

# MAP OF SURVEY PROPERTY LINE ADJUSTMENT

## SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

Located in the Southwest One-quarter of the Northeast One-quarter of Section 24, Township 37 South, Range 2 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

**PURPOSE:** Pursuant to Client's request and direction, perform a boundary survey, recover existing monuments, perform a boundary resolution, establish monuments at corners as needed, process a Property Line Adjustment through the City of Medford (File Number: PLA-15-171), draft the resultant tracts and file a Map of Survey in the office of the Jackson County Surveyor.

**PROCEDURE:** Utilizing Trimble 5700 GPS equipment, Trimble S6 & S7 Robotic Total Stations and Trimble TSC3 Data Collectors with Trimble Access software, all found monuments were tied within closed loop traverses or via redundant ties.

Records utilized for this survey: Instruments Numbered 2016-01730B and 2016-040835, of the Official Records of Jackson County, Oregon; Surveys Numbered 1736, 5266, 8437, 10266, 11121 and 14947, all as filed in the office of the Jackson County Surveyor; and HOCKENYOS ADDITION, filed for Record on March 21, 1929 in Volume 5 of Plats at Page 44, of the Records of Jackson County, Oregon.

Held found references per Survey Number 14947 at the intersection of East McAndrews Road and Court Street, from which held the record bearing per Survey Number 11121 for Court Street to establish the centerline thereof. East McAndrews Road was established by holding the found monument at the intersection of East McAndrews Road and Central Avenue and the record bearing per Survey Number 11121 for East McAndrews Road to compute the centerline thereof. Similarly, Central Avenue was established by holding said centerline monument and the record bearing per said survey to compute the centerline thereof. From which, offset the computed centerlines by the record distances to compute the subsequent right-of-ways.

The southwesterly boundary of Hockenyos Addition was resolved utilizing the following method: held the record distance of 139.70 feet per Survey Number 10266, from the found monument originally set per Survey Number 8437 to establish the most southerly corner of Hockenyos Addition. The most westerly corner of Hockenyos Addition was established by holding the record distance of 537.67 feet per Survey Number 11121 from the found 0.38 caliber shell set per last said survey. From which, computed the southwesterly boundary by holding a line between the southerly and westerly corners described hereinabove.

