

# MAP OF SURVEY

PROPERTY LINE ADJUSTMENT  
Located in Section 24, T.37S., R.2W., W.M.  
City of Medford Jackson County, Oregon  
(Planning File PLA-08-84)

**SURVEY FOR:**  
ALBA VILLAGE LLC  
2594 E. BARNETT RD, SUITE D  
MEDFORD, OR 97504

**SURVEY BY:**  
L.J. FRIAR & ASSOCIATES, P.C.  
CONSULTING LAND SURVEYORS  
816 WEST EIGHTH STREET  
MEDFORD, OREGON 97501  
PHONE: (541) 772-2782  
EMAIL: LJFRIAR@CHARTER.NET  
WWW.FRIARANDASSOCIATES.COM

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

**PURPOSE:** TO SURVEY AND MONUMENT THE ADJUSTED PROPERTY LINES CREATED THROUGH PROPERTY LINE ADJUSTMENTS. THE PARENT PROPERTIES ARE DESCRIBED IN DOC. 2007-043190, ORJCO.

**PROCEDURE:** MADE TIES TO EXISTING MONUMENTS OF RECORD AS SHOWN ON SHEETS 1 AND 2 TO CONTROL THIS SURVEY. HELD DEED RECORD DATA PER DOC. 2007-043190 TO SET THE MISSING MONUMENTS AROUND THE EXTERIOR OF SAID TRACT. COMPUTED THE POSITION OF THE ADJUSTED PROPERTY LINES AND SET MONUMENTS AS SHOWN ON SHEET 1 AND 2. IN DISCUSSIONS WITH JOHN PARIANI, FORMERLY WITH ODOT, IT WAS DISCOVERED THAT ODOT HAD NOT ACQUIRED TITLE TO A 20' STRIP AT THE INTERSECTION OF HIGHWAY 238 & 99 THROUGH DOC. 01-60641, ORJCO. SINCE THE FEE OWNERSHIP OF THIS STRIP IS APPARENTLY STILL VESTED IN NORTHGATE, LLC, THIS STRIP DOES NOT AFFECT THIS ADJUSTMENT AS NORTHGATE, LLC DID NOT INCLUDE THIS STRIP IN ITS DEED TO ALBA VILLAGE, LLC (DOC. 2007-043190, ORJCO). THE WESTERLY LINE COURT STREET SOUTHERLY OF THIS INTERSECTION WAS HELD AS SHOWN ON SURVEY 78-15799 & 16154. COMPUTED THE POSITION OF THE ADJUSTED PROPERTY CORNERS AND SET MONUMENTS AS SHOWN HEREON.

### LEGEND:

- = FOUND 5/8" IRON PIN & ALUMINUM CAP MKD. ODOT RIGHT OF WAY PER FS17737.
  - = FOUND 1.5" IRON PIN IN CONCRETE PER FS78.
  - ⊙ = FOUND 5/8" IRON PIN & PLASTIC CAP MKD. D.HUCK LS2023 PER FS15799 OR 16154.
  - ⊗ = FOUND BRASS TAG MKD. LS2023 IN LEAD PLUG IN CONCRETE PER FS15799.
  - ⊕ = FOUND 5/8" IRON PIN & PLASTIC CAP MKD. CITY SURVEYOR PER FS11121.
  - ⊖ = FOUND 5/8" IRON PIN & PLASTIC CAP MKD. FARBER LS2189 PER FS11590.
  - = SET 5/8" x 24" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
  - ⊗ = SET BRASS TAG MKD. L.J. FRIAR & ASSOC IN LEAD PLUG IN TOP OF CONCRETE CURB.
- = ADJUSTED PROPERTY LINES.
  - ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
  - FS = FILED SURVEY #.
  - JCDR = JACKSON COUNTY DEED RECORDS.
  - JCDR = DEED RECORD DATA.
  - JCDR = JACKSON COUNTY DEED RECORDS.
  - C1/L1 = SEE COURSE DATA TABLE THIS SHEET.
  - PUE = PUBLIC UTILITY EASEMENT.

