

# MAP OF SURVEY

(STREET RIGHT OF WAY AND PUE DEDICATION FOR LEAR WAY- ORJCO 2019-001197)  
 LOCATED IN  
 THE S.E. ¼ OF SECTION 6, T37S, R1W, WM,  
 CITY OF MEDFORD, JACKSON COUNTY, OREGON

**SURVEY FOR:**  
 LITHIA REAL ESTATE, INC.  
 150 N. BARTLETT STREET  
 MEDFORD, OREGON 97501

**SURVEY BY:**  
 HARDEY GROUP, INC  
 PO BOX 1625  
 MEDFORD, OREGON 97501  
 PHONE: 541-772-6880  
 JOHN HARDEY, PLS NO 1990

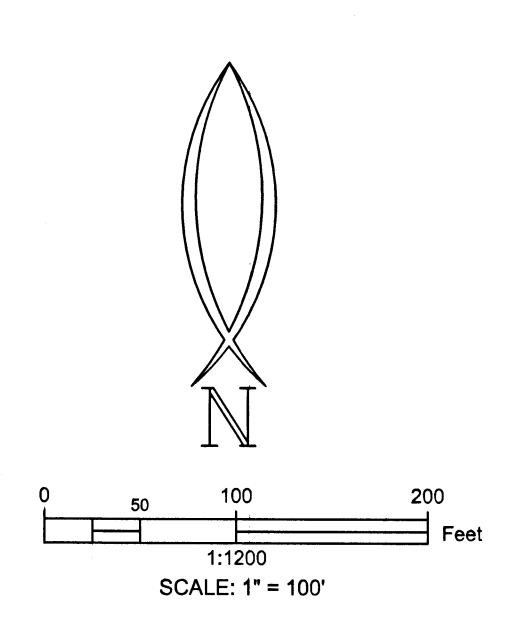
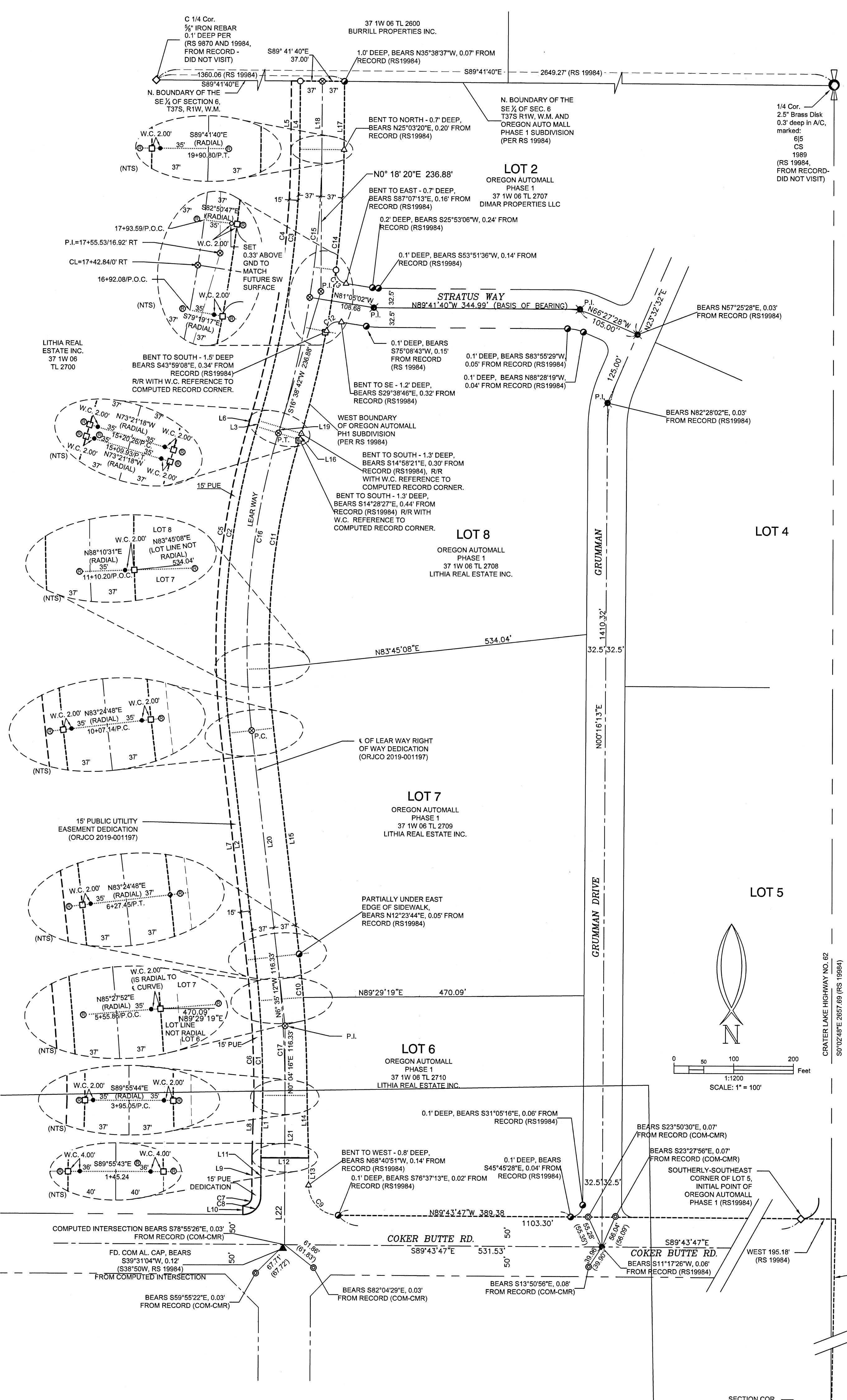
DATE: DECEMBER 17, 2018  
 SCALE 1" = 100'  
 UNIT OF MEASURE: FEET  
 BASIS OF BEARING - OREGON AUTOMALL PHASE 1  
 SUBDIVISION PLAT - CENTERLINE OF STRATUS WAY

- LEGEND:**
- = SET 5/8" BY 30" REBAR WITH PLASTIC CAP MARKED "HARDEY GROUP"
  - ⊙ = FOUND 3/8" CAL SHELL IN CURB - C.L. REFERENCE POINT. CITY OF MEDFORD CENTERLINE MONUMENT SURVEY RECORDS - LINK\_SJ\_LINK\_1.
  - ⊗ = FOUND 1 1/2" ALUMINUM CAP MARKED "HARDEY ENG. & ASSOC." FLUSH WITH PAVEMENT.
  - ⊕ = SET 3/8" X 30" IRON REBAR W/ 1/2" ALUMINUM CAP MARKED "HARDEY GROUP."
  - ⊙ = FOUND 3/8" IRON ROD PER 19984
  - ⊙ = REFERENCE LINE - RADIAL TO CURVE OR PERPENDICULAR TO CENTERLINE UNLESS NOTED OTHERWISE.
  - △ = FOUND 3/8" IRON REBAR PER (RS 19984, DAMAGED BY CONSTRUCTION)
  - ▲ = FOUND ALUMINUM CAP MARKED "CITY OF MEDFORD" FLUSH WITH PAVEMENT
  - = SET LEAD PLUG AND TACK WITH 1/8" BRASS TAG MARKED "HARDEY GROUP" WITNESS CORNER (W.C.) SET IN SIDEWALK
  - = COMPUTED POSITION, NOTHING SET
  - ◇ = FOUND MONUMENT PER RS 19984
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON  
 RS = RECORDED SURVEY NUMBER  
 ( ) = INDICATES RECORD DATA  
 COM = CITY OF MEDFORD  
 W/O = WITHOUT  
 R/R = REMOVE AND REPLACE  
 W.C. = WITNESS CORNER  
 COM-CMR = CITY OF MEDFORD - CENTERLINE MONUMENT RECORDS  
 AL = ALUMINUM  
 NTS = NOT TO SCALE  
 PUE = PUBLIC UTILITY EASEMENT

**SURVEY NARRATIVE TO COMPLY WITH ORS 209.250**

**PURPOSE:** TO SURVEY AND MONUMENT THE STREET RIGHT OF WAY DEDICATION TO THE CITY OF MEDFORD (ORJCO 2019-001197) FOR EXTENDING LEAR WAY NORTH OF COKER BUTTE ROAD.

**PROCEDURE:** RECOVERED PROPERTY CORNER AND STREET CENTERLINE MONUMENTS NOTED HEREIN WHICH WERE USED TO LOCATE THE WEST BOUNDARY OF THE RECORDED PLAT "OREGON AUTOMALL PHASE 1" (RS 19984), THE NORTH RIGHT OF WAY OF COKER BUTTE ROAD (PER JACKSON COUNTY DEED RECORD 2002-30073 AND RS 19984), AND THE NORTH BOUNDARY OF THE SE ¼ OF SECTION 6, T37S, R1W, W.M. (PER SAID PLAT - RS 19984). THE APPLICABLE RECORD BEARINGS AND DISTANCES FOR SAID PLAT WERE TRANSLATED AND ROTATED FOR A BEST FIT TO THE FOUND MONUMENTS. SEVERAL OF THE FOUND MONUMENTS ALONG THE WEST SIDE OF SAID PLAT WERE DAMAGED AND UNUSABLE. THOSE WERE REMOVED AND REPLACED WITH WITNESS CORNERS, EXCEPT FOR LOT 2 WHICH WAS LEFT IN PLACE. MOST OF THE OTHER FOUND MONUMENTS WERE WELL WITHIN ACCEPTABLE TOLERANCES AND USED FOR THE BEST FIT SCENARIO. USING THE ABOVE INFORMATION, I COMPUTED THE NEW WEST RIGHT-OF-WAY LINE AND CENTERLINE OF LEAR ROAD AND SET MONUMENTS FOR SAME.



Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	228.10	1963.00	6°39'28"	N3° 15' 28"W	227.97
C2	517.79	1277.00	23°13'54"	S5° 01' 45"W	514.25
C3	460.00	1613.00	16°20'23"	N8° 28' 31"E	458.44
C4	455.72	1598.00	16°20'23"	N8° 28' 31"E	454.17
C5	523.87	1292.00	23°13'54"	S5° 01' 45"W	520.29
C6	226.36	1948.00	6°39'28"	N3° 15' 28"W	226.23
C7	23.61	15.00	90°11'57"	N45° 10' 15"E	21.25
C8	47.23	30.00	90°11'57"	N45° 10' 15"E	42.50
C9	78.37	50.00	89°48'03"	S44° 49' 45"E	70.59
C10	236.70	2037.00	6°39'28"	N3° 15' 28"W	236.57
C11	487.78	1203.00	23°13'55"	S5° 01' 45"W	484.45
C12	30.80	20.00	88°14'16"	S54° 47' 50"W	27.85
C13	30.80	20.00	88°14'16"	S36° 57' 54"E	27.85
C14	481.10	1687.00	16°20'23"	N8° 28' 31"E	479.47
C15	470.55	1650.00	16°20'23"	N8° 28' 31"E	468.95
C16	502.78	1240.00	23°13'54"	S5° 01' 45"W	499.35
C17	232.40	2000.00	6°39'28"	N3° 15' 28"W	232.27

Parcel Line Table			Parcel Line Table		
Line #	Length	Direction	Line #	Length	Direction
L1	104.51	N1° 42' 58"E	L16	10.33	N16° 38' 42"E
L2	379.69	N6° 35' 12"W	L17	113.87	N0° 18' 20"E
L3	10.33	S16° 38' 42"W	L18	113.87	N0° 18' 20"E
L4	113.87	N0° 18' 20"E	L19	10.33	S16° 38' 42"W
L5	113.87	N0° 18' 20"E	L20	379.69	N6° 35' 12"W
L6	10.33	N16° 38' 42"E	L21	249.81	S0° 04' 16"W
L7	379.69	N6° 35' 12"W	L22	145.24	N0° 04' 16"E
L8	104.51	N1° 42' 58"E			
L9	65.00	N0° 04' 16"E			
L10	15.00	N0° 16' 13"E			
L11	65.00	S0° 04' 16"W			
L12	80.00	N89° 55' 43"W			
L13	45.56	N0° 04' 16"E			
L14	104.51	N1° 34' 25"W			
L15	379.69	N6° 35' 12"W			

**FILED**  
 Date: 1/24/19 by *JH*  
 This Survey Consists Of:  
 1 sheet(s) Map  
 0 pages(s) Narrative  
**JACKSON COUNTY**  
**SURVEYOR**

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
*John Hardey*  
 OREGON  
 JULY 16, 1982  
 JOHN HARDEY  
 1990  
 RENEWS: 6-30-2019