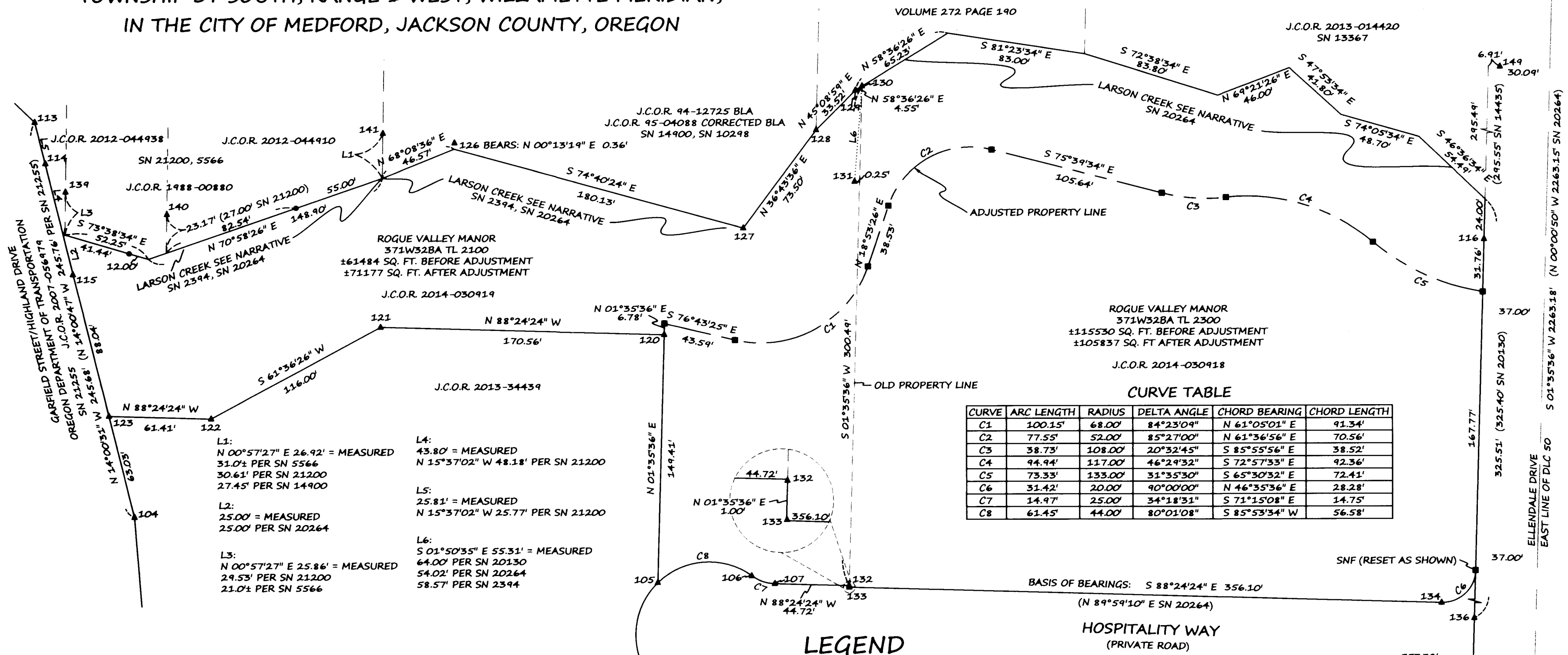


PROPERTY LINE ADJUSTMENT MAP OF SURVEY

LOCATED IN THE NORTHWEST 1/4 OF SECTION 32
TOWNSHIP 37 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,
IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON

**** RECEIVED ****
DATE 2/3/15 BY JB
This survey consists of:
1 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY
SURVEYOR

SEE NARRATIVE ON
SEPERATE SHEET



CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	100.15'	68.00'	84°23'04"	N 61°05'01" E	91.34'
C2	77.55'	52.00'	85°27'00"	N 61°36'56" E	70.56'
C3	38.73'	108.00'	20°32'45"	S 85°55'56" E	38.52'
C4	94.94'	117.00'	46°29'32"	S 72°57'33" E	92.36'
C5	73.33'	133.00'	31°35'30"	S 65°30'32" E	72.41'
C6	31.42'	20.00'	90°00'00"	N 46°35'36" E	28.28'
C7	14.97'	25.00'	34°18'31"	S 71°15'08" E	14.75'
C8	61.45'	44.00'	80°01'08"	S 85°53'34" W	56.58'

- L1:**
N 00°57'27" E 26.92' = MEASURED
31.0± PER SN 5566
30.61' PER SN 21200
27.45' PER SN 14900
- L2:**
25.00' = MEASURED
25.00' PER SN 20264
- L3:**
N 00°57'27" E 25.86' = MEASURED
29.53' PER SN 21200
21.0± PER SN 5566
- L4:**
43.80' = MEASURED
N 15°37'02" W 48.18' PER SN 21200
- L5:**
25.81' = MEASURED
N 15°37'02" W 25.77' PER SN 21200
- L6:**
S 01°50'35" E 55.31' = MEASURED
64.00' PER SN 20130
54.02' PER SN 20264
58.57' PER SN 2394

LEGEND

- ▲ MONUMENT FOUND AS NOTED
- ◆ FOUND SE COR DLC SO
- SEARCHED NOT FOUND
- SET 5/8"x24" REBAR WITH ALUMINUM CAP MARKED "MEDFORD CITY SURVEYOR"
- () RECORD DATA AS SHOWN
- ODOT OREGON DEPARTMENT OF TRANSPORTATION
- COM CITY OF MEDFORD
- REC RECORD
- RPC RED PLASTIC CAP
- YPC RED PLASTIC CAP
- PC PLASTIC CAP
- N.T.S NOT TO SCALE
- (NR) NO REFERENCE
- SN FILED SURVEY NUMBER
- J.C.O.R. JACKSON COUNTY OFFICIAL RECORDS
- BLA BOUNDARY LINE AGREEMENT

MONUMENT TABLE

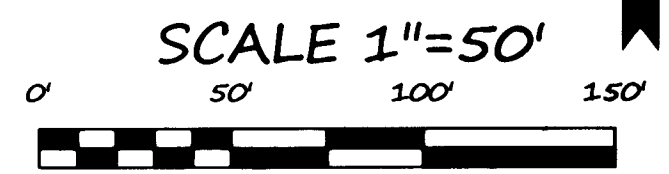
Point	Description
104	FD 5/8" REBAR W/RPC MARKED "D. HUCK LS 2023", PER SN 20264
105	FD 5/8" REBAR, NO CAP, FLUSH, PER SN 20264
106	FD 5/8" REBAR W/RPC MARKED "D. HUCK LS 2023", DOWN -0.5", PER SN 20264
107	FD 5/8" REBAR W/RPC MARKED "D. HUCK LS 2023", DOWN -0.8", PER SN 20264
113	FD 5/8" REBAR W/YPC MARKED "FARBER PLS 2189", FLUSH, PER SN 21200
114	FD 5/8" REBAR W/YPC MARKED "FARBER PLS 2189", FLUSH, PER SN 21200
115	FD 5/8" REBAR W/PC MARKED "D. HUCK LS 2023", FLUSH, PER SN 20264
116	FD 5/8" REBAR W/PC MARKED "D. HUCK LS 2023", FLUSH, PER SN 20130
120	FD 5/8" REBAR W/PC MARKED "D. HUCK LS 2023", DOWN -0.10", PER SN 20264
121	FD 5/8" REBAR W/PC MARKED "D. HUCK LS 2023", DOWN -0.20", PER SN 20264
122	FD 5/8" REBAR W/PC MARKED "D. HUCK LS 2023", DOWN -0.10", PER SN 20264
123	FD 5/8" REBAR W/PC MARKED "D. HUCK LS 2023", DOWN -0.20", PER SN 20264
126	FD 5/8" REBAR W/PC MARKED "D. HUCK LS 2023", BENT SW'LY, SHOT AT BEND, DOWN -0.50", PER SN 20264
127	FD 5/8" REBAR W/PC MARKED "D. HUCK LS 2023", EXPOSED +0.20", PER SN 20264
128	FD 5/8" REBAR W/PC MARKED "D. HUCK LS 2023", DOWN -0.50" IN CREEK BANK, PER SN 20264
129	FD 5/8" REBAR W/PC MARKED "D. HUCK LS 2023", BENT W'LY, SHOT AT BEND, DOWN -0.50", PER SN 20264
130	FD 5/8" REBAR W/PC MARKED "D. HUCK LS 2023", SMASHED CAP EXPOSED +0.10", PER SN 20264
131	FD 3/4" PIPE, DOWN -0.50", PER SN 2394, 20130, AND 20264
132	FD 5/8" REBAR W/PC MARKED "D. HUCK LS 2023", FLUSH, PER SN 20264
133	FD 5/8" REBAR W/PC MARKED "D. HUCK LS 2023", FLUSH, PER SN 20264
134	FD 5/8" REBAR W/PC MARKED "D. HUCK LS 2023", FLUSH, PER SN 20130
136	FD 5/8" REBAR W/PC MARKED "D. HUCK LS 2023", UNDER SIDEWALK, SHOT PLUMB ABOVE, PER SN 20130
138	FD 5/8" REBAR W/PC MARKED "D. HUCK LS 2023", FLUSH, PER SN 19993
139	FD 5/8" REBAR, DOWN -0.10, PER SN 5566
140	FD 5/8" REBAR W/YPC MARKED "FARBER PLS 2189", FLUSH, PER SN 21200
141	FD 5/8" REBAR, EXPOSED +0.20" & BENT S'LY, SHOT TOP REBAR, PER SN 5566
148	FD BRASS DISK IN CONCRETE "SE DLC SO, 2008", PER JACKSON COUNTY RE-ESTAB AND SHOWN PER SN 20264
149	FD 5/8" REBAR W/PC MARKED "D. HUCK LS 2023", FLUSH, PER SN 14435
300M	FD BRASS DISK IN CONCRETE "NE DLC SO, 2004", AS DESCRIBED PER JACKSON COUNTY RE-ESTAB

