

MAP OF SURVEY

LOCATED IN THE NORTH AND SOUTH 1/2 OF SECTION 17
TOWNSHIP 37 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN
IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON

RECEIVED
DATE 4/18 BY PD
This survey consists of:
2 sheet(s) Map
6 page(s) Narrative
JACKSON COUNTY
SURVEYOR

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

Surveyed by and for: The City of Medford Public Works Engineering Division
200 South Ivy Street, Medford Oregon 97501

Date of Survey: Monument Recovery began May 2014, Monuments set March 2018

Basis of Bearing: Jackson County filed Survey No. 22360

Purpose: To Survey and resolve the centerline and right of way of Springbrook Road North of Cedar Links Drive intersection and southerly of centerline angle point @ 11+19.35 as granted per:

- Springbrook Subdivision filed for record the 17th day of December 1928 and recorded in Volume 5 of plats, page 44 of records Jackson County, Oregon.
- Partition plat P-41-1990, filed survey number 12053
- Partition plat P-31-2003, filed survey number 17782
- Bell Estates Subdivision filed for record 10th day of December 1990 and recorded in volume 16 of plats at page 94 of records Jackson County, Oregon. Filed survey number 12323
- Springbrook Meadows Subdivision filed for record 6th day of October 1992 and recorded in volume 17 of plats at page 34 of records Jackson County, Oregon. Filed survey number 13175
- Northbrook Subdivision filed for record 22th day of December 1992 and recorded in volume 17 of plats at page 40 of records Jackson County, Oregon. Filed survey number 13285/16585
- JCOR 1990-20819, JCOR 1991-26453, JCOR 1991-26454, JCOR 1985-04944, JCOR 1990-01699, JCOR 1980-18069, JCOR 1976-04764, JCOR 2003-32484

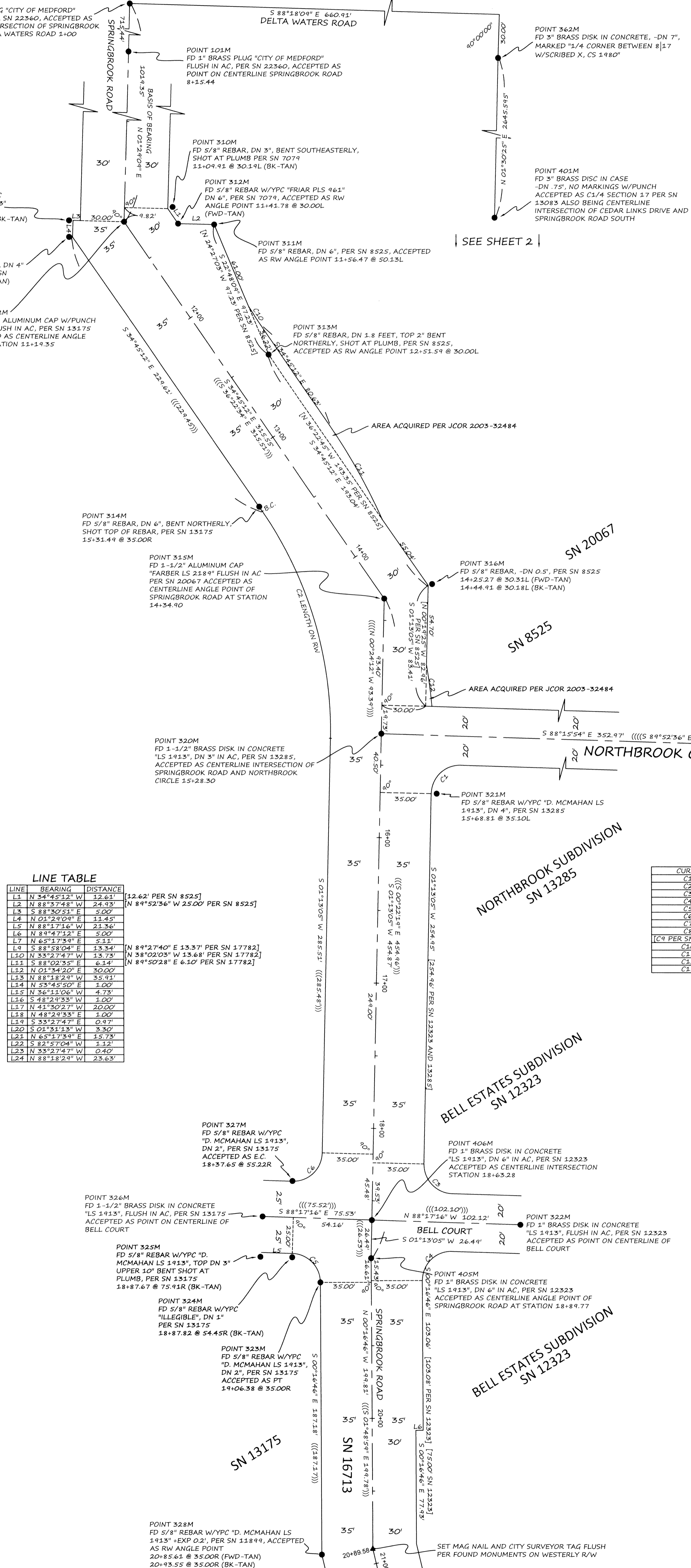
The said resolution is in preparation for a street widening and improvement project (city project number P1689). It is my intent at this time to resolve the street right of way for the following purposes:

- Create a base map for public works engineering design team to design street improvements within or start acquisition process for additional right of way.
- To set missing centerline monuments creating a filed record of the resolution and monuments within the County surveyor's office for future use of surveyors.
- A basis of survey to continue future work from. It should also be noted that this survey does not represent a completely exhaustive search for all possible monuments of record. However, it does represent enough controlling monuments to resolve the existing right of way and centerline. It is my intent to follow this survey with another monument recovery survey or report as required per ORS 209 prior to construction and to extensively search for all possible monuments of record at this time.

Procedure: This survey is a continuation of surveys that were done to the north (survey numbers 21201, 21501, and 22360). The centerline was re-established by a best fit of existing right of way monuments and found centerline monuments. From researching and reviewing the filed surveys in the area, it is highly suspect if the original right of way of Springbrook Road was ever monumented as suggested in the surveyor's certificate of said plat of Springbrook Subdivision. Furthermore, there were miss-closures within the mathematics of the plat and road as dimensioned on the plat. The majority of surveyors that have followed survey 2163 have accepted Lovejoy's monuments and resolution perpetuating his survey with their own monuments. In honor of these past surveys and resolutions and as the best available evidence of the original centerline and right of way, I have accepted the existing centerline monuments as shown on the face of this map. Where centerline is not monumented I have computed a best fit centerline from the available right of way monuments and resolved and monumented the centerline as shown. Additional Station and Offset calls were made to found monuments as evidence that most of the found monuments fit together well within expectations. It should be noted that the found monuments were analyzed for their location in relationship to the road only. There was little or no consideration with how the monuments relate to the sidelines of the properties fronting on Springbrook Road, which some of these monuments may represent.

It should be noted that filed surveys 1603-1606 (completed and filed by the same surveyor on the same date) were not utilized for my resolution of the right of way. These surveys which may be significant for the location of the property lines were not utilized for right of way resolution because no right of way resolution was attempted by the filing surveyor on said surveys. This is further evident by reviewing surveys 9869, 10257, and 7081 which relied on survey number 5570 which in turn relied on survey 2163 for resolving the right of way of Springbrook road with no mentioned reliance on the 1600 surveys.

This work was performed with Trimble R-8 GPS and Trimble S-6 Total Station utilizing closed traverses and or redundant measurements for measurement quality assurances.



