

SURVEY FOR:

H.A.J.C.
2251 TABLE ROCK ROAD
MEDFORD, OR 97501

SURVEY BY:

L.J. FRIAR & ASSOCIATES, P.C.
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DATE:

JANUARY 1, 2018

MAP OF SURVEY
PROPERTY LINE ADJUSTMENT
In Lots 4 & 5, ROGUE VALLEY HEIGHTS EXTENSION &
located in the S.W. 1/4 of Sec. 17, T.37S., R.1W., W.M.
& in the City of Medford, Jackson County, Oregon
(Planning File No. PLA-17-160)

LEGEND:

- = FD. 3/4" IRON PIPE PER RVHE.
- = FD. BRASS CAP IN MONUMENT WELL MKD. CITY OF MEDFORD SURVEYOR.
- ⊗ = FD. BRASS CAP IN CONCRETE MKD. LS1913 PER MGS2.
- ⊙ = FD. BRASS CAP IN MONUMENT WELL MKD. LS1913 PER PRE2.
- ⊗ = FD. 5/8" IRON PIN & PLASTIC CAP MKD KAISER LS803 PER FS16643.
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD BATH LS1069 PER FS9914.
- = FD. 5/8" IRON PIN PER FS3391.
- = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.

- JCDR = JACKSON COUNTY DEED RECORDS.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- RVHE = ROGUE VALLEY HEIGHTS EXTENSION.
- PRE2 = RECORD DATA AS SHOWN.
- PRE2 = PINE RIVER ESTATES, UNIT 2 (FS13194).
- FS = FILED SURVEY #.
- X- = FENCE LINE.
- L1/C1 = SEE COURSE DATA TABLE.
- OP = RECORD DATA PER FS16643.
- OP = ORIGINAL PROPERTY LINE.
- APL = ADJUSTED PROPERTY LINE.
- ATL = ADJUSTED TAX LOT #.
- D.I.A. = DEFERRED IMPROVEMENT AGREEMENT PER DOC. 88-16951, ORJCO.
- WC = WITNESS CORNER MONUMENT.

BASIS OF BEARINGS:

CENTERLINE OF ROBERTS ROAD PER PRE2 AS SHOWN HEREON.
UNIT OF MEASUREMENT = FEET SCALE: 1" = 50'

EXCEPTIONS PER FIRST AMERICAN PUBLIC RECORD REPORT #7161-2000022 DATED 11/18/2017:

4. EASEMENT FOR ELECTRICAL POWER PER VOL. 340, PG.123, JCDR, NO SPECIFIC LOCATION GIVEN IN DOCUMENT.
5. DEFERRED IMPROVEMENT AGREEMENT PER DOC. 88-16951, ORJCO, PORTION OF TL4500 SHOWN.
6. PUBLIC UTILITY EASEMENT PER DOC. 94-19490, ORJCO, SHOWN.
7. EASEMENT FOR WATER FACILITIES PER DOC. 2008-020856, ORJCO, SHOWN.
8. FENCE LINE ALONG EASTERLY BOUNDARY AS SHOWN ON SURVEY NO. 16643, SHOWN.

COURSE DATA TABLE

NUM	DELTA	ARC	RADIUS	CHORD
C1	13°16'08"	124.58	537.96	S06°31'50"W 124.31
C2	13°16'08"	140.795	607.96	N06°31'50"E 140.48
C3	90°09'19"	42.485	27.00	S44°58'28"W 38.235
NUM	BEARING	DISTANCE		
L1	N00°06'14"W	22.83		

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

PURPOSE: TO SURVEY AND MONUMENT TO TRACTS CREATED THROUGH A PROPERTY LINE ADJUSTMENT. THE PARENT TRACTS ARE SET FORTH IN DOC. 2017-014320, ORJCO. SEE CITY OF MEDFORD FILE NO. PLA-17-160.

PROCEDURE: MADE TIES TO MONUMENTS OF RECORD AS SHOWN HEREON TO CONTROL THIS SURVEY. THE ADJUSTED PROPERTY WAS POSITIONED SOUTH OF THE SOUTH EDGE OF THE EXISTING PAVEMENT AS REQUESTED. SET MONUMENTS AS SHOWN HEREON. PREPARED LEGAL DESCRIPTIONS OF THE RESULTANT TRACTS FOR USE AS EXHIBITS ON THE ADJUSTMENT DEEDS.

**** CITY OF MEDFORD APPROVALS ****

FILE NO. PLA-17-160

EXAMINED AND APPROVED THIS 9th DAY OF Jan., 2018.

BY: [Signature] CITY SURVEYOR

EXAMINED AND APPROVED THIS 10 DAY OF JANUARY, 2018.

BY: [Signature] PLANNING DIRECTOR

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]
OREGON
JULY 17, 1988
JAMES E. HIBBS
224
RENEWAL DATE 6-30-19

FILED
Date 1/12/18 By [Signature]
This Survey Consists Of:
1 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