BASIS OF BEARINGS: SURVEY NO. 15799 AS SHOWN HEREON.  
DATE: NOVEMBER 10, 2008 UNIT OF MEASUREMENT: FEET SCALE: 1" = 60'

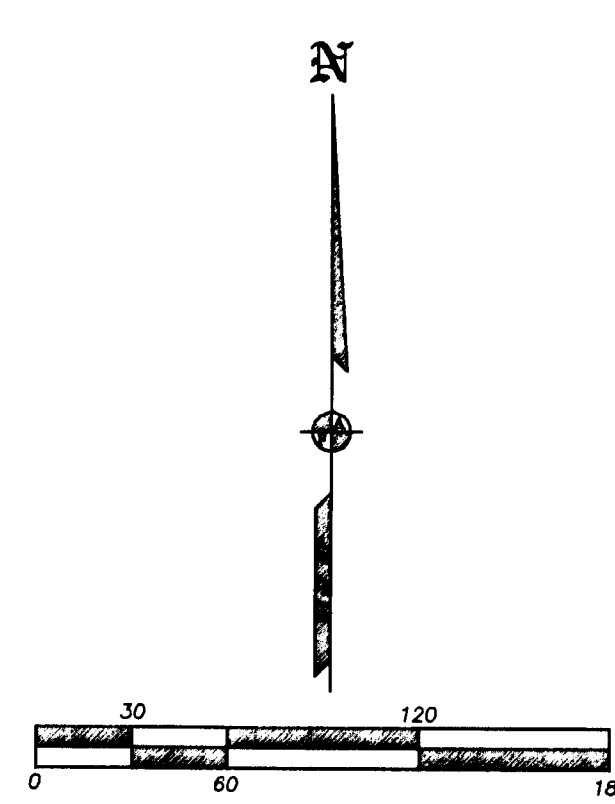
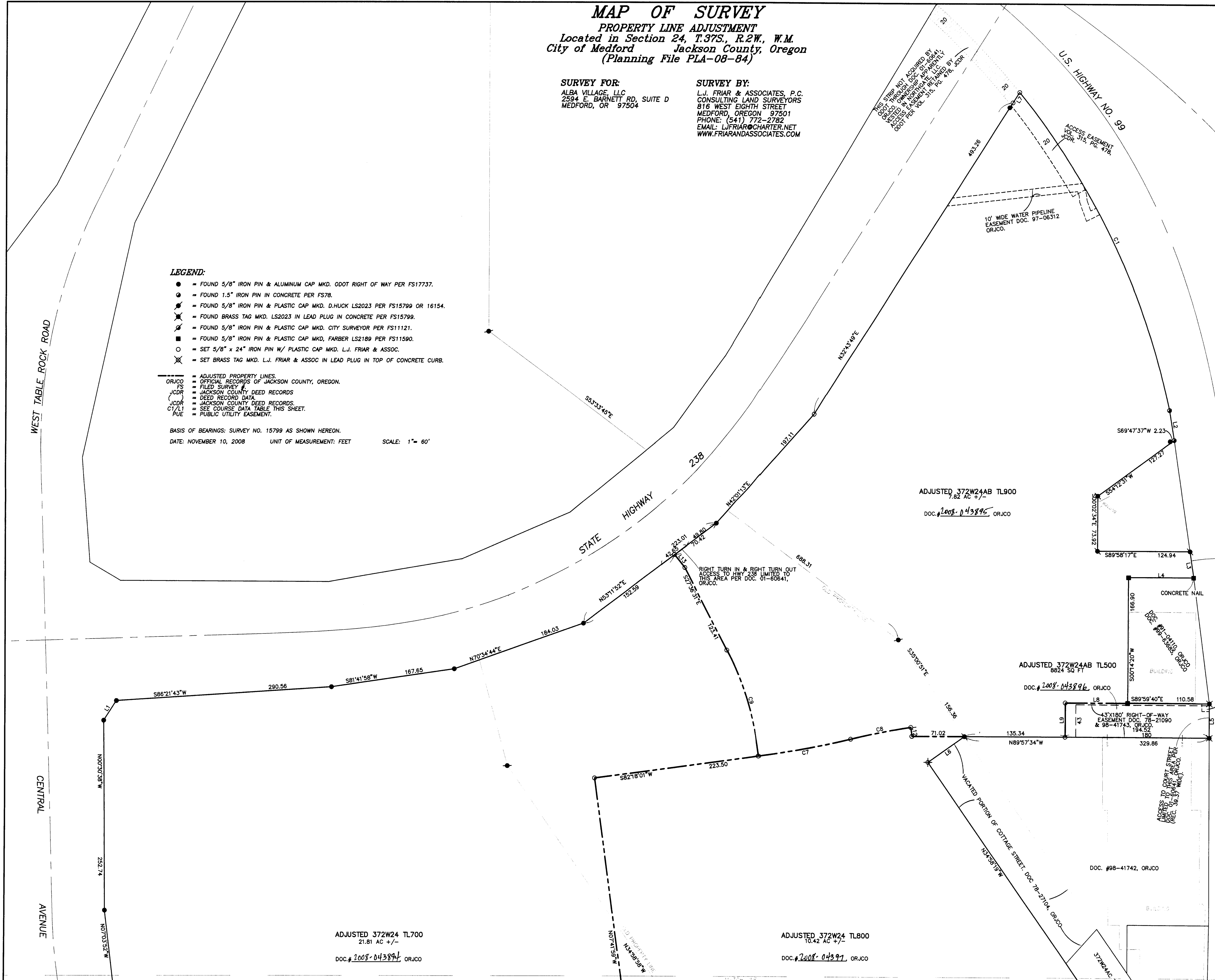
COURSE DATA TABLE				
NUM	DELTA	ARC	RADIUS	CHORD
C1	27°19'22"	472.91	991.70	S25°44'44"E 468.45
C2	27°55'03"	24.36	50.00	S48°40'02"W 24.12
C3	23°59'31"	157.44	376.00	S50°36'53"W 156.30
C4	45°03'30"	220.20	280.00	S30°3'44"E 214.57
C5	13°23'11"	46.73	200.00	S14°23'35"E 46.62
C6	6°01'56"	126.34	1200.00	N79°19'45"E 126.28
C8	4°43'15"	82.39	1000.00	S78°40'25"W 82.37
C9	20°35'05"	148.06	412.11	N17°18'59"W 147.26

