

PER JACKSON COUNTY RE-ESTABLISHMENT
DATED FEBRUARY 20, 1990

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 26, 1985
HERBERT A. FARBER
2189

RENEWAL DATE 12-31-17

**** FILED ****
DATE 5/12/17 BY PH
This survey consists of:
1 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY
SURVEYOR

MAP OF SURVEY
PROPERTY LINE ADJUSTMENT

located in the
SOUTHWEST QUARTER OF SECTION 15,
TOWNSHIP 37 SOUTH, RANGE 1 WEST,
WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON

for
UP TO GINGER LLC

P.O. BOX 481
MEDFORD, OREGON 97501

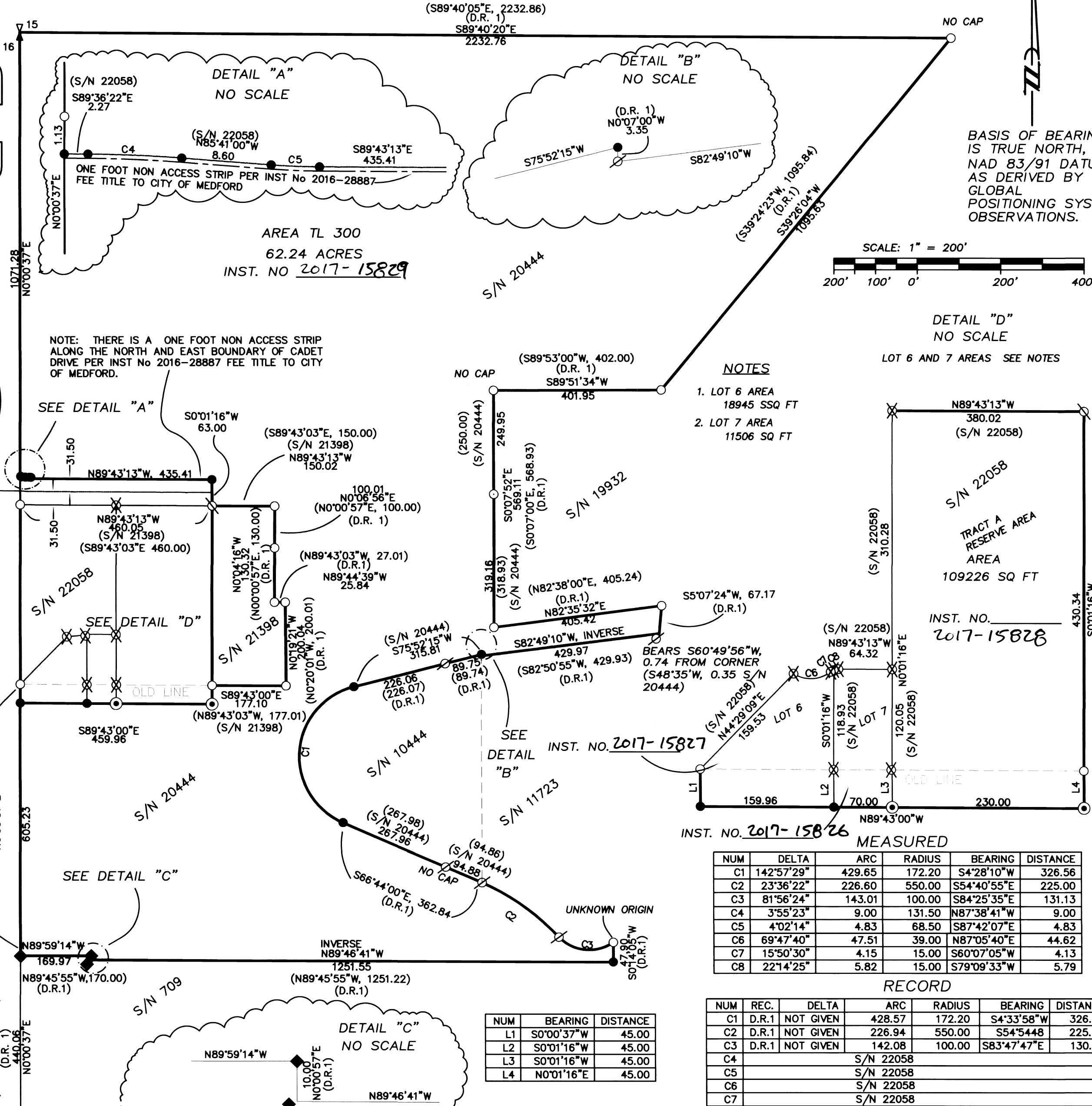
LEGEND

- ⊕ = FOUND 2 1/2" BRASS CAP - SECTION CORNER
 - ⊗ = FOUND 2 1/2" BRASS CAP-1/4 SECTION CORNER
 - = FOUND 5/8" IRON PIN, WITH YPC, MARKED "HOFFBUHR AND ASSOC., INC. OR AS DESCRIBED, PER S/N 20444 OR 19932
 - ◆ = FOUND 5/8" COPPERWELD IN CONCRETE PER S/N 709
 - ⊘ = FOUND 5/8" IRON PIN, WITH YPC, MARKED "BURRELL RLS 638", OR AS DESCRIBED, PER S/N 11723, OR 10444 AS NOTED
 - ⊗ = FOUND 5/8" IRON PIN, WITH YPC, MARKED "FARBER LS 2189", OR AS DESCRIBED, PER S/N 22058
 - ⊘ = FOUND 5/8" IRON PIN, WITH BPC, MARKED "D. MINNECI LS 2349", OR AS DESCRIBED, PER S/N 21398
 - ⊙ = SET 5/8" x 30" IRON PIN w/ YELLOW PLASTIC CAP MARKED "FARBER PLS 2189"
 - = SET 5/8" x 24" IRON PIN w/ YELLOW PLASTIC CAP MARKED "FARBER PLS 2189"
- D.R. 1 = DEED RECORD PER INST. NO. 2009-027364, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- S/N = RECORD FILED SURVEY NUMBER
- BPC = BLUE PLASTIC CAP
YPC = YELLOW PLASTIC CAP
- RECORD SURVEY DATA IS SHOWN IN PARENTHESIS ADJACENT TO MEASURED SURVEY DATA WHERE APPLICABLE.
- INST. NO. = INSTRUMENT NUMBER AS RECORDED IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

