

SURVEY FOR:  
GALPIN GANG, LLC  
744 CARDLEY, SUITE 100  
MEDFORD, OR 97504

SURVEY BY:  
L.J. FRIAR & ASSOCIATES, P.C.  
CONSULTING LAND SURVEYORS  
PO BOX 1947  
PHOENIX, OR 97535  
PHONE: (541) 772-2782  
EMAIL: LJFRIAR@CHARTER.NET

DATE:  
MAY 17, 2016

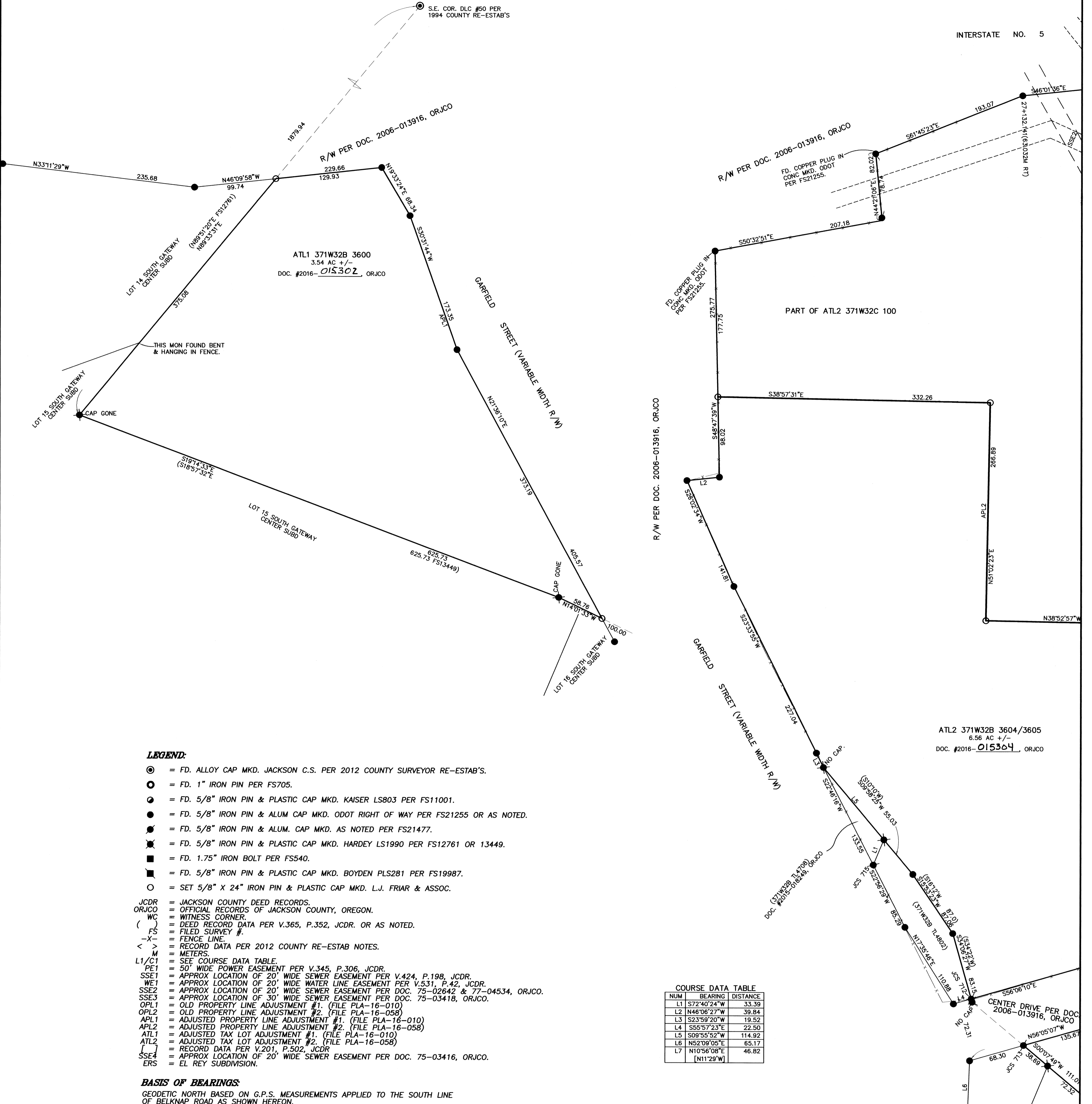
# MAP OF SURVEY

## PROPERTY LINE ADJUSTMENT

Located in the N.W. 1/4 & S.W. 1/4 of Sec. 32, T.37S, R.1W., W.M.  
& in the City of Medford Jackson County, Oregon  
(Medford File #PLA-16-010/PLA-16-058)