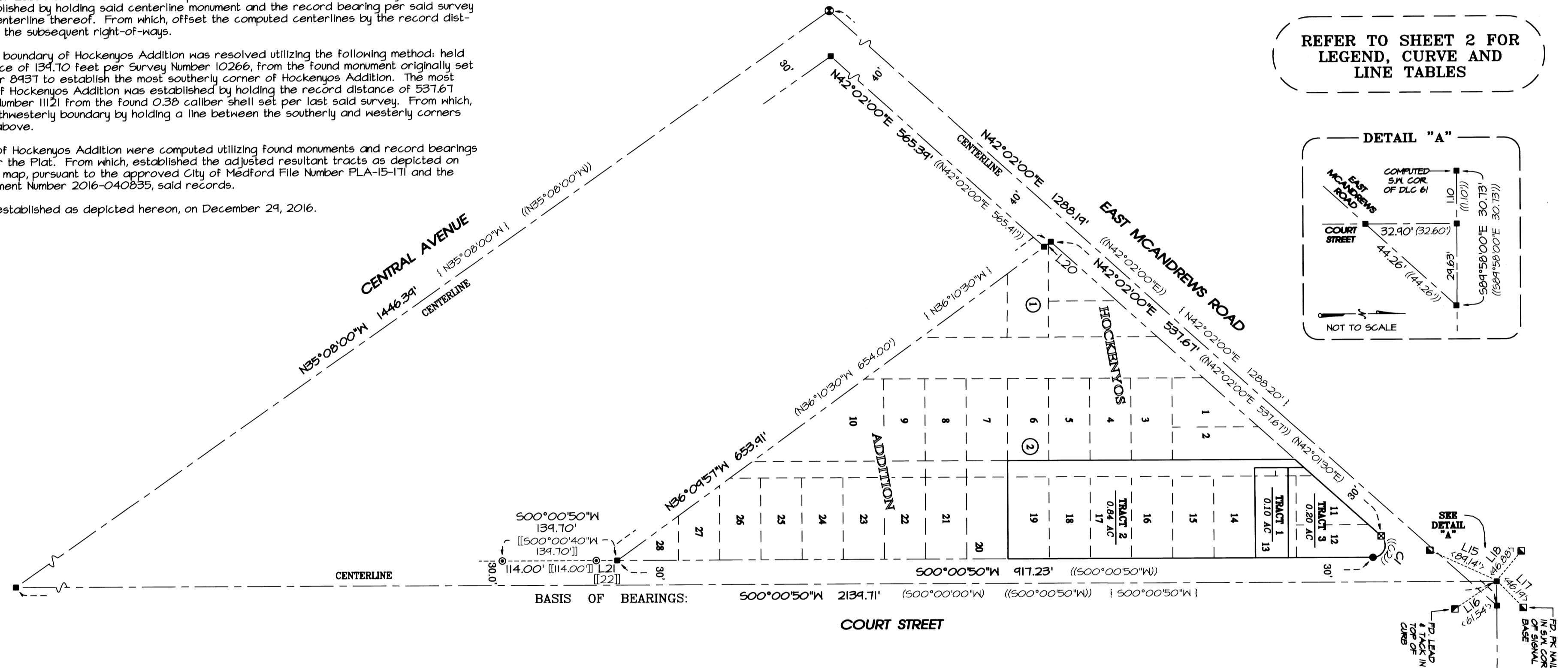
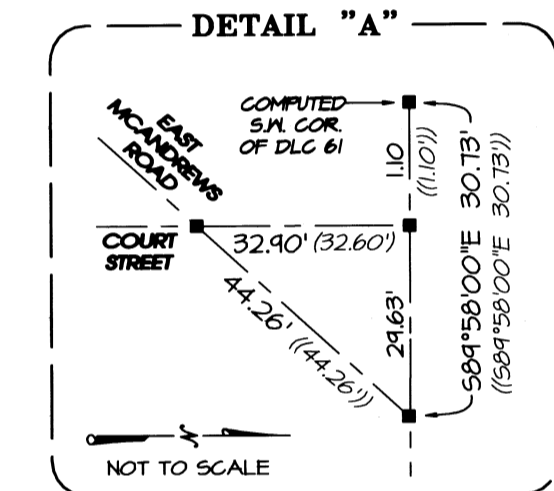
The interior lots of Hockenyos Addition were computed utilizing found monuments and record bearings and distances per the Plat. From which, established the adjusted resultant tracts as depicted on the accompanying map, pursuant to the approved City of Medford File Number PLA-15-171 and the subsequent Instrument Number 2016-040835, said records.

Monuments were established as depicted hereon, on December 29, 2016.

**PREPARED FOR:**

**COURT STREET PROPERTIES, LLC.**  
C/O: Law Offices of  
Martial E. Henault  
P.O. Box 727  
Medford, Oregon 97501

REFER TO SHEET 2 FOR  
LEGEND, CURVE AND  
LINE TABLES



**BASIS OF BEARINGS:**

The centerline of Court Street as depicted on Survey Number 1736, as filed in the office of the Jackson County Surveyor.

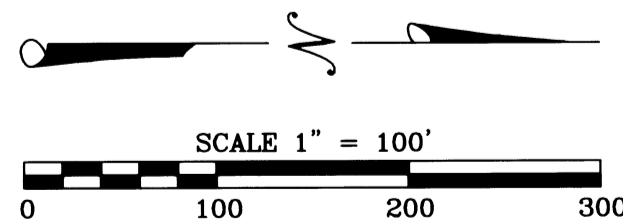
**APPROVALS (CITY OF MEDFORD FILE NUMBER PLA-15-171):**

Examined and approved this 13<sup>th</sup> day of JANUARY, 2017.

*[Signature]*  
Planning Director

Examined and approved this 13 day of JAN, 2017.

