

PROPERTY LINE ADJUSTMENT ACCORDING TO CITY OF MEDFORD MUNICIPAL CODE CHAPTER 40-297 10.158 (PLANNING FILE NO. PLA-18-116)

EXAMINED AND APPROVED THIS 22nd DAY OF DECEMBER, 2018

CITY OF MEDFORD PLANNING DIRECTOR

EXAMINED AND APPROVED THIS 12 DAY OF December, 2018

CITY OF MEDFORD SURVEYOR

FOUND 2" ALUMINUM CAP MARKED "JACKSON COUNTY ROADS & PARKS", FLUSH. ORIGINALLY PER S/N 1212, REPLACED PER S/N 20926

ELL CORNER D.L.C. 76 FOUND 2 1/2" BRASS CAP PER JACKSON COUNTY SURVEYOR 5TH RE-ESTABLISHMENT NOTES, DATED JULY, 15 2008

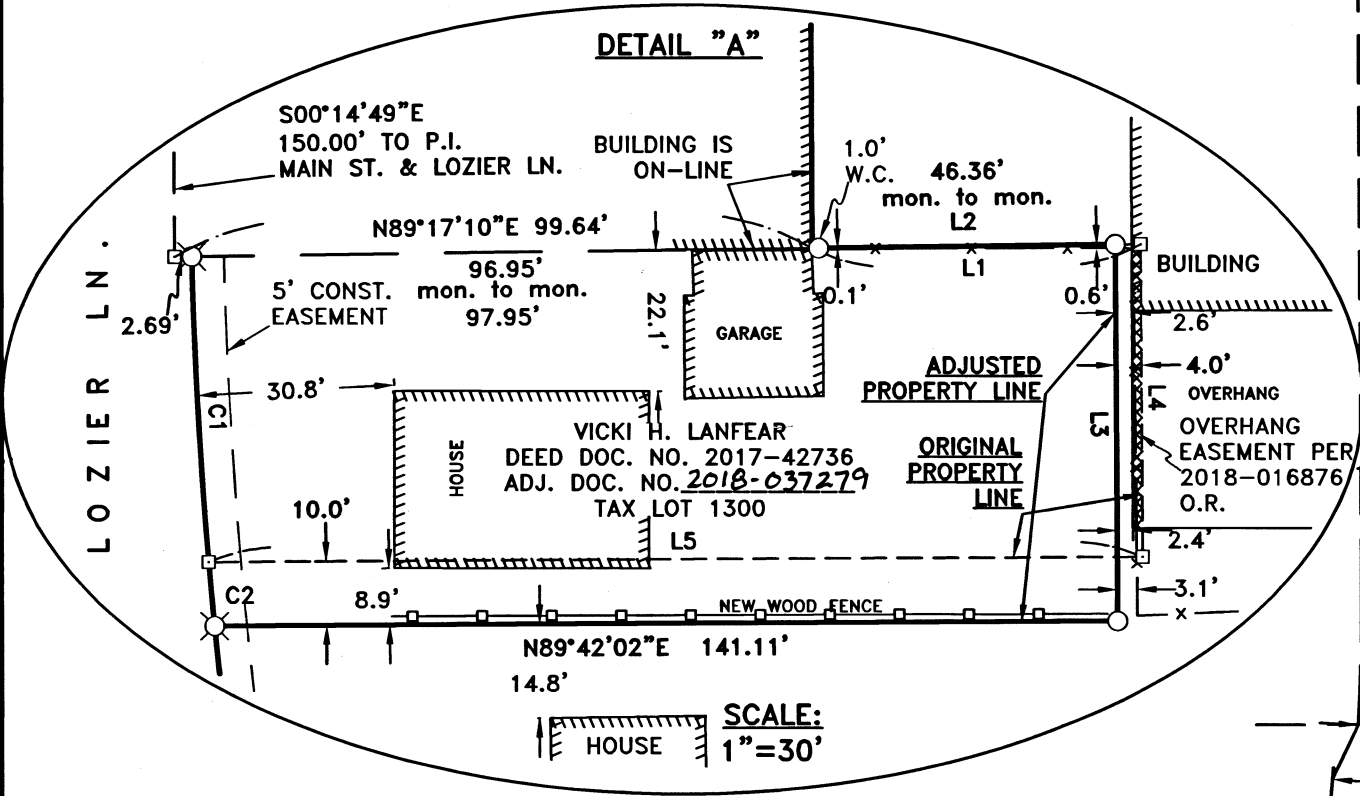
HOFFBUHR & ASSOCIATES, INC. 880 GOLF VIEW DRIVE, SUITE 201 MEDFORD, OREGON 97504 (541)779-4641