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 34°45'21" W	32.63
L2	N 88°57'48" W	24.93
L3	S 88°30'51" E	5.00
L4	N 01°29'04" E	11.43
L5	N 88°17'16" W	23.36
L6	N 87°47'32" E	5.00
L7	N 65°17'34" E	5.11
L8	S 88°58'04" E	13.34
L9	N 33°27'47" W	13.73
L10	S 88°02'35" E	6.44
L11	N 01°34'20" E	30.00
L12	N 88°18'29" W	35.91
L13	N 53°45'50" E	1.00
L14	S 88°58'04" E	13.34
L15	N 33°27'47" W	13.73
L16	S 88°02'35" E	6.44
L17	N 01°34'20" E	30.00
L18	N 88°18'29" W	35.91
L19	N 53°45'50" E	1.00
L20	S 88°58'04" E	13.34
L21	N 33°27'47" W	13.73
L22	S 88°02'35" E	6.44
L23	N 01°34'20" E	30.00
L24	N 88°18'29" W	35.91

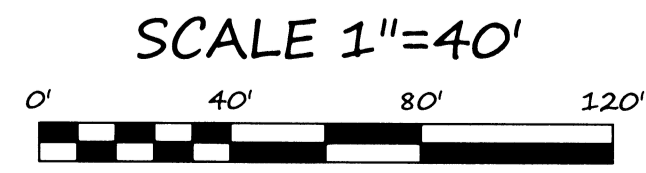
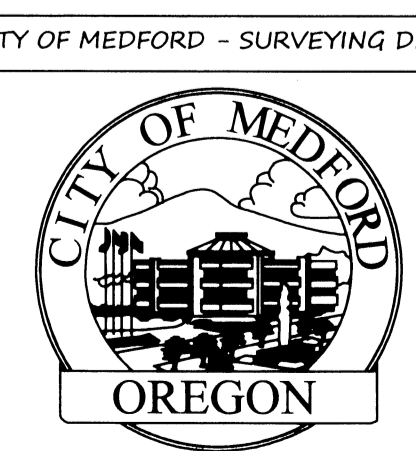
CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	20.00'	31.60'	40°31'01"	28.41'	N 46°28'35" E
C2	265.00'	166.37'	35°58'23"	263.65'	S 16°46'04" E
C3	20.00'	31.24'	88°50'21"	28.16'	S 43°52'05" E
C4	20.00'	32.11'	91°59'30"	28.77'	N 45°42'59" E
C5	20.00'	30.72'	88°00'30"	27.74'	S 44°17'01" E
C6	20.00'	31.59'	90°21'58"	28.41'	S 46°27'25" W
C7	265.00'	166.37'	35°58'23"	263.65'	N 22°43'45" W
C8	40.00'	62.94'	40°09'21"	56.65'	S 46°36'37" W
C9	PER SN 12053	263.00'	94.24'	167.327'	
C10	311.00'	17.66'	3°15'15"	17.66'	S 33°07'38" E
C11	407.00'	75.59'	10°38'30"	75.48'	N 29°25'57" W
C12	407.00'	24.08'	4°03'38"	24.08'	S 07°25'04" E
C13	15.00'	15.83'	60°28'31"	15.11'	S 58°06'36" E

- LEGEND**
- FOUND MONUMENT AS NOTED
 - ▲ SET MONUMENT AS NOTED
 - [] RECORD DATA AS NOTED
 - { } RECORD DATA PER SN 13083
 - (()) RECORD DATA PER SPRINGBROOK SUBDIVISION
 - (((())) RECORD DATA PER SN 13175 SPRINGBROOK MEADOWS SUBDIVISION
 - ((((())) RECORD DATA PER SN 13285 NORTHBROOK SUBDIVISION
 - INST# INSTRUMENT NUMBER
 - COM CITY OF MEDFORD
 - FD FOUND
 - PNT POINT
 - PC PLASTIC CAP
 - BC BEGIN CURVE
 - EC END CURVE
 - PT POINT OF TANGENCY
 - RPC RED PLASTIC CAP
 - YPC YELLOW PLASTIC CAP
 - BPC BLUE PLASTIC CAP
 - OPC ORANGE PLASTIC CAP
 - MON MONUMENT
 - SN SURVEY NUMBER
 - L LEFT
 - R RIGHT
 - DLC DONATION LAND CLAIM
 - DN DOWN
 - ALUM ALUMINUM
 - JCRRFB JACKSON COUNTY ROAD RECORD FIELD BOOK
 - R/W RIGHT OF WAY
 - AC ASPHALT
 - SFN SEARCHED FOUND NOTHING
 - ELEV ELEVATION
 - (FWD-TAN) FORWARD CENTERLINE TANGENT
 - (BK-TAN) BACK CENTERLINE TANGENT
 - JCOR JACKSON COUNTY OFFICIAL RECORDS

