

MAP OF SURVEY PROPERTY LINE ADJUSTMENT

LOCATED IN
IN THE N.W. 1/4 OF THE S.W. OF SECTION 24,
T37S, R2W, W.M. IN THE CITY OF MEDFORD,
JACKSON COUNTY, OREGON
FOR
DALE E. RICHARDS REVOCABLE TRUST
823 POSSE LANE
MEDFORD, OR. 97501

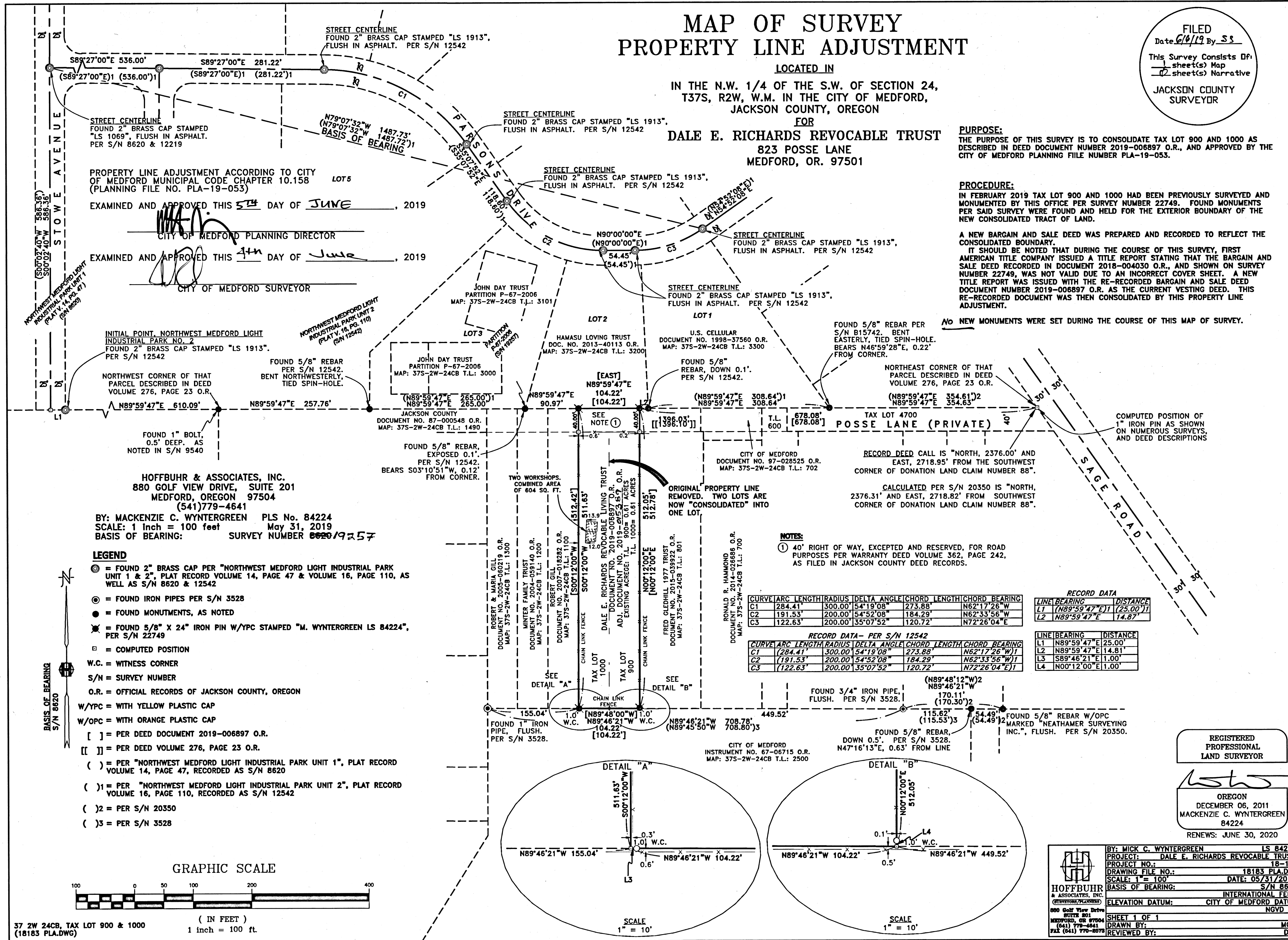
FILED
Date 6/19/19 By SS
This Survey Consists Of:
1 sheet(s) Map
2 sheet(s) Narrative
JACKSON COUNTY
SURVEYOR

PURPOSE:
THE PURPOSE OF THIS SURVEY IS TO CONSOLIDATE TAX LOT 900 AND 1000 AS DESCRIBED IN DEED DOCUMENT NUMBER 2019-006897 O.R., AND APPROVED BY THE CITY OF MEDFORD PLANNING FILE NUMBER PLA-19-053.