S.E. COR. D.L.C. #50 PER  
1984 COUNTY RE-ESTAB'S

INTERSTATE NO. 5



ATL1 371W32B 3600  
3.54 AC +/-  
DOC. #2016-015302 ORJCO

PART OF ATL2 371W32C 100

ATL2 371W32B 3604/3605  
6.56 AC +/-  
DOC. #2016-015304 ORJCO

### LEGEND:

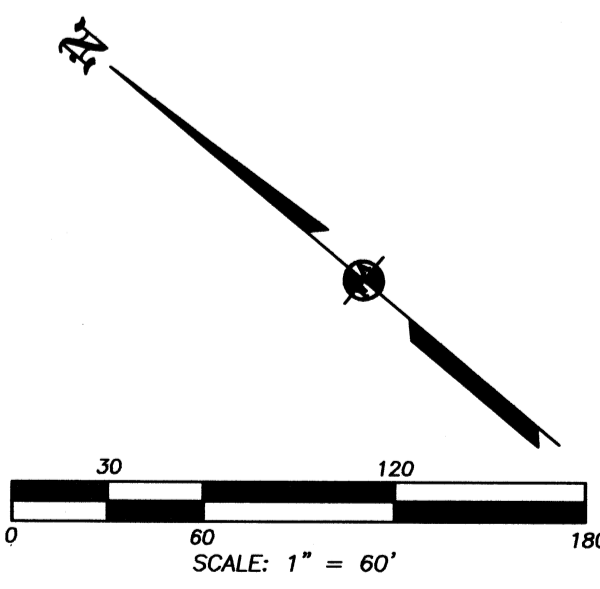
- ⊙ = FD. ALLOY CAP MKD. JACKSON C.S. PER 2012 COUNTY SURVEYOR RE-ESTAB'S.
  - = FD. 1" IRON PIN PER FS705.
  - = FD. 5/8" IRON PIN & PLASTIC CAP MKD. KAISER LS803 PER FS11001.
  - ⦿ = FD. 5/8" IRON PIN & ALUM CAP MKD. ODOT RIGHT OF WAY PER FS21255 OR AS NOTED.
  - ⦿ = FD. 5/8" IRON PIN & ALUM. CAP MKD. AS NOTED PER FS21477.
  - ⦿ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. HARDEY LS1990 PER FS12761 OR 13449.
  - ⦿ = FD. 1.75" IRON BOLT PER FS540.
  - ⦿ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. BOYDEN PLS281 PER FS19987.
  - ⦿ = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- JCDR = JACKSON COUNTY DEED RECORDS.  
ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.  
( WC ) = WITNESS CORNER.  
( ) = DEED RECORD DATA PER V.365, P.352, JCDR. OR AS NOTED.  
FS = FILED SURVEY #.  
-X- = FENCE LINE.  
> = RECORD DATA PER 2012 COUNTY RE-ESTAB NOTES.  
< M = METERS.  
L1/C1 = SEE COURSE DATA TABLE.  
PE1 = 50' WIDE POWER EASEMENT PER V.345, P.306, JCDR.  
SSE1 = APPROX LOCATION OF 20' WIDE SEWER EASEMENT PER V.424, P.198, JCDR.  
WE1 = APPROX LOCATION OF 20' WIDE WATER LINE EASEMENT PER V.531, P.42, JCDR.  
SSE2 = APPROX LOCATION OF 20' WIDE SEWER EASEMENT PER DOC. 75-02642 & 77-04534, ORJCO.  
SSE3 = APPROX LOCATION OF 30' WIDE SEWER EASEMENT PER DOC. 75-03418, ORJCO.  
OPL1 = OLD PROPERTY LINE ADJUSTMENT #1. (FILE PLA-16-010)  
OPL2 = OLD PROPERTY LINE ADJUSTMENT #2. (FILE PLA-16-058)  
APL1 = ADJUSTED PROPERTY LINE ADJUSTMENT #1. (FILE PLA-16-010)  
APL2 = ADJUSTED PROPERTY LINE ADJUSTMENT #2. (FILE PLA-16-058)  
ATL1 = ADJUSTED TAX LOT ADJUSTMENT #1. (FILE PLA-16-010)  
ATL2 = ADJUSTED TAX LOT ADJUSTMENT #2. (FILE PLA-16-058)  
[ ] = RECORD DATA PER V.201, P.502, JCDR  
SSE4 = APPROX LOCATION OF 20' WIDE SEWER EASEMENT PER DOC. 75-03416, ORJCO.  
ERS = EL REY SUBDIVISION.

### BASIS OF BEARINGS:

GEODETIC NORTH BASED ON G.P.S. MEASUREMENTS APPLIED TO THE SOUTH LINE OF BELKNAP ROAD AS SHOWN HEREON.

UNIT OF MEASUREMENT = FEET SCALE: 1" = 60'

NUM	BEARING	DISTANCE
L1	S72°40'24"W	33.39
L2	N48°08'27"W	39.84
L3	S23°59'20"W	19.52
L4	S55°57'23"E	22.50
L5	S09°55'52"W	114.92
L6	N52°09'05"E	65.17
L7	N10°56'08"E	46.82
	[N11°29'W]	



EASEMENTS PER FIRST AMERICAN PRELIMINARY TITLE REPORT 7169-1335947 DATED APRIL 21, 2016

EASEMENT FOR ELECTRIC TRANSMISSION AND DISTRIBUTION LINES PER VOL.149, PG.143; VOL.152, PG.557; VOL.174, PG.453; VOL.243, PG.82; VOL.261, PG.51; VOL.376, PG.345; VOL.438, PG.169; VOL.477, PG.175; VOL.550, PG.439; VOL.556, PG.168, JCDR. NO SPECIFIC LOCATION STATED.

EASEMENT FOR ELECTRIC TRANSMISSION AND DISTRIBUTION LINES PER VOL.345, PG.306, JCDR. SHOWN.

EASEMENT FOR SANITARY SEWER FACILITIES PER VOL.424, PG.198, JCDR; DOC.75-02642, 75-03416, 75-03418 & 77-04534, ORJCO. APPROXIMATE LOCATION SHOWN.

EASEMENT FOR CHANNEL CHANGE IN BEAR CREEK PER VOL.501, PG.420, JCDR. NO SPECIFIC LOCATION STATED.

LIMITED ACCESS PROVISIONS PER VOL.502, PG.194, JCDR. NO SPECIFIC LOCATION STATED.

EASEMENT FOR WATER PIPELINE PER VOL.531, PG.42, JCDR. APPROXIMATE LOCATION SHOWN.

EASEMENT FOR BIKEWAY PER DOC. 01-17201, ORJCO. NOT ON SUBJECT PROPERTIES.

LIMITED ACCESS PROVISIONS PER DOC. 2005-53916, ORJCO. NOT ON SUBJECT PROPERTIES.

EASEMENT FOR SLOPES, WATER, GAS, ELECTRIC AND COMMUNICATION SERVICE LINES, FIXTURE AND FACILITIES, AND ILLUMINATION FACILITIES, IF ANY, PER DOC. 2006-53916, ORJCO. DOES NOT LIE ON SUBJECT PROPERTIES.

LIMITED ACCESS PROVISIONS PER DOC. 2005-013916, ORJCO. LIES ALONG THE GARFIELD STREET RIGHT OF WAY.

EASEMENT AGREEMENT PER DOC. 2006-011904, ORJCO. NOT ON SUBJECT PROPERTIES.

R/W RESERVED BY DOC. 67-10833, ORJCO. SHOWN.

FILED  
Date 5/20/16 By PB

This Survey Consists Of:  
2 sheet(s) Map  
0 page(s) Narrative

JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR  
James E. Hibbs  
OREGON JULY 17, 1986  
JAMES E. HIBBS  
2234  
RENEWAL DATE: 6-30-17

SHEET 1 OF 2

371W32B TL'S 3600, 3604, 3605  
371W32C TL'S 100 & 2401

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& in the City of Medford Jackson County, Oregon  
(Medford File #PLA-16-010/PLA-16-058)

**\*\*\* CITY OF MEDFORD APPROVALS \*\*\***  
FILE NO. PLA-16-010/PLA-16-058

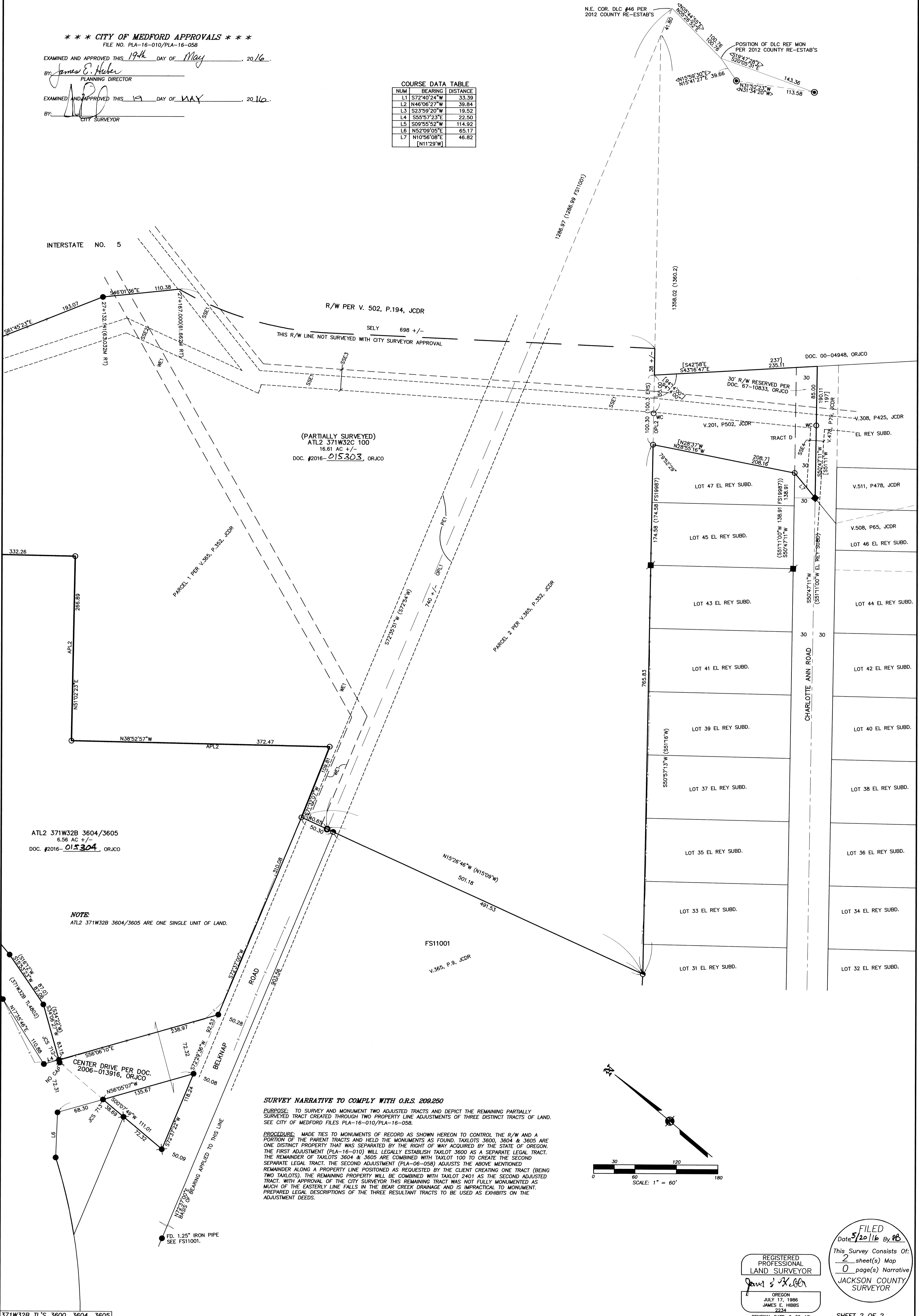
EXAMINED AND APPROVED THIS 19th DAY OF May, 2016.