*[Signature]*  
City Surveyor



**RECEIVED**  
DATE 1/26/17 BY PB  
This survey consists of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

**REGISTERED PROFESSIONAL LAND SURVEYOR**  
*Rheut V. Neathamer*

OREGON  
JULY 19, 1994  
ROBERT V. NEATHAMER  
2675  
Renewal Date 12/31/18

**PREPARED BY:** Neathamer Surveying, Inc.  
3126 State St, Suite 203  
P.O. Box 1584  
Medford, Oregon 97501  
Phone (541) 732-2869  
FAX (541) 732-1382

PLOT DATE: January 10, 2017 PROJECT NUMBER: 12046-A

Sheet 1 of 2

# MAP OF SURVEY PROPERTY LINE ADJUSTMENT

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### LEGEND:

- Indicates a set 5/8-inch diameter by 24-inch long iron pin with an orange plastic cap marked "NEATHAMER SURVEYING".
- ⊗ Indicates a set 5/8-inch diameter by 30-inch long iron pin with an orange plastic cap marked "NEATHAMER SURVEYING".
- Indicates a set 0.40 shell casing in concrete with a brass washer marked "NEATHAMER SURVEYING".
- Indicates a found 5/8-inch diameter iron pin, per SN 5266, or as noted hereon.
- △ Indicates a found 5/8-inch diameter iron pin, per SN 8937.
- ⊙ Indicates a found 5/8-inch diameter iron pin, per SN 10266.
- ⊕ Indicates a found 2-inch diameter brass cap in monument case with center punch, per SN 11121.
- ⊠ Indicates a found 0.38 caliber shell on top of concrete wall, per SN 11121.
- Indicates a found 2" diameter bolt with a center punch in traffic signal base, per SN 14441, or as noted hereon.
- Indicates a computed position, nothing found or set.
- ( ) Indicates record information per HOCKENYOS ADDITION.
- { } Indicates record information per SN 1736.
- [ ] Indicates record information per SN 5266.
- [ ] Indicates record information per SN 10266.
- (( )) Indicates record information per SN 11121.
- < > Indicates record information per SN 14441.
- INST Indicates an Instrument recorded by number of the Official Records of Jackson County, Oregon.
- SF Indicates the number of square feet within a closed area such as a lot.
- SN Indicates a survey filed by number in the office of the Jackson County Surveyor.
- x— Indicates centerline of an existing fence line.
- 1.8'— Indicates the distance and which side from the boundary line that an existing fence (FNC) or building (BLD) is located.