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

PURPOSE: TO SURVEY AND MONUMENT THE PROPERTY LINE ADJUSTMENT ADDING 45 FEET TO THE SOUTH BOUNDARY OF THOSE TRACTS OF LAND DESCRIBED AS LOT 6, LOT 7 AND TRACT A OF PANORAMA HEIGHTS SUBDIVISION, PHASE 1, RECORDED IN BOOK 42, PAGE 23 OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON, AND THAT TRACT OF LAND DESCRIBED IN INST. NO. 2009-027364, AND 2016-28887 (CADET DRIVE) OF THE OFFICIAL RECORDS OF SAID JACKSON COUNTY, PER CITY OF MEDFORD PLANNING DEPARTMENT FILE NO. PLA-16-147.

PROCEDURE: THIS IS A RETRACEMENT OF S/N 20444 WHICH WAS A RETRACEMENT OF THE FOLLOWING S/N 709, 10444, 11723, 19932 AND ALSO 21398 AND 22058 EXCEPT AS AMENDED BY THIS ADJUSTMENT OR AS NOTED. A FIELD SEARCH WAS CONDUCTED AND MONUMENTS OF RECORD WERE TIED A TRIMBLE RTK 5800 AND R8 RECEIVERS AND ROBOTIC 5600 AND S5 TOTAL STATION EQUIPMENT AS SHOWN. THE BOUNDARY OF THE SUBJECT PARCELS WAS HELD TO THESE FOUND MONUMENTS. OUR BEARINGS VARY BY ABOUT 20" ON THE LONG COURSES MEASURED ON THIS SURVEY. AS WE MOVE TO THE MIDDLE AND SOUTHEAST REGION OF THIS SURVEY THE EXISTING MONUMENTS ARE FOUND TO BE OUT OF POSITION BY MUCH MORE THAN THE WEST AND NORTH LINES. DUE TO THE INSTABILITY OF THIS AREA EVIDENCED BY THE RECORD AND MEASURED DIMENSIONS MISSING MONUMENTS WERE SET AT THE DEED RECORD FROM THE NEAREST FOUND MONUMENT PER DEED CALL FOLLOWED BY INVERSE DISTANCES AS NOTED WITH THE EXCEPTION OF THE TWO MONUMENTS NOTED AS OUT OF POSITION AS SHOWN HEREON. IT WAS NOTED THAT THE FOUND MONUMENT AT THE EASTERLY END OF THE CURVE DESCRIBED AS "C3" ON THIS SURVEY WAS FOUND TO BE MARKED "HOFFBUHR AND ASSOC., INC.", RECORDS THIS OFFICE WAS UNABLE TO FIND RECORD OF THE FOUND MONUMENT.



