

SURVEY FOR:
ROBERT LINDBLOOM
3348 DARRELL DRIVE
MEDFORD, OR 97501

SURVEY BY:
L.J. FRIAR & ASSOCIATES, P.C.
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DATE:
AUGUST 27, 2019

MAP OF SURVEY
In the N.W. 1/4 of Sec. 12, T.38S., R.2W., W.M.
Jackson County, Oregon

LEGEND:

- ⊙ = FD. COUNTY SURVEYOR'S BRASS CAPPED MONUMENT PER {YEAR} RE-ESTAB'S.
- = FD. 5/8" IRON PIN PER FS2764.
- = 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.
- { } = RECORD DATA PER DOC. 2017-034266, ORJCO.
- [] = RECORD DATA PER V. 583, P.382, JCDR
- FS = FILED SURVEY #.
- < > = RECORD DATA PER FS21349.

BASIS OF BEARINGS:

SURVEY NO. 20425 AS SHOWN HEREON.

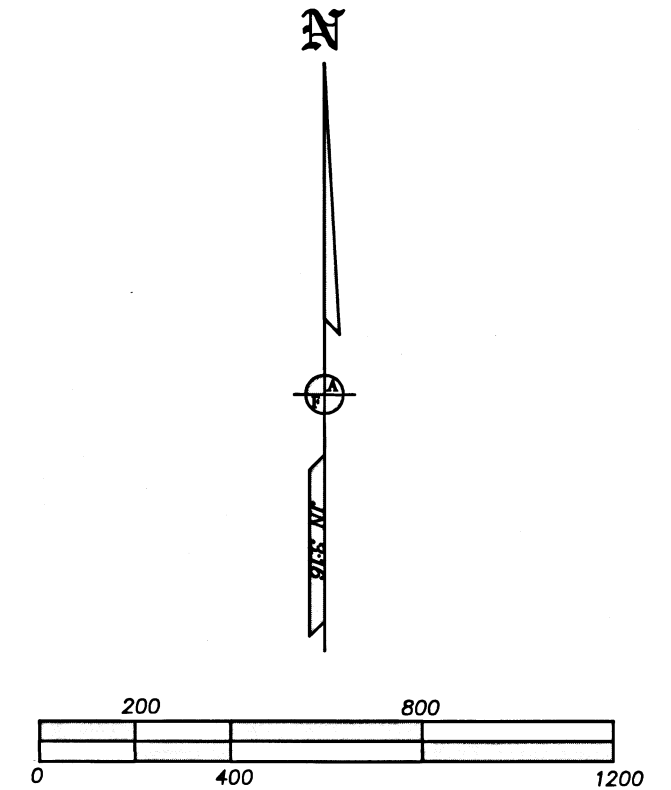
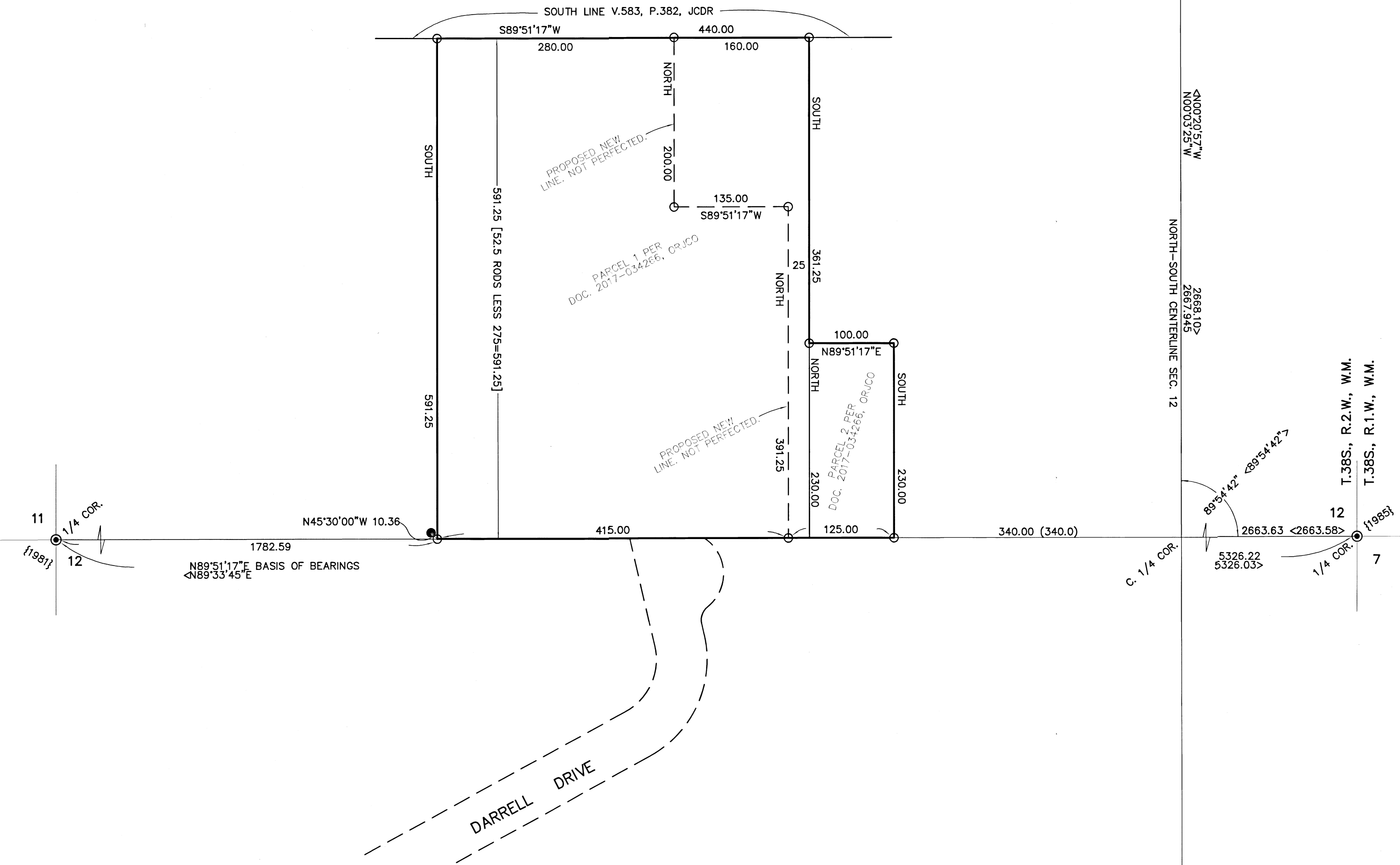
UNIT OF MEASUREMENT = FEET SCALE: 1" = 100'

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

PURPOSE: TO SURVEY AND MONUMENT THE EXTERIOR BOUNDARY OF THOSE TRACTS SET FORTH IN DOC. 2017-034266, ORJCO AND THE CORNERS OF TWO PROPOSED TRACTS THAT WERE TO BE CREATED THROUGH A PROPERTY LINE ADJUSTMENT AS THE SUBJECT PROPERTY LINE ADJUSTMENT APPROVAL HAS EXPIRED.

PROCEDURE: FROM CONTROL ESTABLISHED BY THIS OFFICE DURING FS20425, ET AL, COMPUTED THE DIRECTION OF THE N-S CENTERLINE OF SEC. 12 USING MAP RECORD ANGLE PER FS21349 AT THE C.1/4 CORNER TO ALSO DETERMINE THE POSITION OF SAID C.1/4 CORNER. FROM THE C.1/4 CORNER HELD DEED RECORD DISTANCE ALONG THE E-W CENTERLINE OF SEC. 12 TO POSITION THE S.E. & S.W. CORNERS OF THE PARENT PARCELS. THE N-S LINES OF THE PARENT PARCELS WERE HELD DUE NORTH PER DEED AND THE E-W LINES HELD PARALLEL TO THE E-W CENTERLINE OF SEC. 12 PER DEED. THE SOUTH LINE OF V.583, P.382, JCDR WAS HELD AT DEED RECORD DISTANCE NORTH OF THE E-W CENTERLINE OF SEC. 12. THE FOUND MONUMENT PER FS2764 WAS NOT INTENDED TO BE ON THE E-W CENTERLINE OF SEC. 12 AS STATED ON SAID SURVEY BUT RATHER A PROPOSED BOUNDARY LINE AGREEMENT. THE PROPERTIES SOUTH OF THE E-W CENTERLINE UTILIZED THIS SURVEY LINE IN THEIR DESCRIPTIONS. THE PROPERTIES TO THE NORTH HELD THE E-W CENTERLINE OF SEC. 12 WHICH CREATES AN APPARENT DEED OVERLAP. I COULD NOT FIND ANY BOUNDARY LINE AGREEMENT TO SUBSTANTIATE USING THE LINE PER FS2764. CLARENCE OLSON WHO OWNED THE PROPERTIES NORTH AND SOUTH OF THE E-W CENTERLINE SOLD OFF THE PORTION NORTH VIA V.583, P.382, JCDR WHICH HELD THE E-W CENTERLINE AS ITS SOUTH BOUNDARY. MR. OLSON WAS ALSO THE PERSON WHO HAD FS2764 DONE. HOWEVER HE SOLD THE PROPERTY TO THE NORTH (V.583, P.382, JCDR) BEFORE THE SURVEY WAS COMPLETED AND FILED WHICH MAKE THIS THE SENIOR DEED TO THE OTHERS SOUTH OF THE E-W CENTERLINE. WITH THE BOUNDARY RESOLVED COMPUTED THE PROPOSED ADJUSTED PROPERTY LINES AND SET MONUMENTS AS SHOWN HEREON.

*** THIS MAP OF SURVEY IS NOT A PROPERTY LINE ADJUSTMENT. ***



REGISTERED PROFESSIONAL LAND SURVEYOR

James E. Hibbs
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE: 6-30-21

FILED
Date 8/28/19 By PH
This Survey Consists Of:
1 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR