

Map of Survey

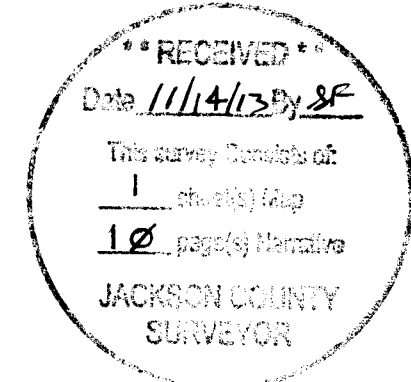
(Property Line Adjustment)

For:

TJ O'BRIAN, LLC

Located in:

The Northeast 1/4 of Section 24,
Township 37 South, Range 2 West of
the Willamette Meridian,
City of Medford, Jackson County, Oregon



PROPERTY LINE ADJUSTMENT ACCORDING TO
CITY OF MEDFORD MUNICIPAL CODE CHAPTER 10.297
(PLANNING FILE NO. PLA-12-068)

APPROVALS:

EXAMINED AND APPROVED THIS 7th DAY OF November, 2013

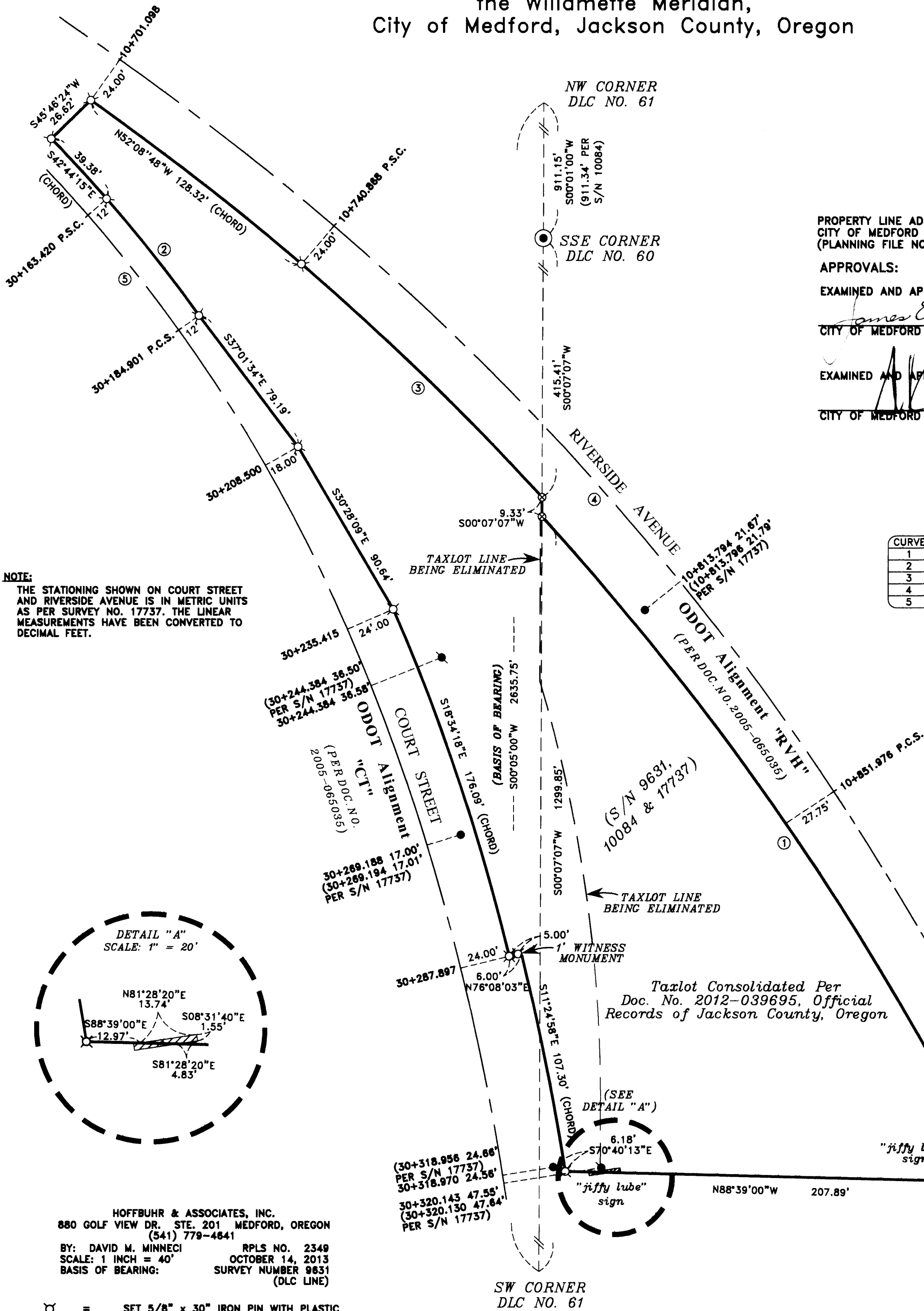
James E. Huber
CITY OF MEDFORD PLANNING DIRECTOR