- NOTES
- LOT 6 AREA
18945 SSQ FT
 - LOT 7 AREA
11506 SQ FT

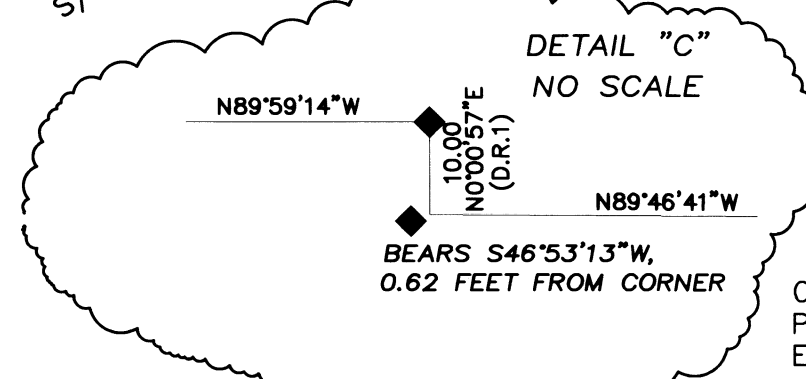
MEASURED

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	142°57'29"	429.65	172.20	S4°28'10"W	326.56
C2	23°36'22"	226.60	550.00	S54°40'55"E	225.00
C3	81°56'24"	143.01	100.00	S84°25'35"E	131.13
C4	3°55'23"	9.00	131.50	N87°38'41"W	9.00
C5	4°02'14"	4.83	68.50	S87°42'07"E	4.83
C6	69°47'40"	47.51	39.00	N87°05'40"E	44.62
C7	15°50'30"	4.15	15.00	S60°07'05"W	4.13
C8	22°14'25"	5.82	15.00	S79°09'33"W	5.79

RECORD

NUM	REC.	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	D.R.1	NOT GIVEN	428.57	172.20	S4°33'58"W	326.22
C2	D.R.1	NOT GIVEN	226.94	550.00	S54°54'48"	225.34
C3	D.R.1	NOT GIVEN	142.08	100.00	S83°47'47"E	130.43
C4				S/N 22058		
C5				S/N 22058		
C6				S/N 22058		
C7				S/N 22058		
C8				S/N 22058		

NUM	BEARING	DISTANCE
L1	S0°00'37"W	45.00
L2	S0°01'16"W	45.00
L3	S0°01'16"W	45.00
L4	N0°01'16"E	45.00



CITY OF MEDFORD APPROVAL
Planning File PLA-16-147
EXAMINED AND APPROVED THIS 11th DAY OF MAY, 2017 BY: [Signature]
PLANNING DIRECTOR

EXAMINED AND APPROVED THIS 10th DAY OF MAY, 2017 BY: [Signature]
CITY SURVEYOR

Surveyed by:
FARBER & SONS, INC. dba



PO BOX 5286
431 OAK STREET
CENTRAL POINT, OREGON 97502
(541) 664-5599

DATE: MARCH 23, 2017
JOB NO.: 2015-2340
DRAWING FILE: JOBS\MEDFORD_NE\CADET DR.\VANWEY\MICROSURVEY\PLA_mos031717
DRAWN BY: DHM ORIG. DATE: 03/23/2017 REVISED BY: hgf DATE: 04/05/17

PER JACKSON COUNTY RE-ESTABLISHMENT
DATED SEPTEMBER 7, 1999