

# MAP OF SURVEY

## PROPERTY LINE ADJUSTMENT / LOT CONSOLIDATION

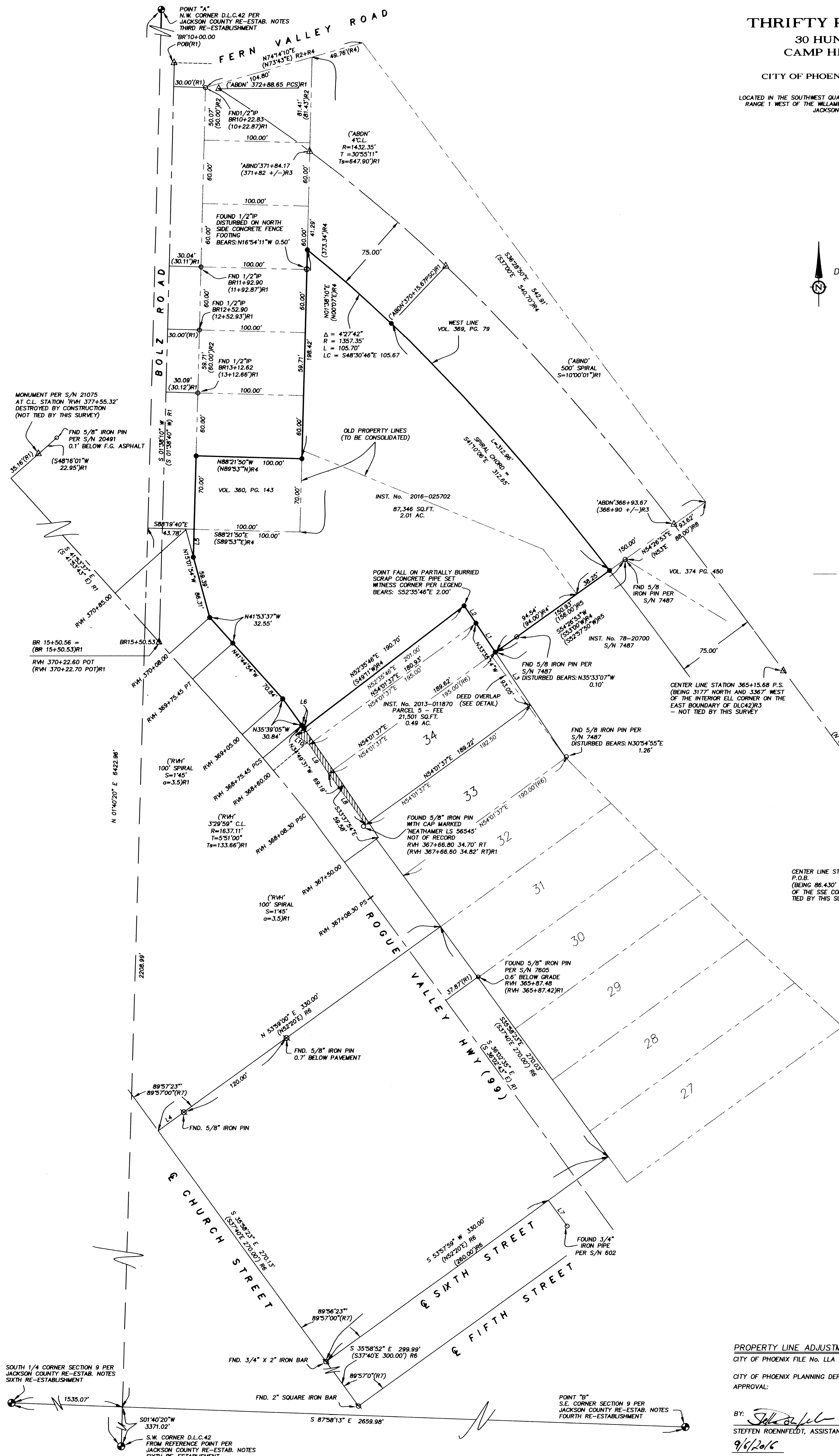
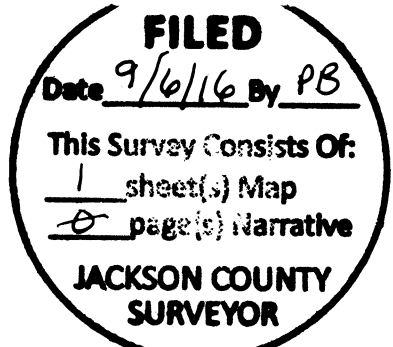
### FOR

#### THRIFTY PAYLESS, INC.

30 HUNTER LANE  
CAMP HILL, PA 17011

CITY OF PHOENIX FILE No. LLA16-04

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 38 SOUTH,  
RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF PHOENIX,  
JACKSON COUNTY, OREGON

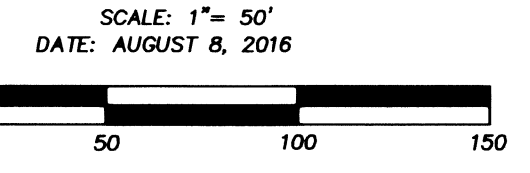


- LEGEND:**
- S/N - FILED SURVEY NUMBER AT THE JACKSON COUNTY SURVEYOR'S OFFICE, OREGON
  - INST. No. - INSTRUMENT NUMBER OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON
  - VOL. PG. - VOLUME AND PAGE OF THE DEED RECORDS OF JACKSON COUNTY, OREGON
  - - - - - INDICATES UNSURVEYED LINES OR LINES TO BE VACATED (FOR GRAPHICAL PURPOSES ONLY)
  - FND. - FOUND MONUMENT AS INDICATED
  - RWH - ROGUE VALLEY HIGHWAY PER S/N 21075
  - BR - BOLZ ROAD PER S/N 21075
  - R1 - RECORD DATA PER S/N 21075
  - R2 - RECORD DATA PER S/N 222
  - R3 - RECORD DATA PER VOL. 369, PG. 79
  - R4 - RECORD DATA PER INST. No. 2006-016429
  - R5 - RECORD DATA PER S/N 7487
  - R6 - RECORD DATA PER THE PLAT FOR SAMUEL COLVER OF THE TOWN OF PHOENIX
  - R7 - RECORD DATA PER S/N 2544
  - R8 - RECORD DATA PER VOL. 374 PG. 450
  - Δ - CALCULATED POSITION, NO MONUMENT SET
  - - FOUND 1/2" IRON PIPE PER S/N 222 OR AS INDICATED
  - - FOUND MONUMENT PER S/N 2544 AS INDICATED
  - ⊙ - FOUND BRASS CAP PER JACKSON COUNTY RE-ESTAB. NOTES
  - - SET 5/8" BY 24" IRON PIN WITH ORANGE PLASTIC CAP MARKED "FRANTZ LS 50077"

**PURPOSE:**  
TO SURVEY AND MONUMENT A PORTION OF THAT PROPERTY DESCRIBED IN INSTRUMENT No. 2016-01656, PARCELS 1 AND 2 AND INSTRUMENT No. 2016-019682 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, TO FULFILL THE REQUIREMENTS OF THE CITY OF PHOENIX PLANNING DEPARTMENT FILE NUMBER LLA 16-04 FOR A PROPERTY LINE ADJUSTMENT / LOT CONSOLIDATION.

**PROCEDURE:**  
USING A TOPCON TOTAL STATION, AND A TRIMBLE ROBOTIC TOTAL STATION, REFLECTING PRISMS AND STATIC GPS OBSERVATIONS, I, THE SURVEYOR, CALCULATED THE PROPERTY LINES PER INSTRUMENT Nos. 2016-01656 AND 2016-019682 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON AND MONUMENTED THE PROPERTY AS SHOWN. ROGUE VALLEY HIGHWAY (HWY 99) WAS CALCULATED AND FIT TO FOUND MONUMENTS PER S/N 21075. THE 5/8" IRON PIN AT CENTER LINE STATION 377+55.32 WAS HELD BOTH AT THE RECORD OFFSET AND STATION PER S/N 21075 AND THE RECORD OFF SET DISTANCE PER S/N 21075 WAS HELD FROM THE FOUND PIN AT STATION 365+97.48 PER THIS PLAT, AS SHOWN. THE RIGHT OF WAY AFFECTING THE SUBJECT PROPERTY WAS CALCULATED FROM DEED DOCUMENTS AS NOTED ON THE PLAT. THE ORIGINAL LOTS ALONG THE EAST SIDE OF MAIN STREET (HWY 99) WERE CALCULATED ACCORDING TO THE PLAT OF PHOENIX FOR SAMUEL COLVER AS SHOWN. FOUND MONUMENTS PER S/N 2544 WERE HELD FOR THE NORTH LINE OF BLOCK 6 OF THE SAMUEL COLVER PLAT. THE FOUND 3/4" IRON PIPE PER S/N 602 AT THE NORTHEASTERLY CORNER OF LOT 4, BLOCK 5 MONUMENTING THE STREET VACATION PER VOL. 317, PG. 414 AND THE IRON BAR AT THE CENTER LINE OF CHURCH AND SIXTH STREETS WERE USED TO ESTABLISH THE CENTER LINE OF SIXTH STREET. THESE TWO LINES WERE PROJECTED A RECORD DISTANCE PER THE ORIGINAL PLAT OF PHOENIX FOR THE NORTHEASTERLY LINE OF MAIN STREET (HWY 99). RECORD DISTANCES WERE USED TO CALCULATE THE LOTS FROM THE PROJECTED NORTH LINE OF BLOCK 6 AND THE SIDE LINES WERE HELD AT 90 DEGREES TO MAIN STREET. FOUND MONUMENTS PER S/N 222 WERE TIED AND FIT WELL WITH THE RECORD, HOWEVER THE TIE TO THE SOUTH LINE OF SECTION 9 AND ITS INTERSECTION WITH THE WEST LINE OF D.L.C. 42 WAS FOUND NOT TO BE AT THE RECORD DISTANCE AS SHOWN ON SAID SURVEY. I HOLD THE FOUND MONUMENTS ALONG BOLZ ROAD AS SHOWN AND ACCEPT THE RIGHT OF WAY OF BOLZ ROAD PER INSTRUMENT No. 2012-001771 AND S/N 21075. THE DIFFERENCE IN THE TIE TO THE POINT OF COMMENCEMENT IS SHOWN ON THE PLAT. THE WEST LINE OF VOL. 369, PAGE 79 WAS CALCULATED FROM THE "ABDN" CENTER LINE AS SHOWN ON SAID S/N 21075 AND THE 75.00 FOOT OFFSET BEING SAID WEST LINE FIT REASONABLY WITH THE DEED HIGHWAY STATION CALL FOR ITS INTERSECTION WITH THE WEST AND THE SOUTH LINE OF VOL. 339 PG. 489. THE FOUND MONUMENTS CALL ALONG THE SOUTH LINE OF SAID TRACT OF 88.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT WHEN THE DEED OVERLAP (TO BE DISCUSSED) IS TAKEN INTO ACCOUNT, AS SHOWN IT APPEARS THAT THE INTENT OF THE TRACT DESCRIBED IN INSTRUMENT No. 78-20700 SHOULD BE CONTIGUOUS WITH THE SOUTH LINE OF THE SUBJECT PARCEL. IT WAS FOUND THAT S/N 7487 APPEARS TO NOT HAVE ACCOUNTED FOR THE ANGLE POINT FORMED ON THE EAST LINE OF THE SOUTH LINE OF SAID PLAT DOES NOT CONFORM WITH SAID SURVEY. WHEN THE RECORD DISTANCES OF THE WIDTHS OF THE LOTS PER THE COLVER PLAT ARE CALCULATED NORTH FROM THE NORTH LINE OF LOT 32 TO THE NORTH LINE OF LOT 34, THIS RESULTS IN AN OVERLAP AS SHOWN IN THE DETAIL ON THIS PLAT. RECORD ANGLE RELATIONSHIPS AND DISTANCES WERE HELD FOR THE REMAINING COURSES ALONG THE SOUTHERLY LINE OF THE SUBJECT PROPERTY TO ITS INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF HIGHWAY 99.

PROPERTY LINE ADJUSTMENT / LOT CONSOLIDATION  
CITY OF PHOENIX FILE No. LLA 16-04  
CITY OF PHOENIX PLANNING DEPARTMENT  
APPROVAL:  
BY: *Steffen Roenfeldt*  
STEFFEN ROENFELDT, ASSISTANT PLANNER  
9/6/2016  
DATE



REGISTERED PROFESSIONAL LAND SURVEYOR  
*Paul A. Frantz*  
OREGON  
FRED A. FRANTZ  
No. 50077  
Renewal 12-31-17

**TERRASURVEY, INC.**  
PROFESSIONAL LAND SURVEYORS  
274 FOURTH STREET  
ASHLAND, OREGON 97520  
(541) 482-6474  
terrain@tsp.net  
JOB NO. 1035-15

LINE	BEARING	LENGTH
L1	N33°35'14"W	33.00'
L2	N37°00'W/R4	19.90'
L3	N37°39'W/R4	60.00'
L4	N53°59'00"E	30.00'
L5	N01°38'10"E	26.21'
L6	N34°49'31"W	3.67'
L7	N35°12'01"W	30.00'
L8	S35°58'23"E	60.00'
L9	S33°35'14"E	33.00'
L10	S55°42'20"E	15.80'

FEE RIGHT OF WAY PER INST. No. 2013-011870 PARCEL 1		WIDTH ON N.E.1/4 SIDE CENTER LINE	
STATION	TO STATION	40.00'	IN A STRAIGHT LINE TO 43.00'
RWH 367+50.00	RWH 368+08.30	43.00'	IN A STRAIGHT LINE TO 48.00'
RWH 368+08.3	RWH 368+75.45		

FEE RIGHT OF WAY PER INST. No. 2013-041411 PARCEL 1		WIDTH ON N.E.1/4 SIDE CENTER LINE	
STATION	TO STATION	43.00'	IN A STRAIGHT LINE TO 48.00'
RWH 368+08.30	RWH 368+75.45	48.00'	IN A STRAIGHT LINE TO 51.00'
RWH 368+75.45	RWH 369+05.00	51.00'	IN A STRAIGHT LINE TO 51.00'
RWH 369+05.00	RWH 369+75.45	51.00'	IN A STRAIGHT LINE TO 51.00'
RWH 369+75.45	RWH 370+08.00	51.00'	IN A STRAIGHT LINE TO 51.00'
RWH 370+08.00	RWH 370+85.00	51.00'	IN A STRAIGHT LINE TO 90.00'