

**SURVEY FOR:**  
 STEVE SODERBERG  
 1283 GARDENDALE AVE.  
 MEDFORD, OR 97504

**SURVEY BY:**  
 L.J. FRIAR & ASSOCIATES, P.C.  
 CONSULTING LAND SURVEYORS  
 PO BOX 1947  
 PHOENIX, OR 97535  
 PHONE: (541) 772-2782  
 LJFRIARANDASSOCIATES@CHARTER.NET

**DATE:**  
 SEPTEMBER 4, 2019

**MAP OF SURVEY**  
**PROPERTY LINE ADJUSTMENT**  
 In the N.E. 1/4 of Sec. 20, T.37S., R.1W., W.M. &  
 in the City of Medford Jackson County, Oregon  
 (File PLA-19-063)

**LEGEND:**

- ⊙ = FD. COUNTY SURVEYOR'S BRASS CAPPED MONUMENT PER 2009 RE-ESTABS.
- = FD. BRASS CAP IN MON. WELL MKD. MEDFORD CITY SURVEYOR PER FS14777.
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. THOMAS LSS05 PER FS8599, 8867 OR 9085.
- = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- < > = RECORD DATA PER DOC. 2014-025769, ORJCO.
- < > = RECORD DATA PER FS8867.
- < > = RECORD DATA PER AS NOTED.
- < > = RECORD DATA PER FS9085.
- SWE = SIDEWALK EASEMENT PER DOC. 95-28842, ORJCO.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- JCDR = JACKSON COUNTY DEED RECORDS.
- FS = FILED SURVEY #.
- X- = FENCE.
- OPL = ORIGINAL PROPERTY LINE.
- APL = ADJUSTED PROPERTY LINE.
- ATL = ADJUSTED TAX LOT #.
- L1 = SEE COURSE DATA TABLE.

BASIS OF BEARINGS: SURVEY NO. 9085 AS SHOWN HEREON.  
 UNIT OF MEASUREMENT: FEET SCALE: 1" = 40'