PROCEDURE:
IN FEBRUARY 2019 TAX LOT 900 AND 1000 HAD BEEN PREVIOUSLY SURVEYED AND MONUMENTED BY THIS OFFICE PER SURVEY NUMBER 22749. FOUND MONUMENTS PER SAID SURVEY WERE FOUND AND HELD FOR THE EXTERIOR BOUNDARY OF THE NEW CONSOLIDATED TRACT OF LAND.

A NEW BARGAIN AND SALE DEED WAS PREPARED AND RECORDED TO REFLECT THE CONSOLIDATED BOUNDARY.
IT SHOULD BE NOTED THAT DURING THE COURSE OF THIS SURVEY, FIRST AMERICAN TITLE COMPANY ISSUED A TITLE REPORT STATING THAT THE BARGAIN AND SALE DEED RECORDED IN DOCUMENT 2018-004030 O.R., AND SHOWN ON SURVEY NUMBER 22749, WAS NOT VALID DUE TO AN INCORRECT COVER SHEET. A NEW TITLE REPORT WAS ISSUED WITH THE RE-RECORDED BARGAIN AND SALE DEED DOCUMENT NUMBER 2019-006897 O.R. AS THE CURRENT VESTING DEED. THIS RE-RECORDED DOCUMENT WAS THEN CONSOLIDATED BY THIS PROPERTY LINE ADJUSTMENT.

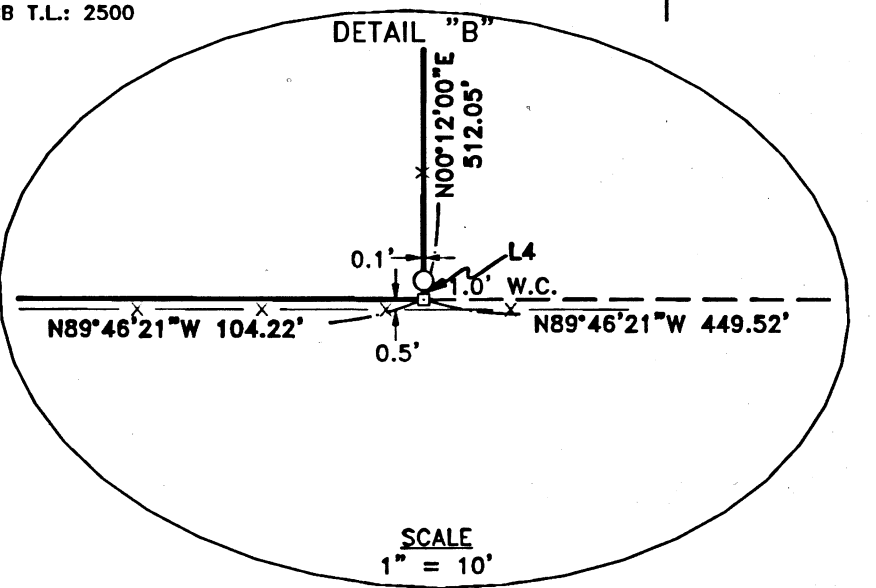
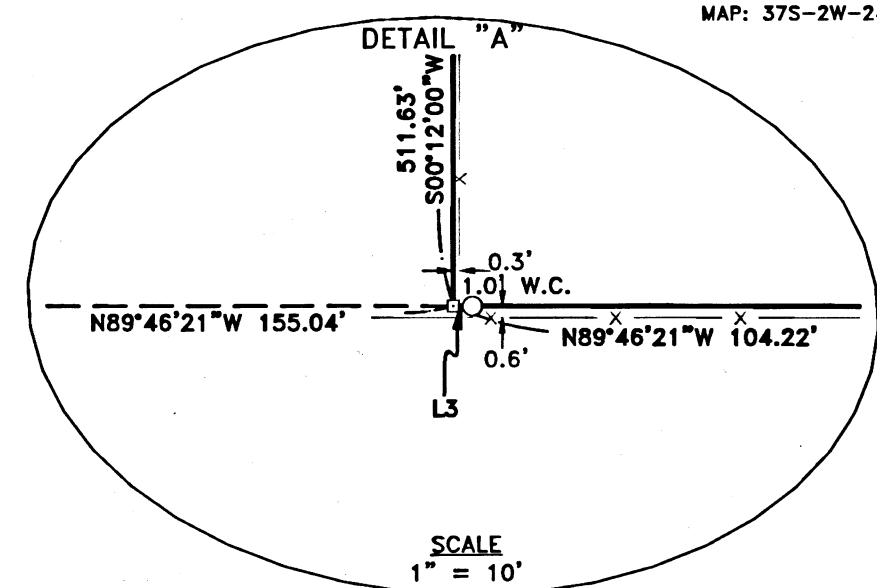
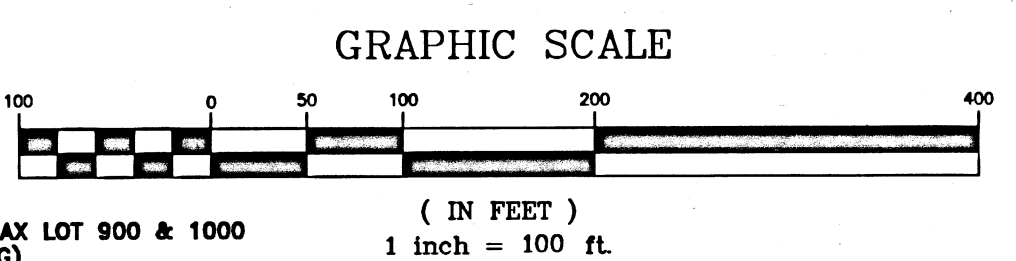
NO NEW MONUMENTS WERE SET DURING THE COURSE OF THIS MAP OF SURVEY.



