

HOFFBUHR & ASSOCIATES, INC.
880 GOLF VIEW DRIVE, SUITE 201
MEDFORD, OREGON 97504
(541) 779-4641

BY: DARRELL L. HUCK PLS No. 2023
SCALE: 1" = 100' DATE: DECEMBER 19, 2014
BASIS OF BEARING: FOREST RIDGE AT VISTA POINTE PHASE 4
CENTERLINE BORDEAUX AVE.

MAP OF SURVEY PROPERTY LINE ADJUSTMENT

Located In:
LOTS 82 & 83 OF FOREST RIDGE AT VISTA POINTE, PHASE 4
AND PARCEL NO. 3 OF PARTITION PLAT NO. P-80-2006
IN THE N.E. AND N.W. 1/4 OF SECTION 22,
TOWNSHIP 37 SOUTH, RANGE 1 WEST, W.M.,
IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON

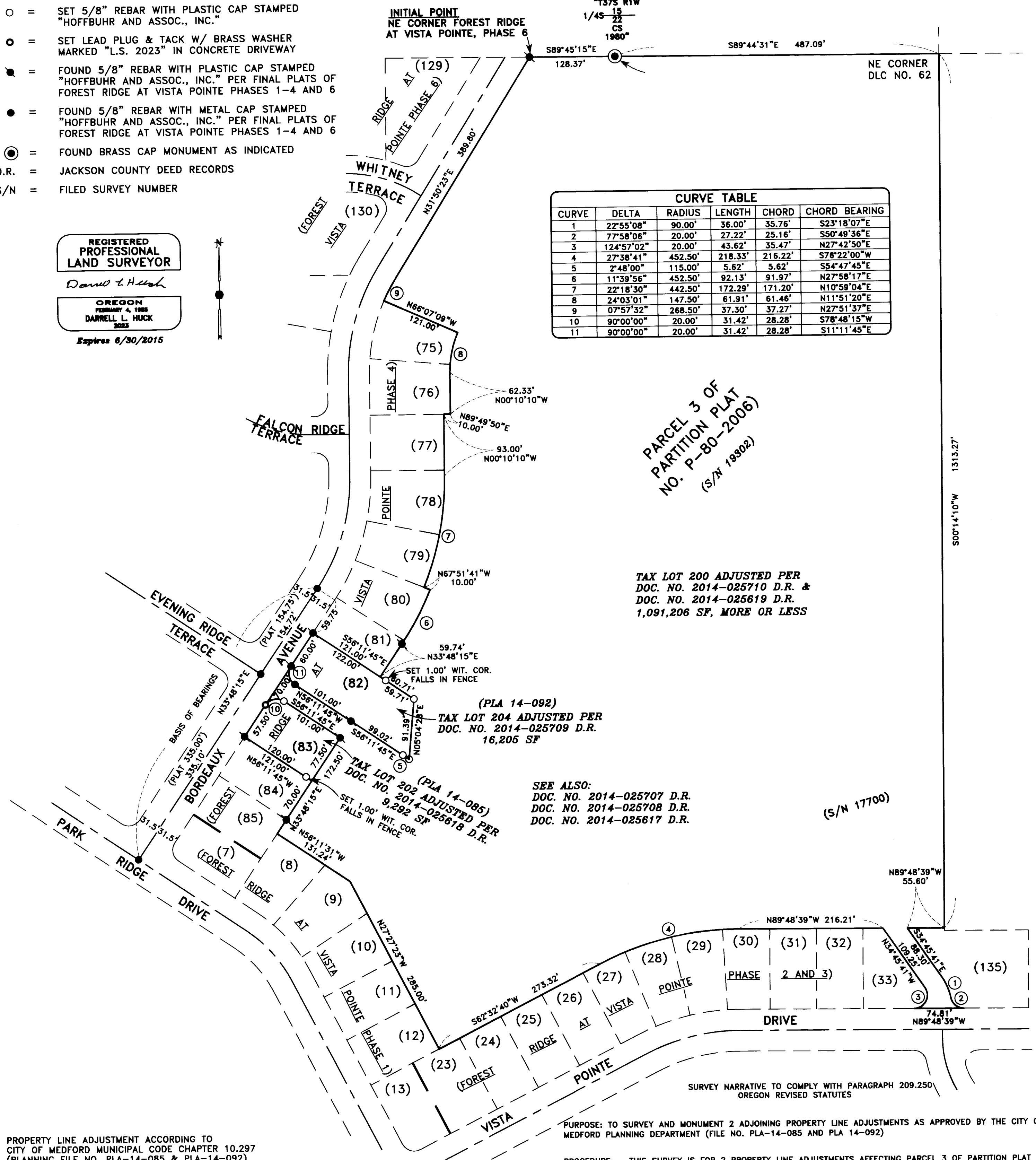
- = SET 5/8" REBAR WITH PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC., INC."
- = SET LEAD PLUG & TACK W/ BRASS WASHER MARKED "L.S. 2023" IN CONCRETE DRIVEWAY
- ⊙ = FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC., INC." PER FINAL PLATS OF FOREST RIDGE AT VISTA POINTE PHASES 1-4 AND 6
- = FOUND 5/8" REBAR WITH METAL CAP STAMPED "HOFFBUHR AND ASSOC., INC." PER FINAL PLATS OF FOREST RIDGE AT VISTA POINTE PHASES 1-4 AND 6
- ⊙ = FOUND BRASS CAP MONUMENT AS INDICATED
- D.R. = JACKSON COUNTY DEED RECORDS
- S/N = FILED SURVEY NUMBER

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

Darrell L. Huck

OREGON
FEBRUARY 4, 1988
DARRELL L. HUCK
2023
Expires 6/30/2015

CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
1	22°55'08"	90.00'	36.00'	35.76'	S23°18'07"E
2	77°58'06"	20.00'	27.22'	25.16'	S50°49'36"E
3	124°57'02"	20.00'	43.62'	35.47'	N27°42'50"E
4	27°38'41"	452.50'	218.33'	216.22'	S76°22'00"W
5	2°48'00"	115.00'	5.62'	5.62'	S54°47'45"E
6	11°39'56"	452.50'	92.13'	91.97'	N27°58'17"E
7	22°18'30"	442.50'	172.29'	171.20'	N10°59'04"E
8	24°03'01"	147.50'	61.91'	61.46'	N11°51'20"E
9	07°57'32"	268.50'	37.30'	37.27'	N27°51'37"E
10	90°00'00"	20.00'	31.42'	28.28'	S78°48'15"W
11	90°00'00"	20.00'	31.42'	28.28'	S11°11'45"E



PARCEL 3 OF
PARTITION PLAT
NO. P-80-2006
(S/N 19802)

TAX LOT 200 ADJUSTED PER
DOC. NO. 2014-025710 D.R. &
DOC. NO. 2014-025619 D.R.
1,091,206 SF, MORE OR LESS

(PLA 14-092)
TAX LOT 204 ADJUSTED PER
DOC. NO. 2014-025709 D.R.
16,205 SF

SEE ALSO:
DOC. NO. 2014-025707 D.R.
DOC. NO. 2014-025708 D.R.
DOC. NO. 2014-025617 D.R.

(S/N 17700)

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES

PROPERTY LINE ADJUSTMENT ACCORDING TO
CITY OF MEDFORD MUNICIPAL CODE CHAPTER 10.297
(PLANNING FILE NO. PLA-14-085 & PLA-14-092)

APPROVALS:

EXAMINED AND APPROVED THIS 3rd DAY OF February, 2015

James E. Huber
CITY OF MEDFORD PLANNING DIRECTOR

EXAMINED AND APPROVED THIS 2 DAY OF FEB., 2015

[Signature]
CITY OF MEDFORD SURVEYOR

PURPOSE: TO SURVEY AND MONUMENT 2 ADJOINING PROPERTY LINE ADJUSTMENTS AS APPROVED BY THE CITY OF MEDFORD PLANNING DEPARTMENT (FILE NO. PLA-14-085 AND PLA 14-092)

PROCEDURE: THIS SURVEY IS FOR 2 PROPERTY LINE ADJUSTMENTS AFFECTING PARCEL 3 OF PARTITION PLAT P-80-2006 (SURVEY NO. 19302) AND LOT 82 AND LOT 83 OF FOREST RIDGE AT VISTA POINTE PHASE 4. AT THE TIME THAT FOREST RIDGE PHASE 4 WAS RECORDED, A 30 FOOT STRIP OF LAND, LOCATED BETWEEN LOTS 82 AND 83 WAS DEDICATED FOR ROAD PURPOSES AS EVENING RIDGE TERRACE. THIS 30' ROAD PROVIDED ACCESS TO PARCEL 3. IN 2007 THIS PORTION OF ROAD WAS VACATED, PER ORDINANCE 2007-159 (RECORDED AS INSTRUMENT NO. 2007-036758. BY THIS VACATION PROCESS, LOTS 82 AND 83 EACH TOOK POSSESSION OF THE 1/2 OF THE VACATED ROAD THAT ADJOINED THEIR RESPECTIVE LOTS. THE PURPOSE OF THESE 2 PROPERTY LINE ADJUSTMENTS IS FOR PARCEL 3 TO ACQUIRE THE ORIGINALLY DEDICATED 30 FOOT ROADWAY TO RESTORE THE ACCESS TO PARCEL 3 THAT WAS LOST WHEN THE ROAD WAS VACATED. BY THIS PROPERTY LINE ADJUSTMENT, A PORTION OF PARCEL 3 IS BEING CONSOLIDATED WITH THE ORIGINALLY PLATTED LOT 82 AND LOT 83 REVERTS BACK TO ITS ORIGINALLY PLATTED BOUNDARY. MONUMENTS WERE FOUND OR SET, AS SHOWN, IN THE AREA OF THE ADJUSTED PARCELS. THE REMAINDER OF TAX LOT 200 IS RECORD DATA PER SURVEY MAP 19302 AND WAS NOT SURVEYED PER THIS ADJUSTMENT.

A CONTROL TRAVERSE WAS RUN TYING MONUMENTS FOUND PER FOREST RIDGE PHASES 4 AND 6 AND PER SURVEY NO. 19302. THE FOUND MONUMENTS WERE HELD FOR CONTROL WITH THE CENTERLINE MONUMENTS OF BORDEAUX AVENUE HELD FOR BASIS OF BEARINGS. THE ADJUSTED PROPERTY LINE WAS COMPUTED ACCORDING TO CLIENT'S DIRECTION AND MONUMENTS WERE SET AS SHOWN.