARINGS:

CENTERLINE OF 12TH STREET PER FS15456.
UNIT OF MEASUREMENT = FEET SCALE: 1" = 30'

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

PURPOSE: TO SURVEY AND MONUMENT THE CORNERS OF THAT PROPERTY DESCRIBED IN DOC. #03-21625, ORJCO AND THAT PROPERTY VACATED BY CITY OF MEDFORD ORD #2007-220 (DOC. 2007-047133, ORJCO).

PROCEDURE: FROM CONTROL ESTABLISHED BY THIS OFFICE DURING FS18731, MADE TIES TO ADDITIONAL CENTERLINE MONUMENT AS SHOWN. COMPUTED THE POSITION OF THE INTERSECTION OF 11TH AND FIR STREETS USING MAP RECORD DATA PER FS7100 AND SUBSEQUENTLY FOUND THE PK NAIL SHOWN ON SAID SURVEY WHICH FIT THE MAP RECORD LOCATION. FROM THESE CENTERLINE POSITIONS COMPUTED THE EXTERIOR OF BLOCK 32. ALL OF THE PROPERTY VACATED PER CITY ORDINANCE 2007-220 (DOC. 2007-047133, ORJCO) IS ALLOTTED TO BLOCK 32 ACCORDING TO LAW. UNDER LAW PROPERTY VACATED REVERTS BACK TO THE ABUTTING PLAT. IN THIS CASE THE RAILROAD PROPERTY AND THE TOWN OF MEDFORD PLAT. IN THIS CASE THE RAILROAD PROPERTY AND THE PROPERTY LYING SOUTHEASTERLY OF 12TH STREET WERE NOT PART OF THE TOWN OF MEDFORD PLAT AND HAD NO ORIGINAL TITLE INTEREST IN THE PROPERTY BEING VACATED. THEREFORE THESE PROPERTIES HAVE NO REVERSION RIGHTS TO THE VACATED PROPERTY. SET MONUMENTS AS SHOWN HEREON.



REGISTERED PROFESSIONAL LAND SURVEYOR

J. E. Hibbs

OREGON
JULY 17, 1988
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-09

*** RECEIVED ***

DATE 4-17-08 BY *J. E. Hibbs*

This survey consists of:

1 sheet(s) Map

0 page(s) Narrative

JACKSON COUNTY SURVEYOR

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