

PROPERTY LINE ADJUSTMENT ACCORDING TO
CITY OF MEDFORD MUNICIPAL CODE CHAPTER 10.158
(PLANNING FILE NO. PLA-19-033)

EXAMINED AND APPROVED THIS 25TH DAY OF OCTOBER, 2019

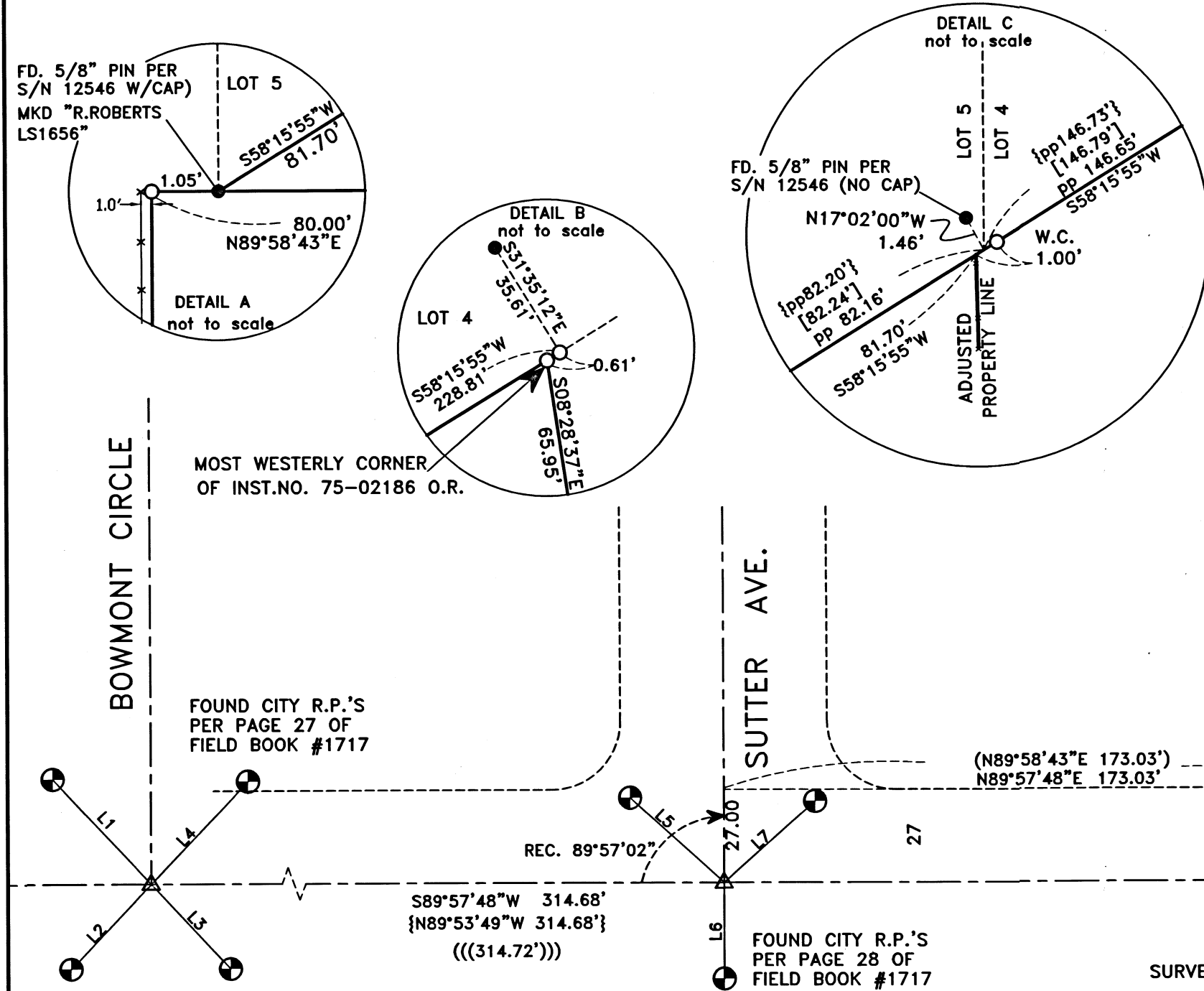
VEANS
CITY OF MEDFORD PLANNING DIRECTOR Acting

