

Map of Survey Consolidation/Property Line Adjustment

For:
Barry & Pam Fronck
3401 Eucalyptus Drive
Medford, Or. 97504

Located in:
Parcels 1, 2 & 3 of Partition Plat P-5-2008,
in the Northwest 1/4 of Section 18 (18BB),
Township 37 South, Range 1 West, W.M.,
in the City of Medford, Jackson County, Oregon

PROPERTY LINE ADJUSTMENT ACCORDING TO CITY
OF MEDFORD MUNICIPAL CODE CHAPTER 10.297
(PLANNING FILE NO. PLA-17-033)

APPROVALS:

EXAMINED AND APPROVED THIS 23rd DAY OF APRIL, 2017

[Signature]
CITY OF MEDFORD PLANNING DIRECTOR

EXAMINED AND APPROVED THIS 10 DAY OF APRIL, 2017

[Signature]
CITY OF MEDFORD SURVEYOR

TAX LOT 2800, 2801 & 2802 CONSOLIDATED PER
DOC. NO. 2017-012160, O.R.J.C.O. (2.53 ACS.)

FILED
Date 4/12/17 By PB
This Survey Consists Of:
1 sheet(s) Map
0 page(s) Narrative
**JACKSON COUNTY
SURVEYOR**

HOFFBUHR & ASSOCIATES, INC.

880 GOLF VIEW DRIVE, # 201 MEDFORD, OREGON
(541) 779-4641 97504

BY: DAVID M. MINNECI LS NO. 2349
SCALE: 1" = 60' DATE: MARCH 14, 2017
BASIS OF BEARING: FILED SURVEY NO. 19917
(C/L NANSEN DRIVE)

- = FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC., INC."
- = FOUND 5/8" IRON PIN PER PLAT OF ROGUE VALLEY INDUSTRIAL PARK-UNIT NO. 3.
- ⦿ = FOUND 5/8" REBAR WITH CAP STAMPED "HARDY ENG & ASSOC" PER S/N 16724.
- ⊙ = FOUND BRASS DISK AS SHOWN

PUE = PUBLIC UTILITY EASEMENT FOR, STORM DRAINAGE, GAS, WATER, ELECTRIC, TELEPHONE, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE.

PSDE = PRIVATE STORM DRAINAGE EASEMENT
PSSE = PRIVATE SANITARY SEWER EASEMENT

O.R.J.C.O. = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON

S/N = FILED SURVEY NUMBER

(PP) = RECORD PER PARTITION PLAT P-5-2008.

(PR) = RECORD PER ROGUE VALLEY INDUSTRIAL PARK-UNIT NO. 3.

(C:\DWG\2016\16080MOS.dwg)

SHEET 1 OF 1

FOUND BRASS DISK IN MONUMENT CASE PER PLAT OF ROGUE VALLEY INDUSTRIAL PARK-UNIT NO. 3

N89°48'06"W
31.50'

ROGUE VALLEY INDUSTRIAL
PARK - UNIT NO. 3
(S/N 7049)

70.70'
S00°11'54"W

Nansen Drive

(N00°12'00"E 441.37' PER S/N 16724)
N00°11'54"E 441.36'
(441.30' PER S/N 19917)
N00°11'54"E 237.00'

30'

31.5'

30'

31.5'

30'

FOUND BRASS DISK IN MONUMENT CASE PER PLAT OF ROGUE VALLEY INDUSTRIAL PARK-UNIT NO. 2

ROGUE VALLEY INDUSTRIAL
PARK - UNIT NO. 2
(S/N 6492)

REGISTERED
PROFESSIONAL
LAND SURVEYOR

David M. Minnecci

OREGON
JULY 26, 1988
DAVID M. MINNECCI
2349

EXPIRES 12/31/18

(7) (PR=S89°39'15"E)
S89°39'21"E 470.46'

S41°59'W 0.18'
BENT-NO CAP

PARCEL NO. 2

Partition Plat
P-5-2008

PROPERTY LINES TO
BE ELIMINATED

N89°56'32"E 337.80'

(S/N 19917)

PARCEL NO. 1

TL 2800

N89°45'35"W 198.29'
(PP/PR=N89°48'00"W)

(6)

S88°34'25"W 273.03'
(PP=S88°36'00"W)
(PR=S88°37'50"W)

(S/N 16724)

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES

PURPOSE: TO SURVEY AND MONUMENT A CONSOLIDATION/PROPERTY LINE ADJUSTMENT OF PROPERTY ORIGINALLY DESCRIBED IN DOCUMENT NO. 2006-054791, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

PROCEDURE: USING CENTERLINE MONUMENTS AND ORIGINAL CONTROL FROM SURVEY NO. 19917 DONE BY THIS OFFICE, I LOCATED AND TIED MANY OF THE EXISTING MONUMENTS FROM SAID SURVEY. THEY CHECKED WELL WITH RECORD POSITION EXCEPT FOR THE NOTED FEW WHICH APPEAR TO BE DISTURBED AND SHOWN OUT OF POSITION. RECORD WAS HELD IN THOSE CASES. THE HARDEY MONUMENT FROM SURVEY NO. 16724 WAS HELD AS THE ANGLE POINT IN THE SOUTH LINE.