CITY OF MEDFORD APPROVALS OF P.L.A.-14-047
PER MUNICIPAL CODE 10.927
EXAMINED

James E. Huber 2/3/15
CITY PLANNING DIRECTOR

SEAN P. METZGER
ACTING CITY SURVEYOR
PER O.R.S. 209.040

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Jon M. Proud 2/3/15
OREGON
JANUARY 9, 2007
JON M. PROUD
77652
EXPIRES DECEMBER 31, 2016



CITY OF MEDFORD - SURVEYING DEPT.

DRAWN BY: SPM	DATE: 2/3/15	PROJECT NO. M-640
CHECKED BY: JP	DATE: 2/3/15	SHEET NO. 1 OF 1
NOTES:		

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With that said, I have no way of knowing where the drainage channel was at the time it was first used to define the real property boundary. Furthermore, per the measurements made to monuments set during survey 5566 and referred to in survey 21200 and 14900 one can see that there is a difference in the measured location. This is depicted on the attached map by reviewing the data for points labeled 139-141. Continuing easterly in a general direction along Larson Creek, the boundary line was described in documents JCOR 1994-12725 and 1995-04088. The 1994 document, being a boundary line agreement (BLA), and the 1995 document being a correction document to the 1994 document. These documents along with survey number 14900 attempts to "fix" the boundary line. In my opinion survey 14900 adds ambiguity to the line in this area. It is my opinion that JCOR 1994-12725 intended to utilize survey number 2394 to "fix" the location of the boundary line in the general location of Larson Creek. In the process of writing the Boundary Line Agreement the scrivener made typos in transcribing the information from survey number 2394 to the BLA description. One typo was corrected by the correction deed JCOR 1995-04088 and the second one was omitted (South 57 degrees West a distance of 4.65 feet) from the 1994 document description and never corrected. If my opinion is correct, survey number 14900 should have retraced survey number 2394 to fix the boundary line described in exhibit "F" of said JCOR 1994-12725.

From the east end of the Boundary Line Agreement to Ellendale Drive the deed JCOR 2007-046990 once again describes to the creek channel which is a physical monument. No attempt was made by this survey to verify that the creek channel and the metes and bounds calls of the deeds correspond with one another in this area.