NUM	BEARING	DISTANCE
L1	S32°58'11"W	31.01
L2	S08°56'09"E	40.37
L3	S08°13'32"E	35.38
L4	N89°59'13"W	88.07
L5	S00°01'13"W	45.42
L6	S55°01'41"W	60.00
L7	N32°32'23"E	16.66
L8	S89°59'40"E	83.96
L9	N00°00'20"E	45.30
L10	S52°45'28"E	38.72
L11	S82°18'01"W	40.34
L12	S07°41'58"W	12.05
L13	S38°50'00"E	22.27
L14	S21°05'10"E	17.66

### NOTES REGARDING STRUCTURES:

THERE ARE NO STRUCTURES ON TL'S 500, 700, 800 OR 900



ADJUSTED 372W24 TL700  
21.81 AC +/-  
DOC. # 2008-043894 ORJCO

ADJUSTED 372W24 TL800  
10.42 AC +/-  
DOC. # 2008-043894 ORJCO

ADJUSTED 372W24AB TL500  
8824 SQ FT  
DOC. # 2008-043896 ORJCO

ADJUSTED 372W24AB TL900  
7.82 AC +/-  
DOC. # 2008-043896 ORJCO

REGISTERED PROFESSIONAL LAND SURVEYOR

*James E. Hibbs*

OREGON  
JULY 17, 1986  
JAMES E. HIBBS  
2234

RENEWAL DATE 6-30-09

RECEIVED

DATE 12-9-08 BY *[Signature]*

This survey consists of:  
2 sheet(s) Map  
0 page(s) Narrative

JACKSON COUNTY SURVEYOR

SHEET 1 OF 2

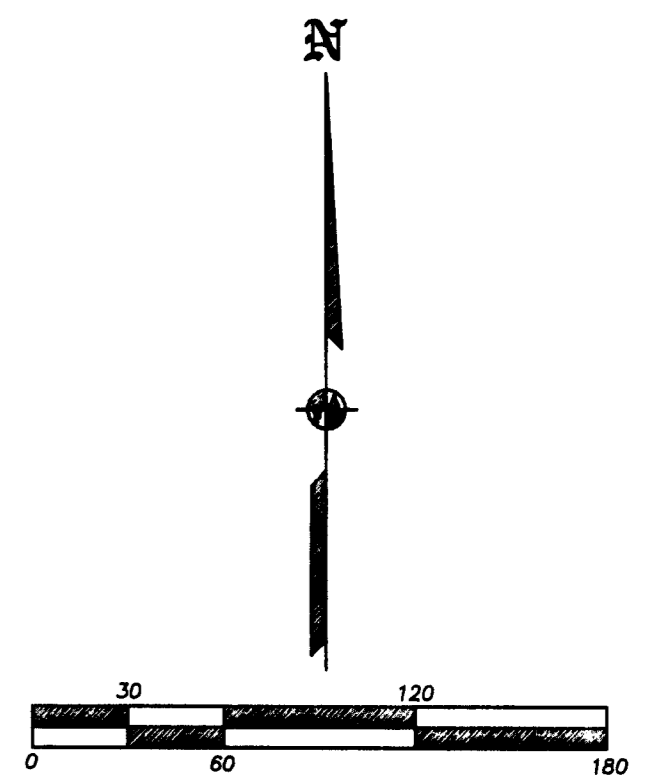
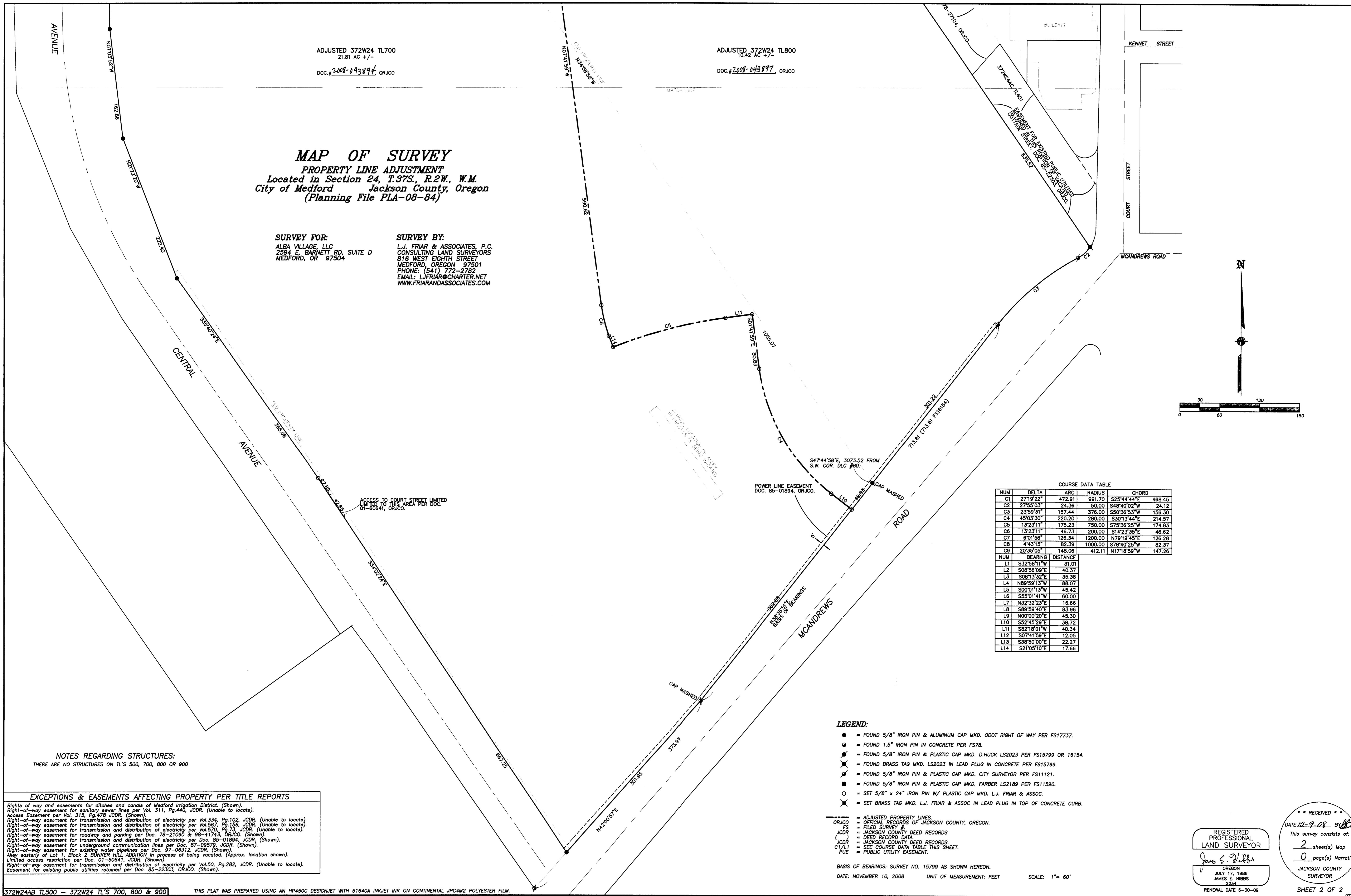
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ADJUSTED 372W24 TL700  
 21.81 AC +/-  
 DOC. # 2008-043894 ORJCO