EXAMINED AND APPROVED THIS 7 DAY OF November, 2013

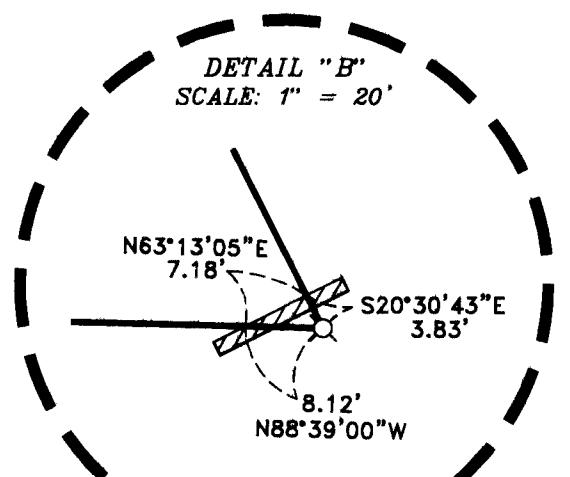
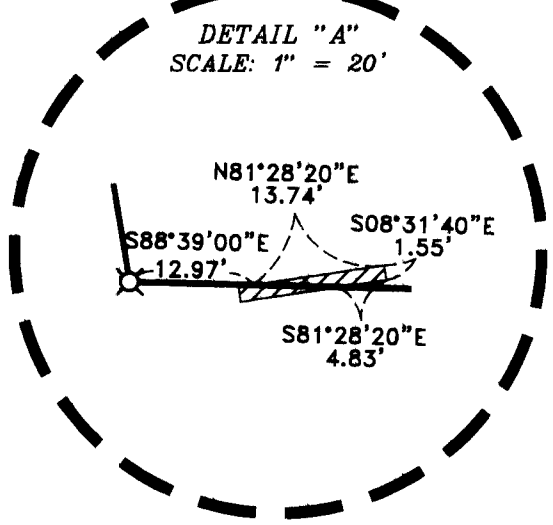
[Signature]
CITY OF MEDFORD SURVEYOR

11/7/13
DATE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	18°01'44"	1392.40'	389.53'	388.26'	S34°26'52"E
2	05°35'40"	735.78'	71.65'	71.62'	N38°27'18"W
3	07°10'44"	1288.33'	161.42'	161.32'	S45°55'19"E
4	15°54'54"	1312.33'	364.53'	363.35'	S41°33'14"E
5	05°35'40"	721.78'	70.48'	70.45'	S38°27'18"E



NOTE:
THE STATIONING SHOWN ON COURT STREET
AND RIVERSIDE AVENUE IS IN METRIC UNITS
AS PER SURVEY NO. 17737. THE LINEAR
MEASUREMENTS HAVE BEEN CONVERTED TO
DECIMAL FEET.



HOFFBUHR & ASSOCIATES, INC.
880 GOLF VIEW DR. STE. 201 MEDFORD, OREGON
(541) 779-4841
BY: DAVID M. MINNECI RPLS NO. 2349
SCALE: 1 INCH = 40' OCTOBER 14, 2013
BASIS OF BEARING: SURVEY NUMBER 9631
(DLC LINE)

- ⊗ = SET 5/8" x 30" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2349".
- ⊙ = SET LEAD PLUG AND TACK WITH METAL WASHER STAMPED "LS 2349" IN CONCRETE
- = FOUND 1" DIAMETER BRASS PLUG STAMPED "ODOT CONTROL POINT" PER S/N 17737.
- ⊕ = FOUND 5/8" PIN WITH ALUMINUM CAP STAMPED "OREGON DEPT OF TRANS RIGHT-OF-WAY" PER S/N 17737.
- ⊙ = FOUND 2 1/2" DIAMETER BRASS CAP 4" DEEP PER 2012 JACKSON COUNTY RE-ESTABLISHMENT.
- S/N = SURVEY NUMBER
- P.C.S. = POINT OF CURVE TO SPIRAL
- P.S.C. = POINT OF SPIRAL TO CURVE
- P.T. = POINT OF TANGENCY

REGISTERED
PROFESSIONAL
LAND SURVEYOR
David M. Minnici
OREGON
JULY 28, 1988
DAVID M. MINNECI
2349
EXPIRES 12/31/14

SURVEY NO 121368

**SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES**

Survey for: **TJ O'BRIAN LLC**
226 N. Ross Lane
Medford, Oregon 97501

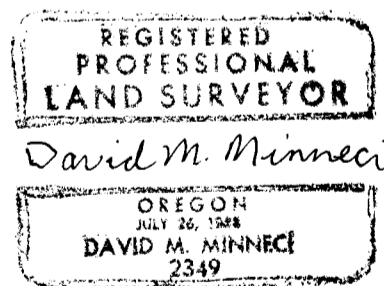
Location: The Northeast ¼ of Section 24, Township 37 South, Range 2 West,
Willamette Meridian, City of Medford, Jackson County, Oregon.

Purpose: To survey, monument and record a Map of Survey for a Property
Line Adjustment (City of Medford Planning File Number PLA 12-
068) due to a tax lot consolidation.

Procedure: Utilizing control from work done previously at this location and
monuments set by the Oregon Department of Transportation on
Survey No. 17737 with reference to that Stipulated Final Judgment
entered as Circuit Court Case No. 000893E4, Jackson County,
Oregon and property acquired by my client in Document No. 2005-
065035, Official Records of Jackson County, Oregon, I established
the alignments and rights-of-way of Court Street and Riverside
Avenue. The Southerly line of the property was established accord-
ing to Doc. No. 98-48472, Official Records and monumented by
Surveys No. 9631 and 10084. The original monuments from these
Surveys could not be recovered because of subsequent road con-
struction, but were tied previously by the control used for this Sur-
vey. An attempt to establish the alignment of Riverside Avenue and
the Easterly line of the property by Survey No. 19288 appears to be
in error and was not utilized for this Survey.

Basis of
Bearing: Donation Land Claim line per Survey No. 9631.

Date: October 14, 2013



David M. Minneci
L.S. 2349 - Oregon
Expires 12/31/14
880 Golf View Dr., Suite 201
Medford, Oregon 97504