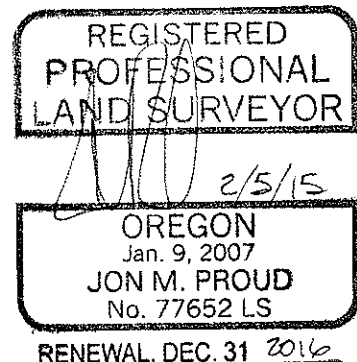
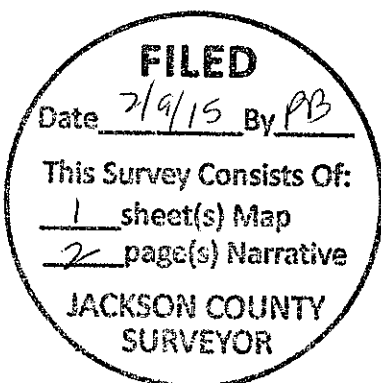
Documents used in compiling this map of survey and professional Land Surveyor opinions:

JCOR 2007-046990, 2008-032920, 2013-34439, 1988-00880, 1994-12725, 1995-04088, 2012-044938, 2012-044910, V272 P190, 2013-014420, 2006-042728, Preliminary Title report issued by First American Title on October 18, 2013 as order number 7169-2163977

Maps of Survey filed in Jackson County Surveyors office used in compiling this map of survey and professional Land Surveyor opinions:

20264, 20130, 21255, 17160, 1830, 2394, 5566, 21200, 10298, 14900, 13367, 14435.

BASIS OF BEARINGS: Oregon State Plane, South Zone, North American Datum (NAD) 83/91 grid bearing S 88°24'24" E (N 89°59'10" E per survey number 20264) as measured between points 133 and 134 on the north line of Hospitality Way , a private road. Note: Oregon State Plane coordinate system was used for basis of bearing but the distances shown on this map are ground distances and no coordinates are reported.



21652

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SURVEY NARRATIVE TO COMPLY WITH OREGON REVISED STATUTE 209.250

SURVEY BY, AND FOR:

City of Medford Public Works Department, 200 S. Ivy Street Medford, Or 97501

DATE OF SURVEY:

November 2014.

LOCATION:

North West Quarter of Section 32, Township 37 South, Range 1 West, Willamette Meridian, in the City of Medford, Jackson County, Oregon.

PURPOSE:

To survey and monument a property line adjusted per City of Medford planning departments approved property line adjustment (PLA) application PLA-14-047, and recorded PLA deeds as noted on the face of the plat.

PROCEDURE:

The adjusted property line was monumented as shown. The adjusted property line geometry is compiled from construction design drawings of Larson Creek pedestrian path. City of Medford plans M640.

The right of way of Ellendale Drive, Garfield Street/Highland Drive and the remainder of the property lines were established per found monuments as shown on the map of survey, with the exception of the boundary line in the general location of Larson Creek. This line was not surveyed and monumented as part of this survey. The property lines along Larson Creek are depicted from record information from survey number 20264, filed in Jackson County Surveyor's office. Survey number 20264 was a survey of deeds recorded in Jackson County Official Records (JCOR) 2008-032920 and part of JCOR 2007-046990.

After surveying and researching record information in the general location of Larson Creek, it is my opinion that ambiguity has existed and exists within the record documents and surveys in this area. Said ambiguity needs to be addressed before those lines can be fixed upon the ground by a survey. This survey is not tasked with fixing the lines at this time. I have outlined the ambiguity in the following paragraphs, starting on the west along ODOTS right of way of Garfield Street/Highland Drive, and going easterly along Larson Creek to Ellendale Drive:

Beginning on the west, JCOR 2008-32920 refers to JCOR 1987-00880 which calls to the center of a drainage channel. Drainage channel by definition is fixed in location by artificially channeling the body of water. I have reviewed aerial photographs from 1956 in which Larson Creek can be viewed, but no definitive survey quality alignment can be obtained. I also checked the city records for public works projects in the area of concern for an engineered drawing that depicts channeling the creek, to no avail.