ADJUSTED 372W24 TL800  
 10.42 AC +/-  
 DOC. # 2008-043897 ORJCO



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**EXCEPTIONS & EASEMENTS AFFECTING PROPERTY PER TITLE REPORTS**  
 Rights of way and easements for ditches and canals of Medford Irrigation District. (Shown).  
 Right-of-way easement for sanitary sewer lines per Vol. 311, Pg.440, JCDR. (Unable to locate).  
 Access Easement per Vol. 315, Pg.478 JCDR. (Shown).  
 Right-of-way easement for transmission and distribution of electricity per Vol.334, Pg.102, JCDR. (Unable to locate).  
 Right-of-way easement for transmission and distribution of electricity per Vol.567, Pg.156, JCDR. (Unable to locate).  
 Right-of-way easement for roadway and parking per Doc. 78-21090 & 98-41743, ORJCO. (Shown).  
 Right-of-way easement for transmission and distribution of electricity per Doc. 85-01894, JCDR. (Shown).  
 Right-of-way easement for underground communication lines per Doc. 87-09579, JCDR. (Shown).  
 Right-of-way easement for existing water pipelines per Doc. 97-06312, JCDR. (Shown).  
 Alley easterly of Lot 1, Block 2 BUNKER HILL ADDITION in process of being vacated. (Approx. location shown).  
 Limited access restriction per Doc. 01-60641, JCDR. (Shown).  
 Right-of-way easement for transmission and distribution of electricity per Vol.50, Pg.282, JCDR. (Unable to locate).  
 Easement for existing public utilities retained per Doc. 85-22303, ORJCO. (Shown).

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 OREGON JULY 17, 1888  
 JAMES E. HIBBS 2234  
 RENEWAL DATE 6-30-09

RECEIVED  
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