

SURVEY FOR:
JBR - TABLEROCK, LLC
100 E. MAIN ST., SUITE C
MEDFORD, OR 97501

DATE:
DECEMBER 3, 2019

MAP OF SURVEY

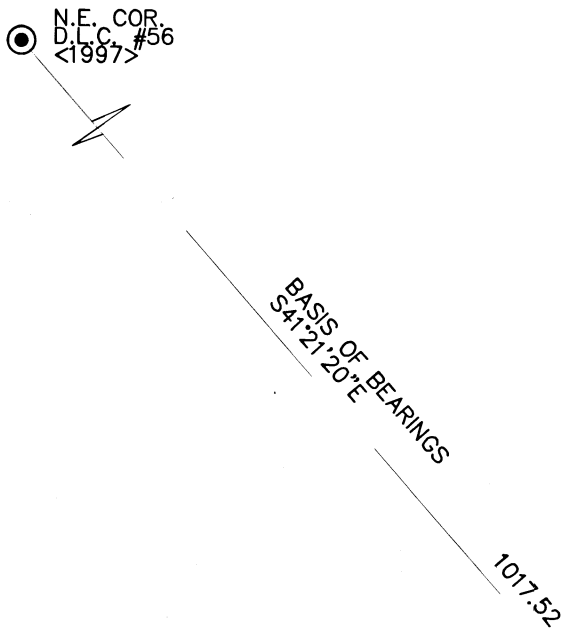
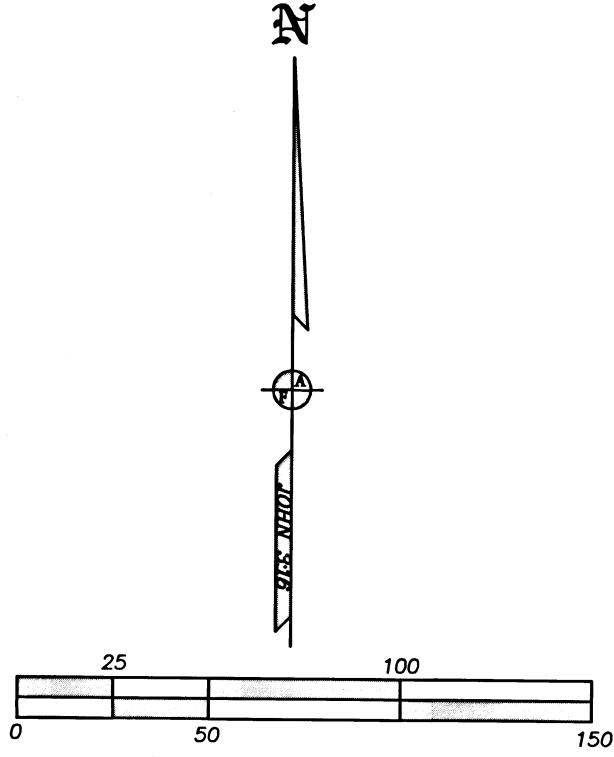
PROPERTY LINE ADJUSTMENT

located in the S.E. 1/4 of Sec. 1, T.37S, R.2W., W.M.
in the City of Medford Jackson County, Oregon
(Planning File No. PLA-19-071)

LEGEND:

- JCDR = JACKSON COUNTY DEED RECORDS.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- WC = WITNESS CORNER.
- { } = RECORD DATA PER FS16384 & DOC. 99-60616, ORJCO.
- FS = FILED SURVEY #.
- PUE = PUBLIC UTILITY EASEMENT.
- X- = FENCE LINE.
- OPL = OLD PROPERTY LINE.
- APL = ADJUSTED PROPERTY LINE.
- ATL = ADJUSTED TAX LOT #.

