

# MAP OF SURVEY

A Property Line Adjustment of Tracts A and B of Instrument Number 2008-027091, Official Records of Jackson County, Oregon, located in the Northwest One-Quarter of Section 19, Township 37 South, Range 1 West, of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

PREPARED FOR:

**ROGUE FEDERAL CREDIT UNION**  
1370 CENTER DRIVE  
MEDFORD, OR 97501

## SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

**PURPOSE:** Perform a boundary survey and prepare a Property Line Adjustment pursuant to Client's instructions and an administrative approval by the City of Medford Planning Department (Case File No. PLA-08-145).

**PROCEDURE:** Utilizing a Trimble S-6 robotic instrument and Trimble 5700 Global Positioning System (GPS) with a Trimble TSCc data collector with Trimble software, all found monuments were tied via closed traverses or by redundant ties. Records utilized: Lake Wood Subdivision, filed for record October 24, 1949, and recorded in Volume 6 of Plats at Page 51, and Lon-Mark Subdivision filed for record April 29, 1976, and recorded in Volume 12 of Plats at Page 59, both of records of Jackson County, Oregon, and Survey Number 9768 filed in the office of the Jackson County Surveyor; Instruments Numbered 1984-07817, 1985-06555, 1994-39412, 2008-027091, 2008-040424 and 2008-040425, of the Official records of Jackson County, Oregon.

Based on said records, established the easterly boundaries of Tracts 1 and 2, 1933.12 feet westerly of the southeast corner of Donation Land Claim Number 40, on line between said southeast corner and the northeast corner of Donation Land Claim Number 42 of said section, township, range and meridian, and the recovered Initial Point of said Lon-Mark Subdivision. Established the northerly boundary using said Instruments Numbered 1984-07817, 1985-06555, 1994-39412, and said Survey Number 9768. Further supported by a found monument from last said survey at the southeast corner of said Instrument Number 1984-06555. Established the southerly and westerly boundaries pursuant to the street right-of-way dedication contained in Instrument Number 2008-040424.

### NOTES:

Pursuant to a Public Records Report, as prepared by First American Title, the subject properties herein may be subject to the following matters of record:

- (A) The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.
- (B) Easement for the transmission and distribution of electricity to the California Oregon Power Company as described in Volume 166, Page 199 of the Deed Records of Jackson County Oregon, of which no exact location is given.
- (C) Easement, including terms and provisions contained therein, recorded as Inst. No. 72-15856, in favor of Edward J. Soltis and Laura J. Soltis for road, located within the right-of-way of Poplar Drive.
- (D) Right of Way and Easement, including terms and provisions therein, recorded May 27, 1987 as Instrument Number 87-10534, for general road purposes, located within the right-of-way of Poplar Drive.
- (E) Easement, including terms and provisions contained therein, recorded as Instrument Number 80-17589 in favor of the City of Medford, for public road and highway, located within the right-of-way of Poplar Drive.

### LEGEND:

- Indicates a set 5/8 inch diameter by 24 inch long iron pin with an orange plastic cap marked "NEATHAMER SURVEYING".
- ⊗ Indicates a set 5/8 inch diameter by 30 inch long iron pin with an orange plastic cap marked "NEATHAMER SURVEYING".
- Indicates a found 5/8 inch diameter iron pin with a yellow plastic cap marked "R. BATH L.S. 1069" per SN 9768, unless otherwise noted.
- Indicates a found 5/8 inch diameter iron pin with a yellow plastic cap marked "CMED SURVEYOR".
- ⊙ Indicates a found aluminum cap monument marked "COM".
- Indicates a computed position, nothing found or set, or as noted.
- PUE Indicates a Public Utility Easement.
- SN Indicates a survey filed by number in the office of the Jackson County Surveyor.
- SF Indicates the number of square feet within a closed area such as a tract.

- Inst. No. Indicates an instrument recorded by number of the Official Records of Jackson County, Oregon.
- 0.5' FNC Indicates the distance and which side from the boundary line that the centerline of fence line is.
- ( ) Indicates record information as per SN 9768.
- [ ] Indicates record information per Inst. No. 2007-010636, Officials Records of Jackson County, Oregon
- Indicates the centerline of an existing fence.

### CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	07°32'52"	450.00'	54.28'	N05°05'32"W	54.24'
C2	07°35'48"	480.00'	63.64'	N05°04'04"W	63.60'
C3	09°16'24"	487.00'	78.82'	N04°13'46"W	78.74'

### LINE TABLE

LINE	BEARING	DISTANCE
L1	S84°27'51"W	2.38'
L2	S84°27'51"W	2.39'
L3	N08°51'58"W	43.22'
L4	N08°51'58"W	42.46'
L5	N00°46'42"E	3.00'
L6	N00°46'42"E	4.80'

### BASIS OF BEARINGS:

The South Line of Donation Land Claim Number 40 per Survey Number 9768, as filed in the office of the Jackson County Surveyor, applied to the computed positions from reference points as depicted hereon.

**\*\* RECEIVED \*\***  
DATE 1-8-09 BY BB  
This survey consists of:  
1 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Robert V. Neathamer*  
OREGON JULY 19, 1994  
ROBERT V. NEATHAMER 2675  
Renewal Date 12/31/09

PREPARED BY: Neathamer Surveying, Inc.  
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PLOT DATE: January 8, 2009 PROJECT NUMBER: 07026