REGISTERED PROFESSIONAL LAND SURVEYOR

 JON M. PROUD
 7/852
 EXPIRES DECEMBER 31, 2018



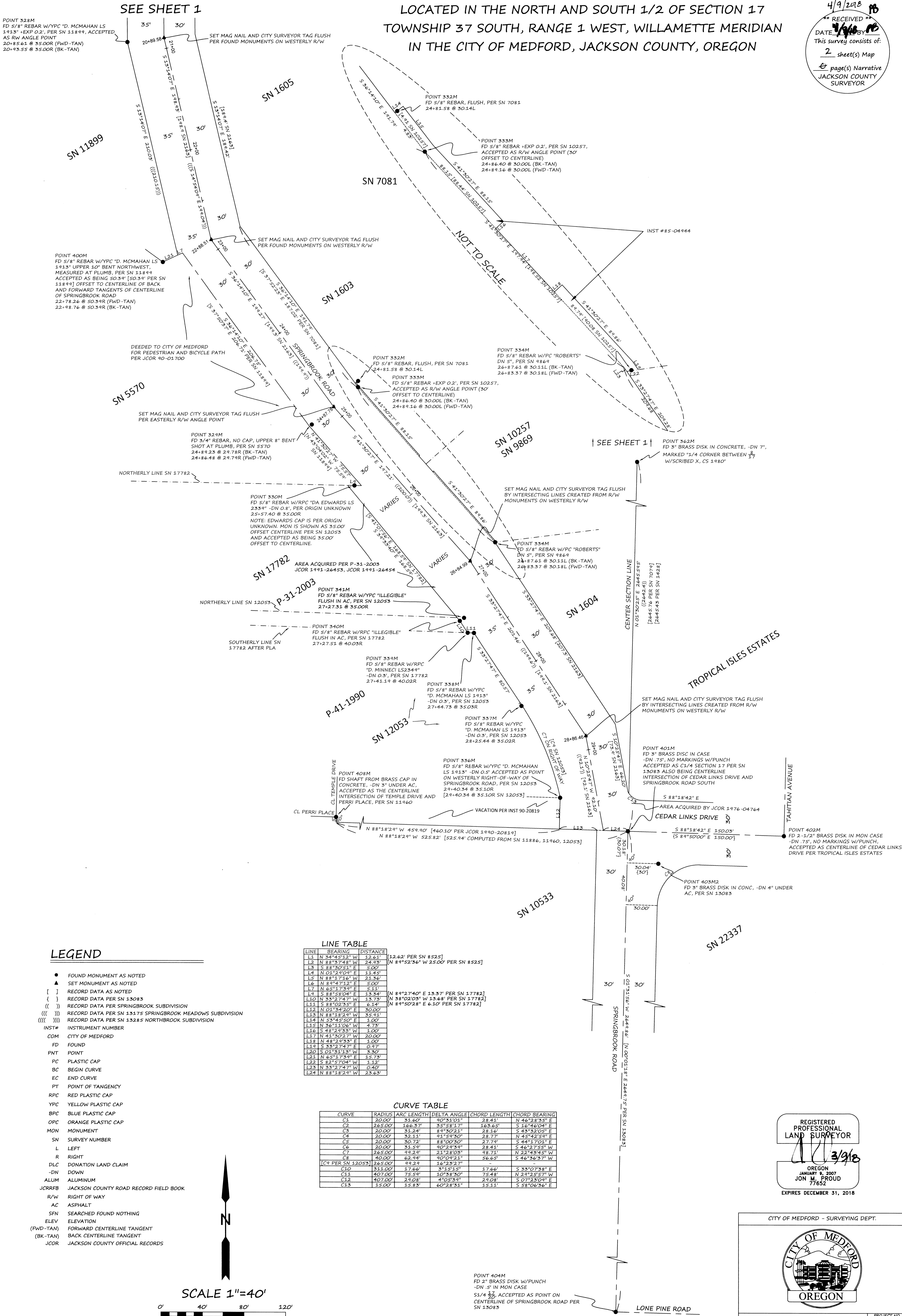
DRAWN BY: SPM	DATE: 3-15-18	PROJECT NO: P-1689
CHECKED BY: JMP	DATE: 3-15-18	SHEET NO: 1 OF 2
PLOT DATE:	DATE: 4-4-18	

SEE SHEET 2

MAP OF SURVEY

LOCATED IN THE NORTH AND SOUTH 1/2 OF SECTION 17
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- ELEV ELEVATION
- (FWD-TAN) FORWARD CENTERLINE TANGENT
- (BK-TAN) BACK CENTERLINE TANGENT
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LINE TABLE

LINE	BEARING	DISTANCE
L1	N 34°45'33" W	12.62' PER SN 8525
L2	N 88°57'48" W	24.95'
L3	S 88°50'51" E	5.00'
L4	N 02°21'00" E	11.45'
L5	N 88°57'16" W	21.36'
L6	N 89°47'12" E	5.00'
L7	N 65°17'30" E	5.11'
L8	S 88°58'04" E	13.34'
L9	N 35°27'47" W	13.73'
L10	N 38°02'03" W	13.68' PER SN 17782
L11	S 88°02'35" E	6.14'
L12	N 02°54'20" E	30.00'
L13	N 88°18'24" W	35.91'
L14	N 33°46'50" E	1.00'
L15	N 36°13'06" W	4.75'
L16	S 48°24'33" W	1.00'
L17	N 41°30'27" W	20.00'
L18	N 48°24'33" E	1.00'
L19	S 35°27'47" E	0.97'
L20	S 01°31'13" W	3.30'
L21	N 65°17'30" E	15.75'
L22	S 82°57'04" W	1.12'
L23	N 35°27'47" W	0.40'
L24	N 88°18'24" W	23.63'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	20.00'	35.60'	90°31'01"	28.41'	N 46°28'35" E
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C4	20.00'	32.11'	91°59'30"	28.77'	N 45°42'59" E
C5	20.00'	30.72'	88°00'50"	27.74'	S 44°37'01" E
C6	20.00'	35.59'	40°24'54"	28.41'	S 46°21'55" W
C7	265.00'	166.29'	25°28'05"	163.75'	N 22°49'45" W
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C9 PER SN 12053	265.00'	166.29'	16°23'27"	17.66'	S 35°07'58" E
C10	311.00'	17.66'	3°14'17"	17.66'	N 24°25'57" W
C11	407.00'	75.59'	10°38'30"	75.48'	N 24°25'57" W
C12	407.00'	29.08'	4°02'59"	29.08'	S 07°23'09" E
C13	15.00'	15.83'	60°28'31"	15.11'	S 88°06'56" E

REGISTERED
PROFESSIONAL
LAND SURVEYOR
[Signature]
3/9/18
OREGON
JANUARY 9, 2007
JON M. PROUD
77852
EXPIRES DECEMBER 31, 2018

CITY OF MEDFORD - SURVEYING DEPT.



DRAWN BY: SPM	DATE: 3-15-18	PROJECT NO.:
CHECKED BY: JMP	DATE: 3-15-18	P-1689
PLOT DATE:	DATE: 4-4-18	SHEET NO.:
		2 OF 2