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



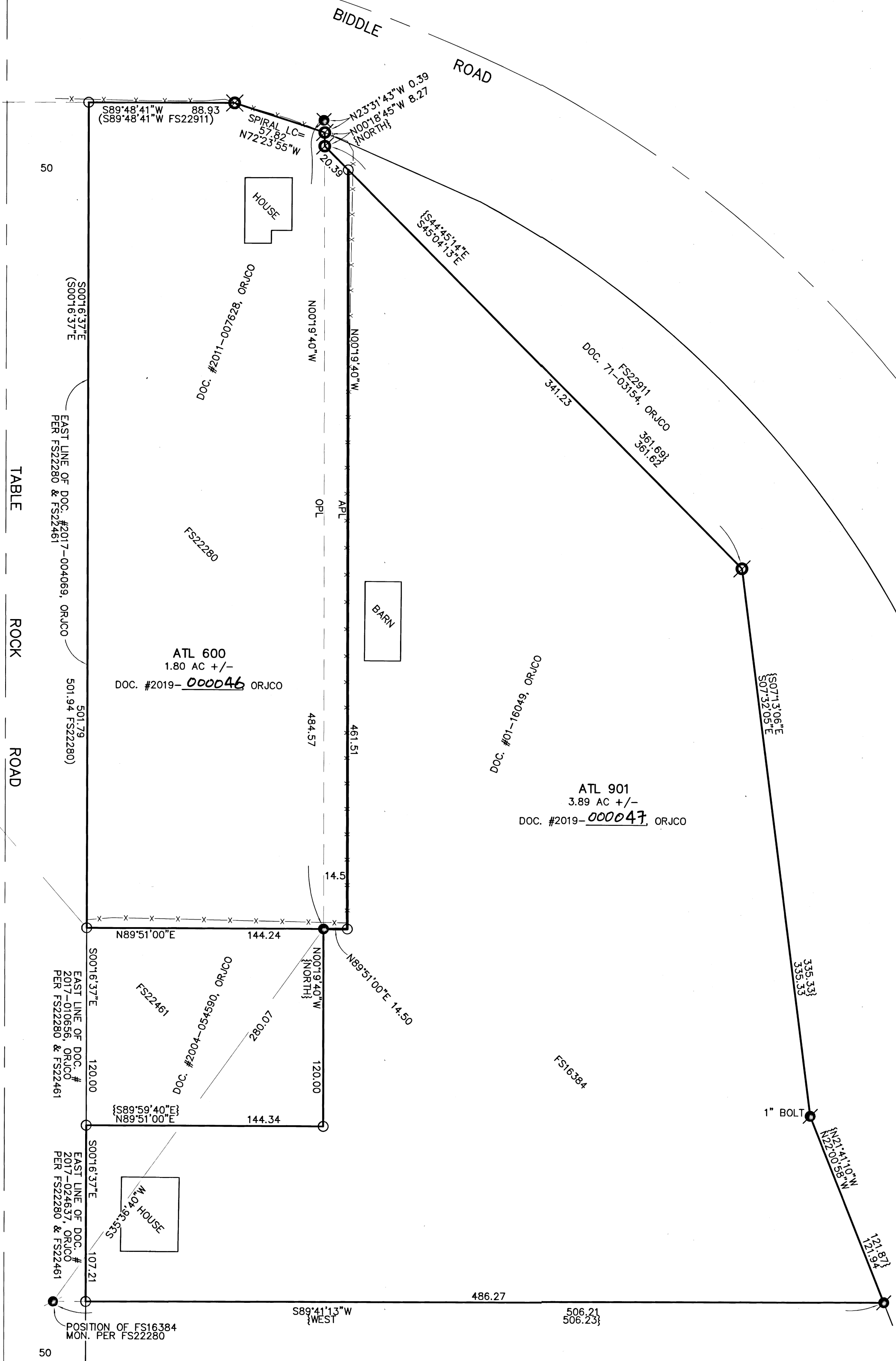
SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209-250

PURPOSE: TO SURVEY AND MONUMENT THE CORNERS OF TWO ADJUSTED TRACTS CREATED THROUGH A PROPERTY LINE ADJUSTMENT OF THE PARENT TRACTS SET FORTH IN DOC. 01-16049 & 2011-007628, ORJCO. SEE CITY FILE #PLA-19-071.