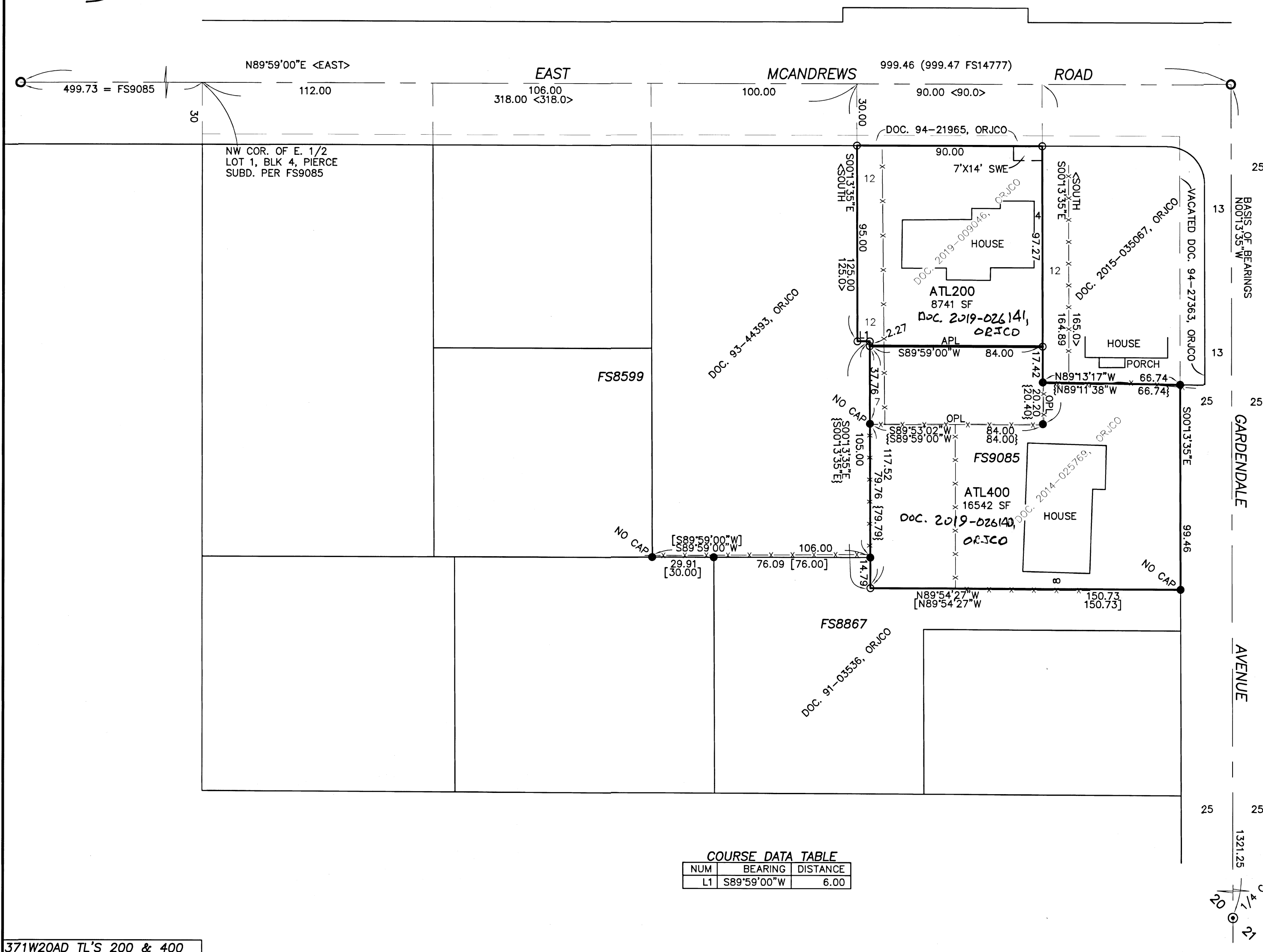
\*\*\* CITY OF MEDFORD APPROVALS \*\*\*  
 FILE NO. PLA-19-063

EXAMINED AND APPROVED THIS 5th DAY OF SEPTEMBER, 2019.

BY: [Signature]  
 PLANNING DIRECTOR

EXAMINED AND APPROVED THIS 4th DAY OF September, 2019.

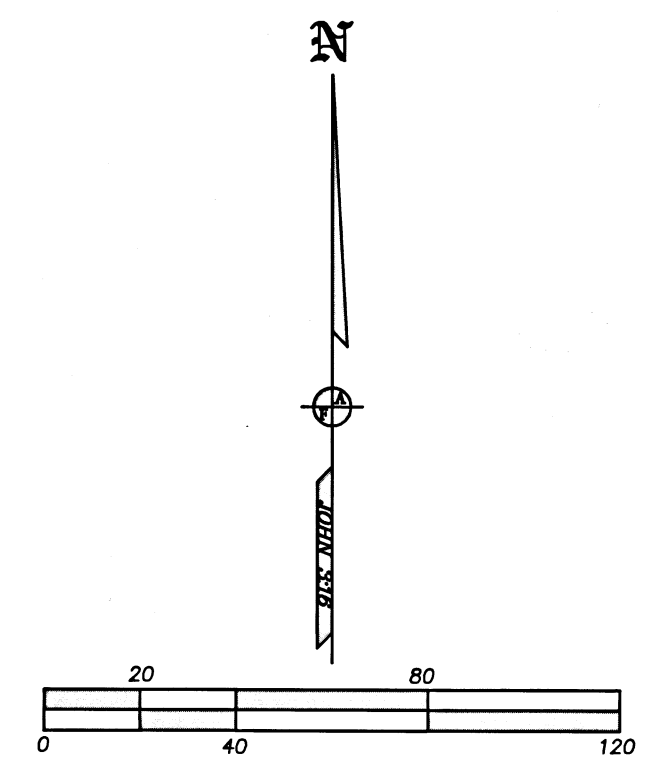
BY: [Signature]  
 Acting CITY SURVEYOR



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

**PURPOSE:** TO SURVEY AND MONUMENT TWO ADJUSTED PROPERTIES CREATED THROUGH A PROPERTY LINE ADJUSTMENT. SEE CITY FILE PLA-19-063. THE PARENT TRACTS ARE SET FORTH IN DOC. 2014-025769 & 2019-009046, ORJCO.

**PROCEDURE:** USING TRIMBLE R8 G.P.S. RECEIVERS AND TRIMBLE S6 ROBOTIC TOTAL STATION, MADE TIES TO MONUMENTS OF RECORD AS SHOWN HEREON TO CONTROL THE CENTERLINES OF MCANDREWS ROAD & GARDENDALE AVENUE AND THE EXTERIOR OF THE SUBJECT TRACTS. MUCH OF THIS AREA HAS BEEN SURVEYED BY VERLYN THOMAS, LSS05 VIA FS8599, 8867 & 9085. I HELD THE FOUND MONUMENTS PER THESE SURVEYS AS THE BEST AVAILABLE EVIDENCE OF THE POSITIONS OF THE VARIOUS PROPERTY CORNERS. KEEPING IN HARMONY WITH THE PROCEDURE IN THESE SURVEYS I HELD THE EAST AND WEST LINE OF DOC. 2019-009046, ORJCO PARALLEL TO THE CENTERLINE OF GARDENDALE AVENUE. THE N.W. & N.E. CORNERS OF THIS TRACT WERE HELD AT DEED RECORD DISTANCE FROM THE N.W. CORNER OF THE E. 1/2 OF LOT 1, BLOCK 4, PIERCE SUBDIVISION AS POSITIONED PER FS9085. THE S.W. CORNER OF DOC. 2014-025769, ORJCO, ORIGINALLY MONUMENTED BY FS8867, WAS POSITIONED USING MAP RECORD DATA PER FS8867. COMPUTED THE POSITION OF THE ADJUSTED PROPERTY LINE AND SET MONUMENTS AT THE LOCATIONS SHOWN HEREON. PREPARED LEGAL DESCRIPTIONS OF THE RESULTANT TRACTS TO BE USED AS EXHIBITS ON THE ADJUSTMENT DEEDS. THE FENCE LINES ALONG THE WEST AND EAST LINES OF DOC. 2019-009046, ORJCO DO FOLLOW THE DEED LINES AS SHOWN. THIS SITUATION APPARENTLY RESULTED FROM MEASURING FROM WHAT WAS THOUGHT TO BE THE WEST R/W OF GARDENDALE AVENUE USING THE PHYSICAL STREET IMPROVEMENTS. HOWEVER IN THIS AREA THE STREET IMPROVEMENTS ARE SHIFTED SOME 8' TO THE EAST. INTERESTINGLY IN 1994, THE CITY VACATED A 12' FOOT STRIP OF GARDENDALE AVENUE WHICH IS ROUGHLY THE SAME DISTANCE AS THE FENCES DIFFER FROM THE DEED LINES. CONTACT WAS MADE TO THE ADJOINERS ON THE EAST AND WEST BY THE OWNERS OF THE SUBJECT TRACTS TO ASK IF THEY WISHED TO FIX THIS PROBLEM NOW. AS OF THE DATE OF THIS SURVEY NO RESPONSE ONE WAY OR THE OTHER HAS BEEN RECEIVED.



FILED  
 Date 9/5/19 By PP

REGISTERED PROFESSIONAL  
 LAND SURVEYOR  
[Signature]  
 OREGON  
 JULY 17, 1986  
 JAMES E. HIBBS  
 2234  
 RENEWAL DATE 6-30-21

This Survey Consists Of:  
1 sheet(s) Map  
0 page(s) Narrative  
 JACKSON COUNTY  
 SURVEYOR