EXAMINED AND APPROVED THIS 24 DAY OF OCT, 2019

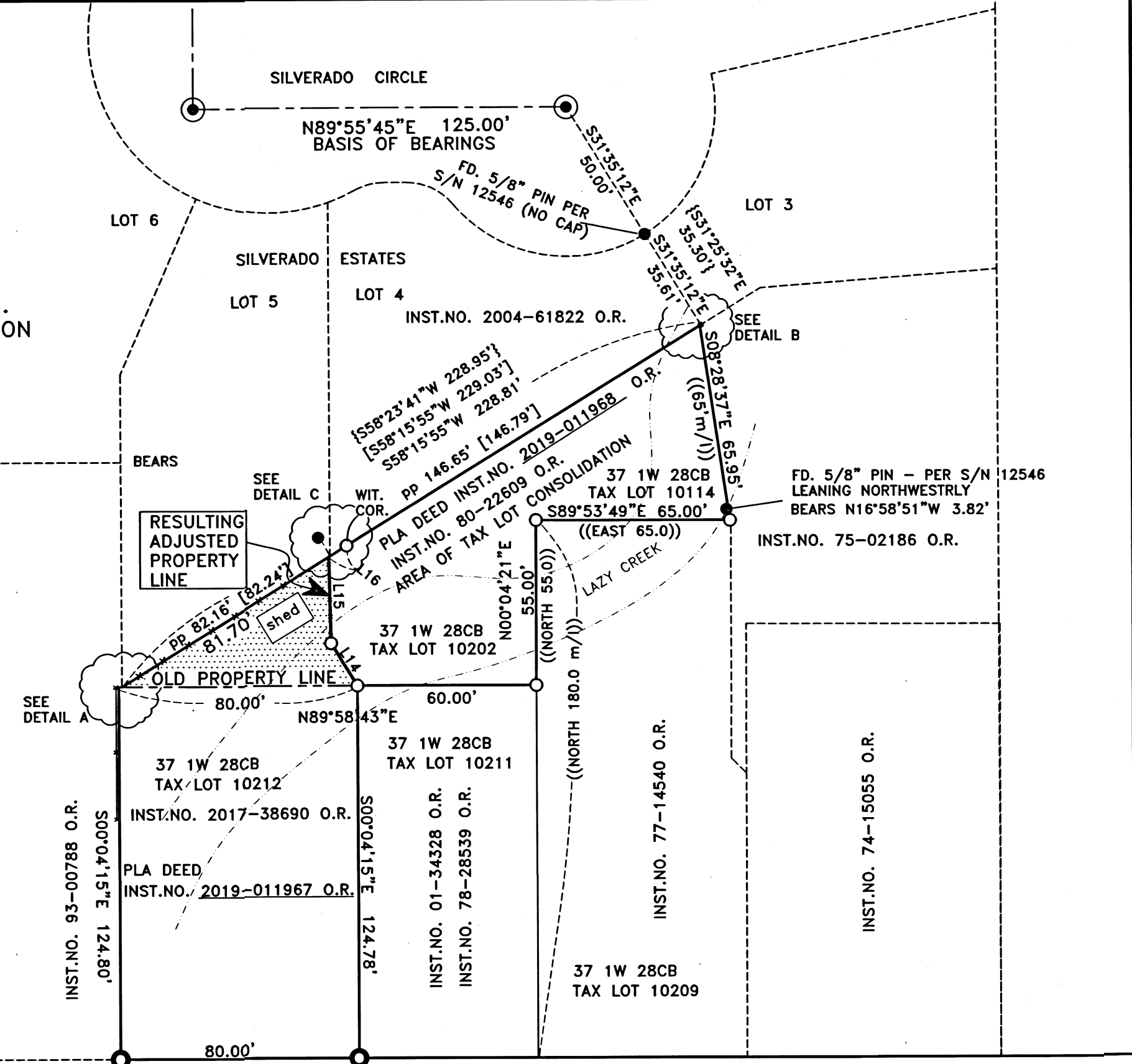
[Signature]
CITY OF MEDFORD SURVEYOR

MAP OF SURVEY
PROPERTY LINE ADJUSTMENT
FOR
LAZAROSARAFINA ENTERPRISES LLC
2617 Siskiyou Boulevard
Medford, Or. 97504

LOCATED IN
THE S.W. 1/4 SEC. 28, T.37S., R.1W., W.M.
CITY OF MEDFORD, JACKSON COUNTY, OREGON



THOMPSON ESTATES



C/L SISKIYOU BOULEVARD

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES

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

BY: DARRELL L. HUCK PLS No. 2023
SCALE: 1 inch = 40' April 11, 2019
BASIS OF BEARING: SILVERADO ESTATES

- = Set 5/8"x24" Iron reinforcing pin with plastic cap stamped "D. Huck LS 2023".
- = Set lead plug w/ brass washer stamped "LS2023"
- ⊙ = .38 cal. shell casing in conc - City of Medford center line reference point
- = Found 5/8" iron pin per Silverado Estates unless noted otherwise
- ⊙ = Found brass cap monument per Silverado Estates
- △ = Computed point
- [-] = Record per Silverado Estates
- {-} = Record per Survey No. 12546
- (-) = Record per Thompson Estates
- ((-)) = Record per Inst. No. 80-22609 & 77-14540
- (((-))) = Record per City of Medford field book 1717, pgs 27 & 28
- S/N = Survey Number
- O.R. = Official Records, Jackson County, Oregon
- PLA = Property Line Adjustment
- pp = Proportion distance
- x--- = Fence line
- [Hatched Box] = Area of adjustment

LINE	BEARING	LENGTH	RECORD
L1	S43°03'42"E	41.80	((41.80))
L2	N43°26'01"E	33.87	((33.87))
L3	N43°03'42"W	33.67	((33.66))
L4	S43°26'01"W	40.99	((40.99))
L5	S47°44'54"E	36.78	((36.78))
L6	N00°00'19"W	27.89	((27.90))
L7	S48°08'46"W	35.51	((35.51))
L8	N18°59'44"E	4.18	
L9	N71°51'37"E	22.80	
L10	S65°13'27"W	24.52	
L11	WEST	52.04	
L12	NORTH	3.68	
L13	S89°59'06"E	73.74	
L14	N31°57'53"W	16.61	
L15	N01°18'03"W	28.83	
L16	N58°15'55"E	1.00	

PURPOSE: TO SURVEY A PROPERTY LINE ADJUSTMENT OF PROPERTIES DESCRIBED IN INSTRUMENTS NO. 80-22609 AND 2017-38690 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON AND AS APPROVED BY THE CITY OF MEDFORD PLANNING DEPARTMENT, FILE NO. PLA-19-033.

PROCEDURE: PORTIONS OF THE PROPERTY BOUNDARIES OF THE TAX LOTS NOW BEING ADJUSTED HAVE BEEN PREVIOUSLY SURVEYED PER SURVEYS NO. 5915, 12546 AND SILVERADO ESTATES. A CONTROL TRAVERSE WAS RUN TYING MONUMENTS FOUND PER SILVERADO ESTATES, SURVEY NO. 12546 AND STREET REFERENCE MONUMENTS THAT HAD BEEN ESTABLISHED BY THE CITY OF MEDFORD FOR SISKIYOU BOULEVARD CENTERLINE ROAD CONTROL. THE LOCATION OF THE SISKIYOU BOULEVARD WAS COMPUTED PER THE FOUND REFERENCE POINTS, WHICH COMPUTED LOCATION IS IN AGREEMENT WITH THE LOCATION AS SHOWN ON SURVEY NO. 12546. THE SOUTHERLY BOUNDARY OF SILVERADO ESTATES WAS COMPUTED PER PLAT RECORD OF SILVERADO ESTATES, HOLDING THE FOUND CENTERLINE MONUMENTS OF SILVERADO CIRCLE. THE BOUNDARIES OF TAX LOT 10212 AND THE SOUTHERLY BOUNDARY OF TAX LOTS 10202 AND 10114 WAS COMPUTED ACCORDING TO DEED RECORD. IT SHOULD BE NOTED THAT SURVEY NO. 12546 SHOWS A COMPUTED DISTANCE OF 58 FEET FOR THE EAST LINE OF TAX LOT 10209. DEEDS NO. 80-22609, 00-19870 & 2004-023934 ALL CALL FOR A DISTANCE OF 55 FEET. BY HOLDING THE DEED DISTANCE OF 55 FEET, THE WEST LINE OF TAX LOT 10209 COMPUTES TO BE 180 FEET, WHICH IS IN AGREEMENT WITH THE CLOSING CALL IN DEEDS NO. 77-14529 AND 77-14540. ALSO, WHEN THE 55 FOOT DISTANCE IS HELD, THE DISTANCE ALONG THE EAST LINE OF TAX LOT 10114 COMPUTES TO AGREE MORE FAVORABLY WITH THE 65 FOOT DISTANCE CALLED FOR IN DEED 80-22609. I THEREFORE HOLD THE 55 FOOT DEED CALL AS BEING THE BEST RESOLUTION FOR THE PROPERTY BEING SURVEYED. THE SOUTH BOUNDARY OF SILVERADO ESTATES WAS REMONUMENTED BY SURVEY NO. 12546, WHEREBY THE EAST LINE OF LOT 4 WAS SET AT A DISTANCE OF 35.30 FEET (THE PLAT RECORD BEING 35.61 FEET). I CAN FIND NO REASON ON THE SURVEY AS TO WHY THE PLAT RECORD DISTANCE WAS NOT HELD TO REMONUMENT THE EAST LINE OF LOT 4 AND THE MONUMENTS AT THE SOUTHEAST CORNER OF LOT 4, THAT WERE SET ON SURVEY NO. 12546, ARE NOW DESTROYED. I RESET THE SOUTHEAST CORNER AT ORIGINAL PLAT RECORD AND HELD THE MONUMENT AS FOUND AT THE SOUTHWEST CORNER OF LOT 5, PER SURVEY NO. 12546, TO DETERMINE THE SOUTH BOUNDARY OF THE SILVERADO ESTATES. THE MONUMENT, AS FOUND AT THE SOUTHERLY END OF THE SOUTH BOUNDARY LINE WAS HELD TO CONTROL THE NORTH BOUNDARY OF THE TAX LOTS 10212 & 10211. THE DISTANCE OF 81.70 FEET ALONG THE SILVERADO ESTATES LINE IS TO THE NEW ADJUSTED PROPERTY CORNER FOR TAX LOT 10212 AND NOT TO THE SOUTHEAST CORNER OF LOT 5 (SEE DETAIL C). IT SHOULD BE NOTED THAT THE SURVEY NO. 12546 SHOWS THE WEST BOUNDARY OF TAX LOT 10212, AS DESCRIBED PER INSTRUMENT NO. 78-17464. I HELD THE MONUMENT LOCATED AT THE NORTHWEST CORNER OF SAID DESCRIBED TAX LOT 10212, AS FOUND PER SURVEY NO. 12546, TO CONTROL THE LOCATION OF THAT WEST BOUNDARY. TAX LOT 10212 ACQUIRED A 1.05 WIDE STRIP OF LAND ALONG THE WEST BOUNDARY OF THE TAX LOT PER INSTRUMENT NO. 84-14552, WHICH ACCOUNTS FOR THE 1.05 JOG AS SHOWN IN DETAIL A. THE ADJUSTED PROPERTY LINE WAS COMPUTED ACCORDING TO CLIENTS' DIRECTION AND MONUMENTS WERE SET AS SHOWN. EQUIPMENT USED: TRIMBLE S6 ROBOTIC INSTRUMENT.

REGISTERED PROFESSIONAL LAND SURVEYOR
Darrell L. Huck
OREGON
FEBRUARY 4, 1983
DARRELL L. HUCK
2023
Expires 6/30/2021

FILED
Date of Survey
this Survey Consist of
1 sheet(s) Map
Page(s) Narrative
JACKSON COUNTY
SURVEYOR