PROCEDURE: USING TRIMBLE RB G.P.S. RECEIVERS AND TRIMBLE SB ROBOTIC TOTAL STATION, MADE TIES TO MONUMENTS OF RECORD AS SHOWN HEREON TO CONTROL THE R/W AND THE SUBJECT TRACT. HELD MAP RECORD DATA PER FS22280 & FS22461 TO COMPUTE THE REMAINING CORNER POSITIONS OF DOC. 2004-054590, ORJCO AS WELL THE POSITION OF THE MONUMENT SET BY FS16134 NEAR THE S.W. CORNER OF DOC. 01-16049, ORJCO. THE EAST RIGHT OF WAY OF TABLE ROCK ROAD WAS COMPUTED USING MAP RECORD DATA PER FS 22280 & FS22461. HELD MONUMENTS PER FS16384 & FS22911 AS THE EASTERLY LINE OF DOC. 01-16049, ORJCO. HELD MAP RECORD BEARING PER FS22911 TO CONTROL THE DIRECTION OF THE SOUTHERLY LINE OF BIDDLE ROAD. THE ADJUSTED PROPERTY LINE WAS HELD AS REQUESTED. WITH THE BOUNDARY AND ADJUSTED PROPERTY LINE POSITIONED, SET MONUMENTS AS SHOWN HEREON. PREPARED LEGAL DESCRIPTIONS OF THE RESULTANT TRACTS TO BE USED AS EXHIBITS ON THE ADJUSTMENT DEEDS.

EASEMENTS PER PUBLIC RECORDS REPORT

- #5) INGRESS-EGRESS EASEMENT PER V.48, P.569, JCDR. NO SPECIFIC LOCATION.
- #6) WATER LINE EASEMENT PER V.100, P.292, JCDR. NO SPECIFIC LOCATION.
- #7) TEMP. CONSTRUCTION EASEMENT PER DOC. 2017-004069, 2017-010659 & 2017-024637, ORJCO. LIES ALONG TABLE ROCK ROAD.
- #9) AVIGATION, NOISE & HAZARD EASEMENT PER DOC. 2018-000622, ORJCO. BLANKET OVER EXISTING TL600.



BASIS OF BEARINGS:

SURVEY NO. 22280 AS SHOWN HEREON.
UNIT OF MEASUREMENT = FEET SCALE: 1" = 50'

**** CITY OF MEDFORD APPROVALS ****
FILE NO. PLA-19-071

EXAMINED AND APPROVED THIS 30TH DAY OF DECEMBER, 2019.

BY: [Signature]
PLANNING DIRECTOR

EXAMINED AND APPROVED THIS 24 DAY OF DEC., 2019.

BY: [Signature]
CITY SURVEYOR

LEGEND:

- ⊙ = FD. COUNTY SURVEYOR'S BRASS CAPPED MONUMENT PER <YEAR> RE-ESTAB'S.
- ⊙ = FD. 3.25" BRONZE CAP MKD. JACKSON COUNTY SURVEYOR PER FS22911.
- ⊙ = FD. 5/8" IRON PIN & 2" ALUM. CAP MKD. JACKSON COUNTY SURVEYOR PER FS22911.
- ⊙ = FD. 5/8" IRON PIN PER FS664.
- ⊙ = FD. 5/8" IRON PIN & ALUM. CAP MKD. BOYDEN RLS281 PER FS16384 OR AS NOTED.
- ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. BAROTT LS2332 PER FS22280 OR FS22461.
- = SET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.

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

FILED
Date 12/20 By PB
This Survey Consists Of:
1 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR