

PROPERTY LINE ADJUSTMENT ACCORDING TO
CITY OF MEDFORD MUNICIPAL CODE CHAPTER 10.297
(PLANNING FILE NO. PLA-16-082)

APPROVALS:

EXAMINED AND APPROVED THIS 13 DAY OF JANUARY, 2017

[Signature]
CITY OF MEDFORD PLANNING DIRECTOR

EXAMINED AND APPROVED THIS 13 DAY OF JAN., 2017

[Signature]
CITY OF MEDFORD SURVEYOR

TAX LOT 14100 & 14200 CONSOLIDATED PER
DOC. NO. 2017-002024 O.R.J.C.O. (9,818 SF)

****RECEIVED****
Date 1/20/17 By PB
This survey Consists of:
1 sheet(s) Map
1 pages(s) Narrative
JACKSON COUNTY
SURVEYOR

HOFFBUHR & ASSOCIATES, INC.
880 GOLF VIEW DR. STE. 201 MEDFORD, OREGON
(541) 779-4641
BY: DAVID M. MINNECI RPLS NO. 2349
SCALE: 1 INCH = 40' DECEMBER 28, 2016
BASIS OF BEARING: SURVEY NO. 7150
(CENTERLINE OF EDWARDS ST.)

- = SET 5/8" x 24" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2349".
- = FOUND 5/8" PIN PER S/N 7150.
- ⊗ = FOUND 5/8" PIN WITH PLASTIC CAP STAMPED "L.J. FRIAR & ASSOC." PER S/N 11344 OR 18042.
- = FOUND BRASS WASHER STAMPED "L.J. FRIAR & ASSOC." AND LEAD PLUG AND TACK PER S/N 18042.
- = FOUND 1" IRON PIN 10" DEEP. SOUTHWEST CORNER OF KENDALL ADDITION.
- ⊗ = FOUND .38 CALIBER SHELL IN CONCRETE SIDEWALK PER CITY OF MEDFORD FIELD BOOK FB1704, PAGE 19.
- S/N = SURVEY NUMBER
- O.R.J.C.O. = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON
- ④ = BLOCK 4

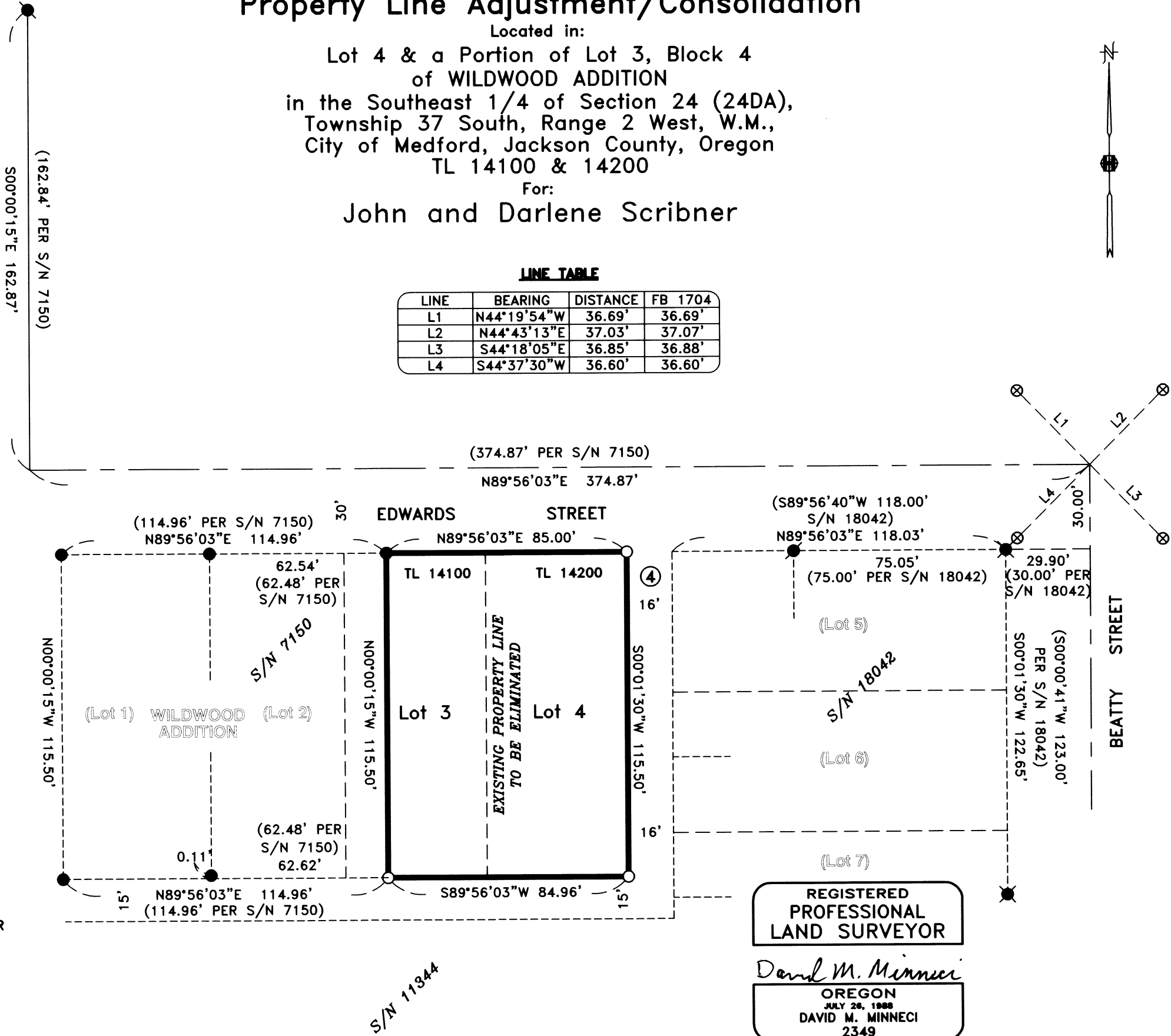
Property Line Adjustment/Consolidation

Located in:
Lot 4 & a Portion of Lot 3, Block 4
of WILDWOOD ADDITION
in the Southeast 1/4 of Section 24 (24DA),
Township 37 South, Range 2 West, W.M.,
City of Medford, Jackson County, Oregon
TL 14100 & 14200

For:
John and Darlene Scribner

LINE TABLE

LINE	BEARING	DISTANCE	FB 1704
L1	N44°19'54"W	36.69'	36.69'
L2	N44°43'13"E	37.03'	37.07'
L3	S44°18'05"E	36.85'	36.88'
L4	S44°37'30"W	36.60'	36.60'



REGISTERED
PROFESSIONAL
LAND SURVEYOR

David M. Minnici
OREGON
JULY 28, 1988
DAVID M. MINNECI
2349

EXPIRES 12/31/18

(C:\DWG\2016\16064MOS.DWG)

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

Survey for: **John and Darlene Scribner**
26 Lagunita Court
Martinez, California 94553

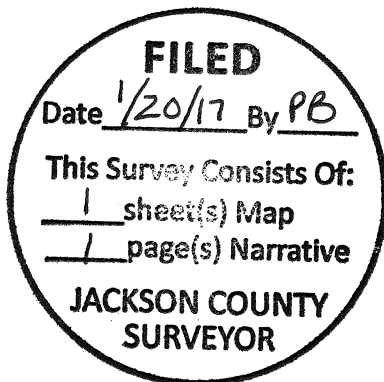
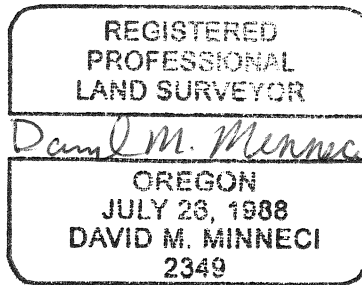
Location: Lot 4 and a portion of Lot 3 in Block 4 of **WILDWOOD ADDITION** in the Southeast one-quarter (1/4) of Section 24, Township 37 South, Range 2 West, Willamette Meridian, City of Medford, Jackson County, Oregon.

Purpose: Survey, monument and record a map of survey for a Property Line Adjustment/Consolidation (City Planning file No. PLA-16-082) of the property described in Document No. 93-07332, Official Records of Jackson County, Oregon. The objective is to eliminate the existing property line to rectify a setback issue.

Procedure: Original monuments from Surveys No. 7150, 11344 and 18042 were recovered and analyzed for efficiency. The center of the intersection of Edwards and Beatty Streets was computed from existing reference points per page 19 of City of Medford field book 1704. The centerline of Edwards was established from this computed point Westerly and 30.00 feet Northerly of several found monuments. The distance to the Westerly intersection of this line with the record bearing of Survey No. 7150 running Southerly from the Southwest corner of **KENDALL ADDITION** fit extremely well and convinced me to use it as my basis of bearing. The Northwest corner of the property was established by an existing monument from Survey No. 7150. The Southwest corner was established at record bearing and distance utilizing the same Survey. The Northeast corner was established at record distance and fit well with monumentation from Survey No. 10842 to the East. As Surveys No. 11344 and 18042 show the West lines of lots 5, 6, 7 and 8 of Block 4 as being parallel to the Westerly right-of-way line of Beatty Street, I established the East line of the property correspondingly.

Basis of Bearing: Centerline of Edwards Street per Survey No. 7150.

Date: December 28, 2016



David M. Minneci
L.S. 2349 - Oregon
Expires 12/31/16
880 Golf View Dr. St., Ste. 201
Medford, Oregon 97504