REFER TO SHEET 1  
FOR NARRATIVE

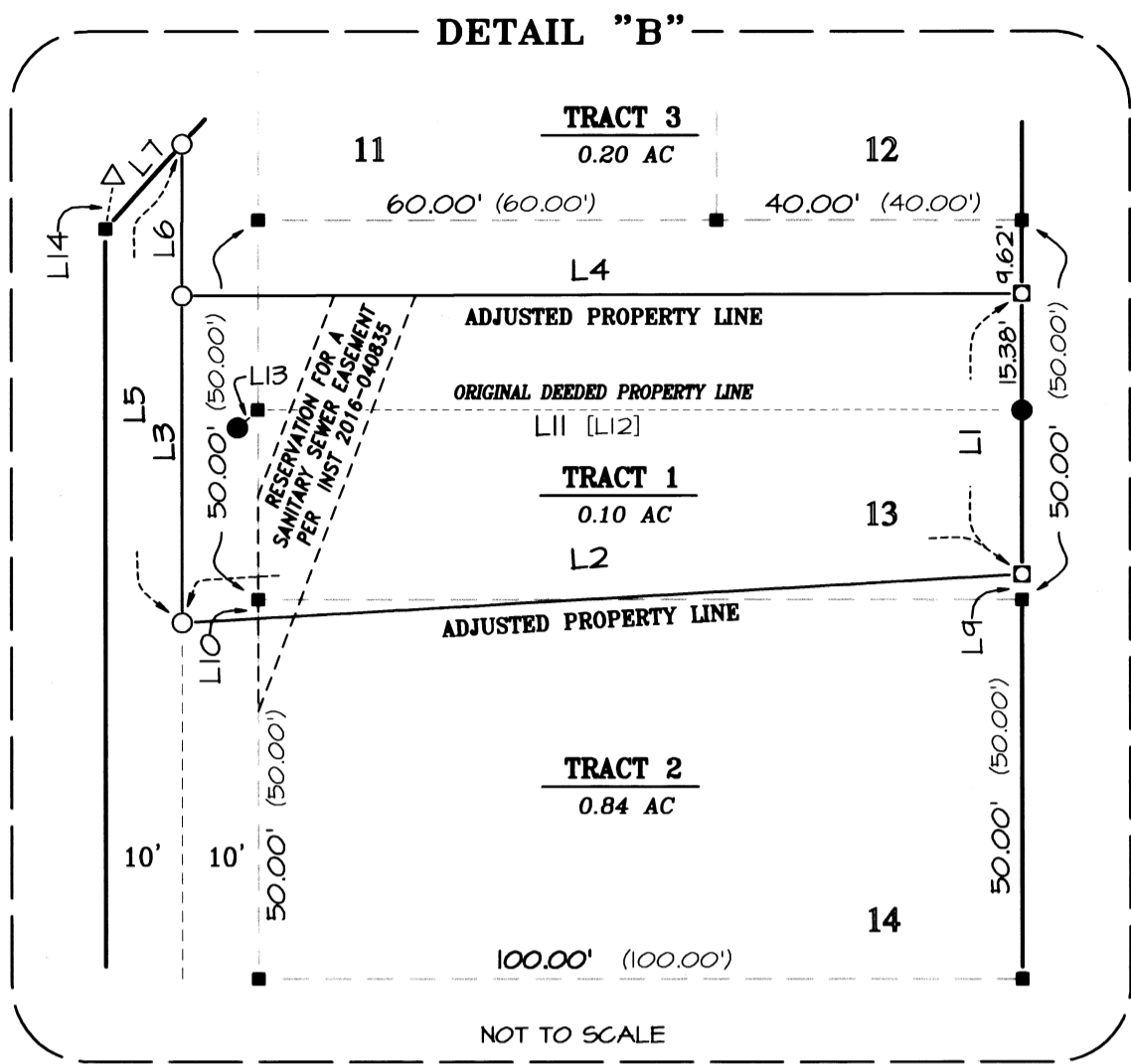
### BASIS OF BEARINGS:

The centerline of Court Street as depicted on Survey Number 1736, as filed in the office of the Jackson County Surveyor.