PROPERTY LINE ADJUSTMENT ACCORDING TO CITY OF MEDFORD MUNICIPAL CODE CHAPTER 10.158 (PLANNING FILE NO. PLA-19-053)
EXAMINED AND APPROVED THIS 5th DAY OF JUNE, 2019
CITY OF MEDFORD PLANNING DIRECTOR
EXAMINED AND APPROVED THIS 4th DAY OF JUNE, 2019
CITY OF MEDFORD SURVEYOR

INITIAL POINT, NORTHWEST MEDFORD LIGHT INDUSTRIAL PARK NO. 2
FOUND 2" BRASS CAP STAMPED "LS 1913", PER S/N 12542
FOUND 5/8" REBAR PER S/N 12542. BENT NORTHWESTERLY, TIED SPIN-HOLE.
NORTHWEST CORNER OF THAT PARCEL DESCRIBED IN DEED VOLUME 276, PAGE 23 O.R.
FOUND 1" BOLT, 0.5" DEEP, AS NOTED IN S/N 9540
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 = 100 feet May 31, 2019
BASIS OF BEARING: SURVEY NUMBER 6620/19257

- LEGEND**
- = FOUND 2" BRASS CAP PER "NORTHWEST MEDFORD LIGHT INDUSTRIAL PARK UNIT 1 & 2", PLAT RECORD VOLUME 14, PAGE 47 & VOLUME 16, PAGE 110, AS WELL AS S/N 8620 & 12542
 - = FOUND IRON PIPES PER S/N 3528
 - = FOUND MONUMENTS, AS NOTED
 - ✱ = FOUND 5/8" X 24" IRON PIN W/YPC STAMPED "M. WYNTERGREEN LS 84224", PER S/N 22749
 - = COMPUTED POSITION
 - W.C. = WITNESS CORNER
 - S/N = SURVEY NUMBER
 - O.R. = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON
 - W/YPC = WITH YELLOW PLASTIC CAP
 - W/OPC = WITH ORANGE PLASTIC CAP
 - [] = PER DEED DOCUMENT 2019-006897 O.R.
 - [] = PER DEED VOLUME 276, PAGE 23 O.R.
 - () = PER "NORTHWEST MEDFORD LIGHT INDUSTRIAL PARK UNIT 1", PLAT RECORD VOLUME 14, PAGE 47, RECORDED AS S/N 8620
 - ()1 = PER "NORTHWEST MEDFORD LIGHT INDUSTRIAL PARK UNIT 2", PLAT RECORD VOLUME 16, PAGE 110, RECORDED AS S/N 12542
 - ()2 = PER S/N 20350
 - ()3 = PER S/N 3528



RECORD DATA - PER S/N 12542

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	284.41	300.00	54°19'08"	273.88'	N62°17'26"W
C2	191.53	200.00	54°52'08"	184.29'	N62°33'56"W
C3	122.63	200.00	35°07'52"	120.72'	N72°26'04"E

RECORD DATA

LINE BEARING	DISTANCE
L1 (N89°59'47"E)	(25.00')
L2 N89°59'47"E	14.87'

LINE BEARING	DISTANCE
L1 N89°59'47"E	25.00'
L2 N89°59'47"E	14.81'
L3 S89°46'21"E	1.00'
L4 N00°12'00"E	1.00'

NOTES:
① 40' RIGHT OF WAY, EXCEPTED AND RESERVED, FOR ROAD PURPOSES PER WARRANTY DEED VOLUME 362, PAGE 242, AS FILED IN JACKSON COUNTY DEED RECORDS.

REGISTERED PROFESSIONAL LAND SURVEYOR
MCK
OREGON
DECEMBER 06, 2011
MACKENZIE C. WYNTERGREEN
84224
RENEWS: JUNE 30, 2020

BY: MICK C. WYNTERGREEN LS 84224
PROJECT: DALE E. RICHARDS REVOCABLE TRUST
PROJECT NO.: 18-183
DRAWING FILE NO.: 18183 PLA.DWG
SCALE: 1" = 100' DATE: 05/31/2019
BASIS OF BEARING: INTERNATIONAL FEET
ELEVATION DATUM: CITY OF MEDFORD DATUM
880 Golf View Drive SUITE 201 MEDFORD, OR 97504 (541) 779-4641 FAX (541) 779-8878
SHEET 1 OF 1
DRAWN BY: MCW
REVIEWED BY: DLH