By: *James C. Heber*  
PLANNING DIRECTOR

EXAMINED AND APPROVED THIS 19 DAY OF MAY, 2016.

By: \_\_\_\_\_  
CITY SURVEYOR

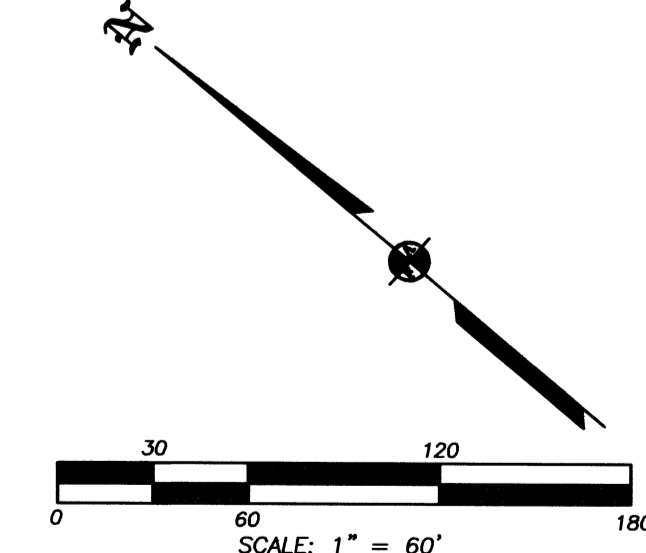
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**SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250**

**PURPOSE:** TO SURVEY AND MONUMENT TWO ADJUSTED TRACTS AND DEPICT THE REMAINING PARTIALLY SURVEYED TRACT CREATED THROUGH TWO PROPERTY LINE ADJUSTMENTS OF THREE DISTINCT TRACTS OF LAND. SEE CITY OF MEDFORD FILES PLA-16-010/PLA-16-058.

**PROCEDURE:** MADE TIES TO MONUMENTS OF RECORD AS SHOWN HEREON TO CONTROL THE R/W AND A PORTION OF THE PARENT TRACTS AND HELD THE MONUMENTS AS FOUND. TAXLOTS 3600, 3604 & 3605 ARE ONE DISTINCT PROPERTY THAT WAS SEPARATED BY THE RIGHT OF WAY ACQUIRED BY THE STATE OF OREGON. THE FIRST ADJUSTMENT (PLA-16-010) WILL LEGALLY ESTABLISH TAXLOT 3600 AS A SEPARATE LEGAL TRACT. THE REMAINDER OF TAXLOTS 3604 & 3605 ARE COMBINED WITH TAXLOT 100 TO CREATE THE SECOND SEPARATE LEGAL TRACT. THE SECOND ADJUSTMENT (PLA-06-058) ADJUSTS THE ABOVE MENTIONED REMAINDER ALONG A PROPERTY LINE POSITIONED AS REQUESTED BY THE CLIENT CREATING ONE TRACT (BEING TWO TAXLOTS). THE REMAINING PROPERTY WILL BE COMBINED WITH TAXLOT 2401 AS THE SECOND ADJUSTED TRACT. WITH APPROVAL OF THE CITY SURVEYOR THIS REMAINING TRACT WAS NOT FULLY MONUMENTED AS MUCH OF THE EASTERLY LINE FALLS IN THE BEAR CREEK DRAINAGE AND IS IMPRACTICAL TO MONUMENT. PREPARED LEGAL DESCRIPTIONS OF THE THREE RESULTANT TRACTS TO BE USED AS EXHIBITS ON THE ADJUSTMENT DEEDS.



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