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Sheet 2 of 2      CN MN NR



### NOTES

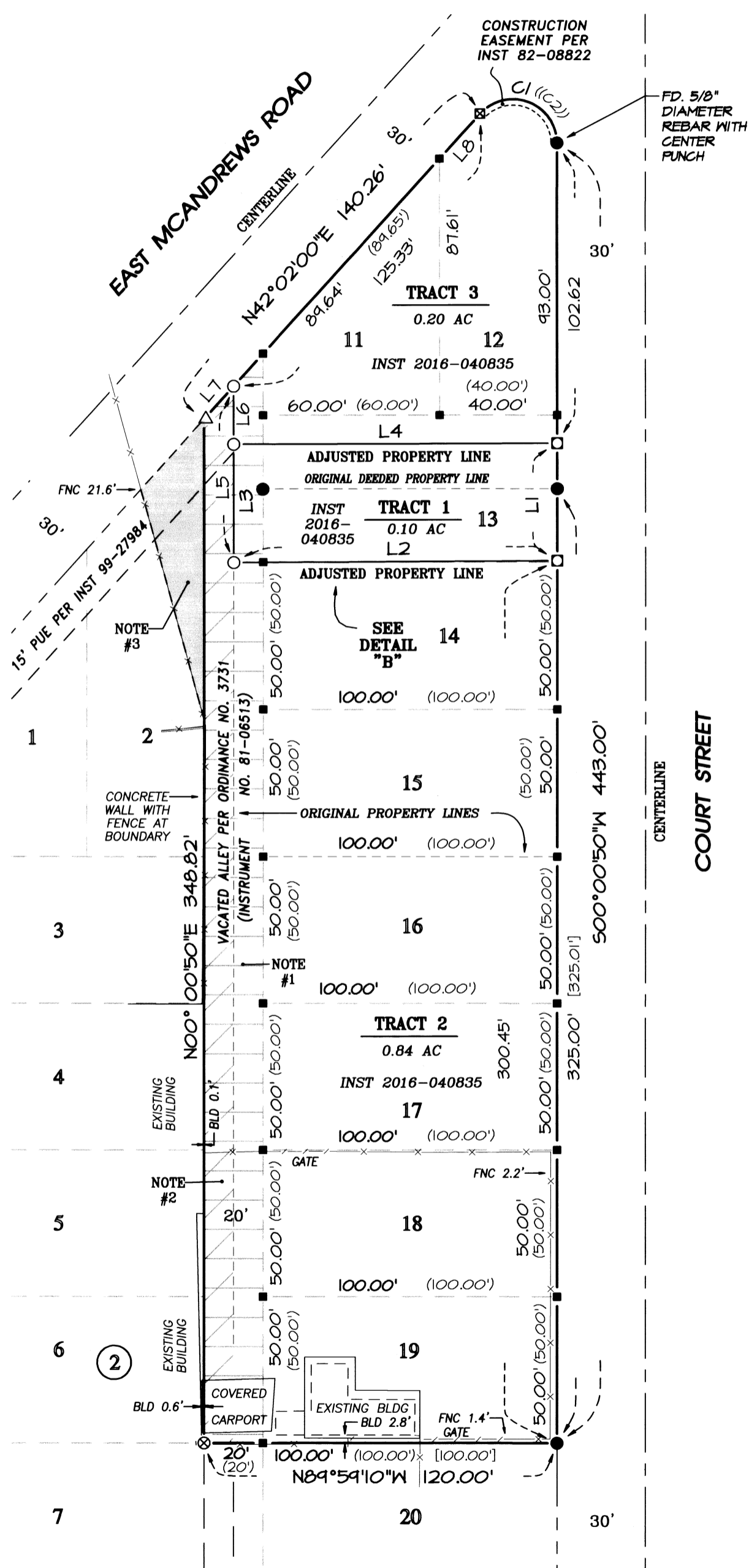
- #1 A public utility and vehicular access easement per INST 81-06515 and 81-06517 through 81-06519 (hatched area).
  - #2 A perpetual nonexclusive easement for water line and existing building maintenance per INST 95-19407 (cross hatched area).
  - #3 A non-exclusive easement for ingress and egress per INST 2014-018657 (shaded area).
- Pursuant to a Public Record Report prepared by Amerititle, the subject property may be subject to the following matters of record:
- That reservation contained in Instrument Number 71-07851, of the Official Records of Jackson County, Oregon.
- The Mineral Deed and provisions thereof per Instrument Number 95-36188, of the Official Records of Jackson County, Oregon.

### LINE TABLE

LINE	BEARING	DISTANCE
L1	S00°00'50"W	39.43'
L2	S89°42'24"W	110.00'
L3	N00°00'50"E	40.25'
L4	N89°52'17"E	110.00'
L5	N00°00'50"E	60.06'
L6	N00°00'50"E	19.81'
L7	N42°02'00"E	14.94'
L8	N42°02'00"E	20.75'
L9	N00°00'50"E	0.45'
L10	S00°00'50"W	0.09'
L11	S89°54'10"E	100.00'
L12	S89°54'10"E	100.00'
L13	S48°25'55"W	0.17'
L14	N39°47'20"E	0.78'
L15	N24°38'53"E	89.17'
L16	N34°09'32"W	61.52'
L17	S45°57'00"W	46.17'
L18	S50°09'36"E	46.86'
L19	N42°02'00"E	140.26'
L20	S36°09'57"E	10.22'
L21	S00°00'50"W	25.70'
L22	S00°00'40"W	25.70'

### CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	137°58'50"	14.98'	36.07'	S68°58'35"E	27.97'
C2	-	14.98'	36.07'	S68°58'35"E	27.97'



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This survey consists of:  
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