BY: MACKENZIE C. WYNTERGREEN PLS No. 84224 SCALE: 1 inch = 60 feet December 06, 2018 BASIS OF BEARING: GRID NORTH NAD83(11), Epoch 2010.00 OREGON COORDINATE REFERENCE SYSTEM GRANTS PASS-ASHLAND ZONE

LEGEND

- FOUND GOVERNMENT CORNER AS NOTED
FOUND 2" ALUMINUM CAP MARKED "JACKSON COUNTY ROADS & PARKS" PER S/N 20926
FOUND MONUMENTS, AS NOTED
SET 5/8" X 30" IRON PIN W/YPC STAMPED "M. WYNTERGREEN LS 84224"
SET 5/8" X 24" IRON PIN W/YPC STAMPED "M. WYNTERGREEN LS 84224"
COMPUTED POSITION
S/N = SURVEY NUMBER
O.R. = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON
W/YPC = WITH YELLOW PLASTIC CAP
O.P.L. = ORIGINAL PROPERTY LINE
A.P.L. = ADJUSTED PROPERTY LINE
X.X' = INDICATES THE DISTANCE AND SIDE OF THE BOUNDARY LINE FOR FOUND ENCROACHMENTS
[] = PER DEED DOCUMENT NUMBER 2018-016877 O.R.

- [1] = PER DEED DOCUMENT NUMBER 93-42724 O.R.
[2] = PER DEED VOLUME 168 PAGE 13 O.R.
() = PER S/N 21621
(1) = PER S/N 13851
(2) = PER S/N 20926
(3) = PER S/N 2416
(4) = PER S/N 6593



37 2W 26DA, TAX LOT 1000 (18107 PLA.DWG)

MAP OF SURVEY PROPERTY LINE ADJUSTMENT

(FILE: 2018-116)

For MANJOH LLC

Located in:

The N.E. 1/4 of the N.W. 1/4 of SECTION 26, T.37S., R.2W., Willamette Meridian, City of Medford, Jackson County Oregon

FILED Date 12/21/18 By PB This Survey Consists Of: 1 sheet(s) Map 2 page(s) Narrative JACKSON COUNTY SURVEYOR

C O L U M B U S

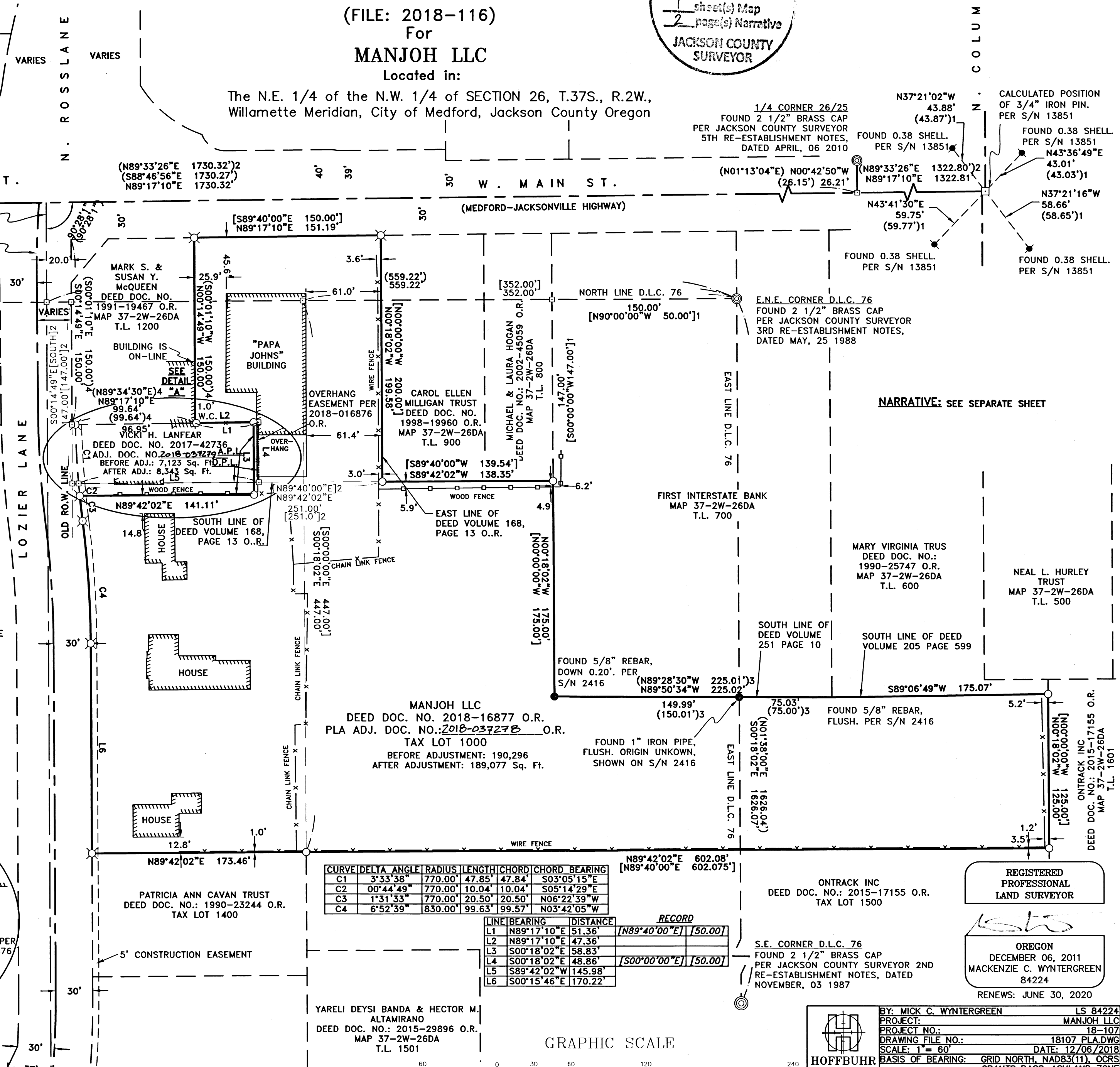
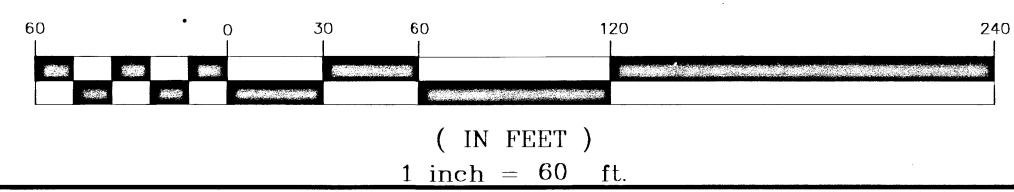


Table with columns: CURVE, DELTA ANGLE, RADIUS, LENGTH, CHORD, CHORD BEARING. Rows C1 through C4.

Table with columns: LINE BEARING, DISTANCE, RECORD. Rows L1 through L6.

YARELI DEYSI BANDA & HECTOR M. ALTAMIRANO DEED DOC. NO.: 2015-29896 O.R. MAP 37-2W-26DA T.L. 1501

GRAPHIC SCALE



ONTRACK INC DEED DOC. NO.: 2015-17155 O.R. TAX LOT 1500

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON DECEMBER 06, 2011 MACKENZIE C. WYNTERGREEN 84224

RENEWS: JUNE 30, 2020

HOFFBUHR & ASSOCIATES, INC. 880 Golf View Drive Suite 201 Medford, OR 97504 (541) 779-4641 FAX (541) 770-2572

**SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES**

Survey for: Manjoh LLC
940 N. Mountain Ave.
Central Point, Oregon 97502

Location: In the Northeast one-quarter (1/4) of the Northwest one-quarter (1/4) of Section 26, Township 37 South, Range 2 West, Willamette Meridian, City of Medford, Jackson County, Oregon.

Purpose: The purpose of this survey is to adjust the property lines between Tax lot 1000 and 1300 as described in Deed document number 2018-016877 O.R. and 2017-042736 O.R. respectively. The newly agreed upon property lines were intended to correct current encroachments on both tax lots.

Procedure: The centerline of West Main St. has previously been monumented by the City of Medford. Found monuments per s/n 20926 and s/n 13851 were held for alignment.

The bearing for the centerline of Lozier Lane was calculated at record angle from W. Main St. and the placement of the centerline was calculated at record distance along the North Line of D.L.C. 76 per s/n 21621. Jon Proud explains at great length in the narrative of s/n 21621 the history and difficulties in resolving the right-of-way for Lozier Lane.

The North and East lines of D.L.C. 76 were established from found monumentation as shown.

The North-South lines of tax lot 1000 and 1300 were held parallel to the East line of D.L.C. 76 and with the exception of the North line of tax lot 1000 and 1300 the East-West lines of both tax lots were held parallel to the North line of D.L.C. 76.

After reviewing the title chain of tax lot 600, 700, & 1000, it was decided to hold found monumentation and create an angle point between the common line as shown. S/n 2416 and deeds recorded in Volume 205 page 599 O.R., Volume 251 page 10 O.R., and volume 251 page 13 O.R. were used in the determination of this decision.

The east line of tax lot 1000 adjacent to tax lot 900 is bounded by the West line of Deed document number 98-19960 O.R., which is bounded by the East line of deed recorded in Volume 168, page 13 O.R. The point of beginning of said latter deed is the intersection of the North line of D.L.C. 76 with the East Right-of-way line of Lozier Ln., with an additional distance call to the East Ell corner of said D.L.C. 76. I held the above intersection as calculated per s/n 21621 as the point of beginning. The parcel

of deed Volume 168, page 13 O.R. was then calculated at deed distance along Lozier Ln., and parallel with the North line of D.L.C. 76 as shown. The East line of deed Volume 168, page 13 O.R. is described in a cardinal direction, and I held the East line of said D.L.C. 76 as being the best evidence of the intended cardinal direction of the time of the deed creation.

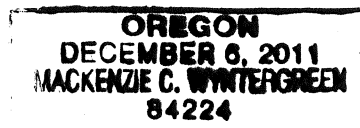
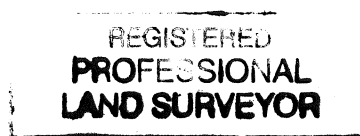
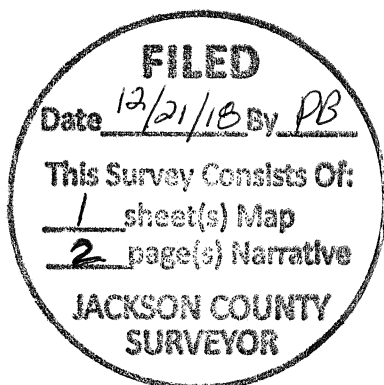
According to deed calls the west line of tax lot 1000 was bounded by 3/4" iron pipes. The said pipes were searched for but determined to be obliterated. In 1976 s/n 6593 found the 3/4" iron pipes, and I perpetuated their position by holding the courses as shown on the face of s/n 6593 for the position of the boundary line between tax lot 1000 and 1200.

And finally, the remaining west line of tax lot 1000 was calculated from newly acquired right-of-way acquisition deeds and as shown on s/n 21621.

All monument ties and measurements were performed utilizing the O.R.G.N. and a Trimble R8 GNSS receiver. Redundant observations were taken, with fixed positions being re-initialized in between measurements. Where terrestrial methods were needed, an S6 Trimble Robotic Total Station was utilized.

Basis of Bearing: Grid North
NAD83(11), Epoch 2010.00
Oregon Coordinate Reference System
Grants Pass-Ashland Zone

Date: December 06, 2018



NEWS: 06/30/2020
Mick C. Wyntergreen
L.S. 84224 - Oregon
Expires 06/30/20
880 Golf View Dr. St., Ste. 201
Medford, Oregon 97504