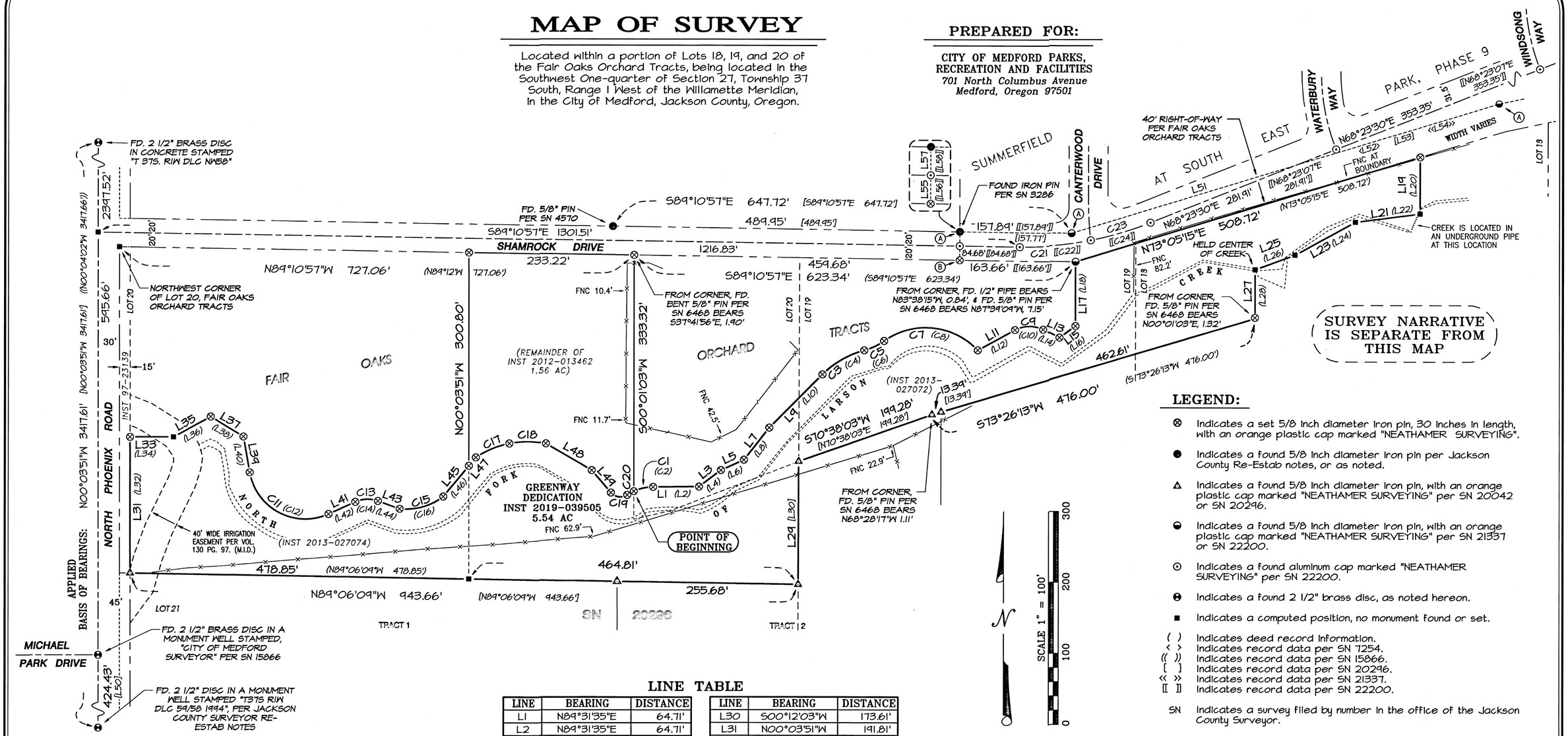
22999

MAP OF SURVEY

Located within a portion of Lots 18, 19, and 20 of the Fair Oaks Orchard Tracts, being located in the Southwest One-quarter of Section 27, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

PREPARED FOR:

CITY OF MEDFORD PARKS, RECREATION AND FACILITIES
701 North Columbus Avenue
Medford, Oregon 97501



CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	24°00'40"	67.50'	28.24'	N77°31'15"E	28.08'
C2	24°00'40"	67.50'	28.24'	N77°31'15"E	28.08'
C3	29°50'44"	132.50'	69.02'	N59°51'12"E	68.24'
C4	29°50'44"	132.50'	69.02'	N59°51'12"E	68.24'
C5	20°25'29"	87.50'	31.19'	N64°33'50"E	31.02'
C6	20°25'29"	87.50'	31.19'	N64°33'50"E	31.02'
C7	82°27'33"	100.78'	145.04'	S84°25'08"E	132.84'
C8	82°27'33"	100.78'	145.04'	S84°25'08"E	132.84'
C9	55°39'14"	42.50'	41.28'	N89°10'15"E	39.68'
C10	55°39'14"	42.50'	41.28'	N89°10'15"E	39.68'
C11	104°29'27"	79.60'	145.17'	S62°16'32"E	125.87'
C12	104°29'27"	79.60'	145.17'	S62°16'32"E	125.87'
C13	44°09'17"	42.50'	32.75'	N87°33'23"E	31.95'
C14	44°09'17"	42.50'	32.75'	N87°33'23"E	31.95'
C15	43°28'33"	86.42'	65.58'	N74°11'01"E	64.01'
C16	43°28'33"	86.42'	65.58'	N74°11'01"E	64.01'
C17	22°53'06"	129.35'	51.66'	N67°18'19"E	51.32'
C18	22°53'06"	129.35'	51.66'	S89°48'35"E	51.32'
C19	82°50'01"	17.50'	25.30'	S82°07'15"E	23.15'
C20	09°03'11"	67.50'	10.67'	N60°59'20"E	10.65'
C21	11°57'36"	482.50'	100.72'	N84°50'15"E	100.53'
C22	11°57'36"	482.50'	100.72'	N84°44'51"E	100.53'
C23	10°27'57"	482.50'	88.13'	N73°37'29"E	88.01'
C24	10°27'57"	482.50'	88.13'	N73°37'05"E	88.01'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N89°31'35"E	64.71'
L2	N89°31'35"E	64.71'
L3	N52°56'04"E	38.72'
L4	N52°56'04"E	38.72'
L5	N65°41'55"E	35.55'
L6	N65°41'55"E	35.55'
L7	N38°21'30"E	57.75'
L8	N38°21'30"E	57.75'
L9	N44°55'51"E	106.10'
L10	N44°55'51"E	106.10'
L11	N61°20'37"E	54.96'
L12	N61°20'37"E	54.96'
L13	S63°00'08"E	25.90'
L14	S63°00'08"E	25.90'
L15	N54°06'33"E	27.83'
L16	N54°06'33"E	27.83'
L17	N00°01'03"E	90.89'
L18	N00°01'03"E	90.89'
L19	S00°01'03"W	79.82'
L20	S00°01'03"W	79.82'
L21	S82°34'03"W	92.30'
L22	S82°34'03"W	92.30'
L23	S61°21'03"W	97.00'
L24	S61°21'03"W	97.00'
L25	S69°56'03"W	60.00'
L26	N69°56'03"E	60.00'
L27	S00°01'03"W	69.32'
L28	S00°01'03"W	69.32'
L29	S00°12'03"W	173.61'

LINE	BEARING	DISTANCE
L30	S00°12'03"W	173.61'
L31	N00°03'51"W	191.81'
L32	N00°03'51"W	191.81'
L33	N89°56'09"E	61.40'
L34	N89°56'09"E	61.40'
L35	N61°20'16"E	54.95'
L36	N61°20'16"E	54.95'
L37	S58°50'43"E	54.12'
L38	S58°50'43"E	54.12'
L39	S10°01'48"E	51.12'
L40	S10°01'48"E	51.12'
L41	N65°28'45"E	41.54'
L42	N65°28'45"E	41.54'
L43	S70°21'58"E	32.68'
L44	S70°21'58"E	32.68'
L45	N39°45'13"E	56.39'
L46	N39°45'13"E	56.39'
L47	N39°45'13"E	15.41'
L48	S54°44'33"E	74.88'
L49	S40°42'15"E	41.78'
L50	N00°04'02"W	424.43'
L51	N73°05'15"E	630.95'
L52	N73°06'20"E	630.99'
L53	N73°05'15"E	630.95'
L54	N73°04'51"E	630.95'
L55	N00°09'03"E	20.00'
L56	N00°08'40"E	20.00'
L57	N00°09'03"E	20.00'
L58	N00°08'40"E	20.00'

SURVEY NARRATIVE IS SEPARATE FROM THIS MAP

LEGEND:

- ⊗ Indicates a set 5/8 inch diameter iron pin, 30 inches in length, with an orange plastic cap marked "NEATHAMER SURVEYING".
- ● Indicates a found 5/8 inch diameter iron pin per Jackson County Re-Estab notes, or as noted.
- △ Indicates a found 5/8 inch diameter iron pin, with an orange plastic cap marked "NEATHAMER SURVEYING" per SN 20042 or SN 20296.
- ◒ Indicates a found 5/8 inch diameter iron pin, with an orange plastic cap marked "NEATHAMER SURVEYING" per SN 21337 or SN 22200.
- ⊙ Indicates a found aluminum cap marked "NEATHAMER SURVEYING" per SN 22200.
- Indicates a found 2 1/2" brass disc, as noted hereon.
- ■ Indicates a computed position, no monument found or set.
- ( ) Indicates deed record information.
- < > Indicates record data per SN 7254.
- (( )) Indicates record data per SN 15866.
- [ ] Indicates record data per SN 20296.
- « » Indicates record data per SN 21337.
- [[ ]] Indicates record data per SN 22200.
- SN Indicates a survey filed by number in the office of the Jackson County Surveyor.
- INST Indicates a document recorded number in the Official Records of Jackson County, Oregon.
- Ⓐ Indicates a found monument that was destroyed by the improvements along Shamrock Drive during the course of this survey.
- Ⓑ Indicates a damaged found monument set per SN 22200 that was replaced as shown.
- —×— Indicates centerline of an existing fence line.
- FNC 1.8'← Indicates the distance and which side from the boundary line that a fence line is located.

BASIS OF BEARINGS:

Survey Number 20296, filed in the office of the Jackson County Surveyor, the basis is applied as depicted heron.

** RECEIVED **
DATE 1/27/2020 BY PB
This survey consists of:
1 sheet(s) Map
3 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
Robert V. Neathamer
OREGON
JULY 19, 1994
ROBERT V. NEATHAMER
2675
Renewal Date 12/31/20

PREPARED BY: *Neathamer Surveying, Inc.*
3126 State St, Suite 203
P.O. Box 1584
Medford, Oregon 97501
Phone (541) 732-2869
FAX (541) 732-1382

PLOT DATE: *January 24, 2020* **PROJECT NUMBER:** *11005-E*

Sheet 1 of 1 © MH

Jackson County Assessor's Map No: 37 1W 27, Tax Lots 1601, 1608, 1609 *Drawing N:\WSI Projects\Medford Parks, Recreation and Facilities Management\11005_Greenway N Fork Larson Crk\11005-E_DED_(old PLA)\11005E_M05.pro*

22999

SURVEY NO. 22999

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250 OREGON REVISED STATUTES

FILED
Date 1/27/2023 By PB
This Survey Consist Of:
1 sheet(s) Map
3 page(s) Narrative
JACKSON COUNTY
SURVEYOR

PREPARED FOR: CITY OF MEDFORD PARKS, RECREATION AND FACILITIES DEPARTMENT
701 North Columbus Avenue
Medford, Oregon 97501

PREPARED BY: NEATHAMER SURVEYING, INC.
3126 State Street, Suite 203
P.O. Box 1584
Medford, Oregon 97501

LOCATION:
Located within a portion of Lots 18, 19, and 20 of the Fair Oaks Orchard Tracts, being located in the Southwest One-quarter of Section 27, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

HISTORY OF SURVEY:
This office was originally retained for surveying services on the subject properties by the City of Medford Parks, Recreation and Facilities Department in 2013. Included in the original scope of work was to prepare exhibits for the facilitation of procuring property along what is commonly known as the North Fork Larson Creek Greenway. The exhibits contained a description and depiction of the areas located southerly from a 25.00-foot setback line along said Greenway, which were to be purchased by the City of Medford from two separate legal tracts commonly known as Tax Lots 1602 and 1604 (Jackson County Assessment Map No. 37 1 W 27).

At such time, the City of Medford already owned the legal lot commonly known as Tax Lot 1601 per Instrument Number 2012-013462, of the Official Records of Jackson County, Oregon, which was located between said Tax Lots 1602 and 1604. Pursuant to discussions with the City of Medford's Planning Department and Parks, Recreation and Facilities Department staff, the method for acquisition of these adjacent areas would be to apply for a property line adjustment, which would consolidate the areas intended for purchase, per said Instruments Numbered 2013-027072 and 2013-027074, into the legal tract of land described in said Instrument Number 2012-013462. On August 29, 2014, the property line adjustment lot consolidation application was submitted to the City of Medford's Planning Department and accepted under File Number PLA-14-097.

In advance of filing the property line adjustment application, the signed exhibits of land descriptions to be purchased were furnished to the realtor who was representing the property owners at the time, being Frank H. Goddard and Joyce H. Goddard, as Trustees of the Goddard Loving Trust, dated June 22, 1990 (original Tax Lot 1602 prior to the purchase), and Carol M. Musser, as Trustee of the John H. and Carol M. Musser Trust dated March 21, 2012 (original Tax Lot 1604 prior to the purchase). On August 9, 2013, without knowledge from this office, said exhibits were used in the conveyance documents recorded as Instruments Numbered 2013-027072 and 2013-027074, of the Official Records of Jackson County Oregon.

A notable amount of time passed without this office completing the required steps to perfect the property line adjustment lot consolidation due to uncertainty of the most appropriate way to rectify the situation. Absent clear and immediate direction from the Parks, Recreation and Facilities Department on how to proceed, the original approval under PLA-14-097 expired. In an effort to bring the project to completion and ensure the legal status of all properties involved, this office coordinated with City of Medford's Planning

Department staff, City Surveyor, and City Park Planner. It was determined that the best course of action would be to dedicate to the public, for greenway purposes, those areas described in said Instruments Numbered 2013-027072 and 2013-027074, together with that portion of said Instrument Number 2012-013462 located southerly from a 25.00-foot setback line along said Greenway. Once the dedication was recorded, this office was to monument the dedicated area and file a Map of Survey.

PURPOSE OF SURVEY:
Pursuant to Client's request and direction, perform a boundary survey, recover existing monuments, establish monuments at the boundary corners of the greenway dedication recorded as Instrument Number 2019-039505, of the Official Records of Jackson County, Oregon, and file a Map of Survey in the office of the Jackson County Surveyor.

SURVEY REFERENCES/PROCEDURES:
Records utilized: Volume 404 at Page 201 of the Deed Records of Jackson County, Oregon; Instruments Numbered 77-16453, 89-18619, 97-23139, 2002-058599, 2012-013462, 2013-004991, 2013-027072, 2013-027073, 2013-027074 and 2019-039505, all of the Official Records of Jackson County, Oregon; FAIR OAKS ORCHARD TRACTS, filed for record on September 15, 1910 in Volume 2 of Plats at Page 50 of the Records of Jackson County, Oregon; SUMMERFIELD AT SOUTH EAST PARK, PHASE 11A, filed for record on September 26, 2013 in Volume 39 of Plats at Page 10 of the Records of Jackson County, Oregon, and filed as Survey Number 21337 in the office of the Jackson County Surveyor; SUMMERFIELD AT SOUTH EAST PARK, PHASE 9, filed for record on March 21, 2017 in Volume 43 of Plats at Page 5 of the Records of Jackson County, Oregon, and filed as Survey Number 22200 in the office of the Jackson County Surveyor; Surveys Numbered 1227, 2280, 3286, 4570, 6468, 7254, 20042 and 20296, as filed in the office of the Jackson County Surveyor.

Equipment/Software utilized: Trimble 5700 and R10 GPS equipment, a Trimble S6 Robotic Total Station and Trimble TSC2 and TSC3 Data Collectors with Trimble Survey Controller software. All found monuments were tied within closed loop traverses or via redundant ties.

Utilizing previous boundary resolutions, established control, found monuments and set monuments per said Surveys Numbered 20042, 20296, 21337 and 22200, performed by this office, together with the record instruments listed hereinabove, established the rights-of-way of North Phoenix Road, Shamrock Drive and the existing boundaries of record per the parent tracts of land described in Instruments Numbered 89-18619, 2012-013462 and a portion of 2002-058599.

A research of the records demonstrated the parent tract of land described in Instrument Number 2002-058599 was created by deed per Instrument Number 77-16453 (being a portion of that property described in Volume 404 at Page 201). Furthermore, the description per Instrument Number 77-16453 matched the description per Instrument Number 2002-058599. Within those descriptions, there are controlling bound calls to what was then referred to as the un-named creek (now commonly known as the North Fork of Larson Creek). The controlling bounds call to the center of the creek, then along the creek, in two separate locations. However, the calling bounds along the creek do not specifically state to be along the center of the creek, only “along said creek”.

Based on topographic data obtained by this office, the record distances along the lines that were bound to the center of the creek were found to be within reasonable tolerances that can typically be found within a meandering creek over the years (under 15 feet). However, the calling bounds along the creek were found to vary in distances up to approximately 85 feet when compared to the record boundaries. No evidence was found to suggest the creek has moved to such an extent since 1977.

The discrepancy from the record boundary to the existing location of the creek was determined to be evidence that the controlling bound calls along the creek were intended to be a general direction along the creek and not necessarily along the *center* of the creek. This interpretation of the record is reflected in the

survey where the calls to the center of the creek were held at the topographic located center of the creek and the record angles and distances were utilized to compute the remaining portion of the unresolved boundary for the parent tract per Instruments Numbered 77-16453 and 2002-058599.

It should be noted that the measured distance to the center of the creek at the southeasterly boundary of the parent tract was found to be 69.32 feet compared to the record distance of 82.00 feet. The following courses were then resolved holding record angles and distances until the next bounding call in the deed records, being the northerly line of Lot 18 of said Fair Oaks Orchard Tracts. At this point, the record turning angle was applied and extended to intersect the said northerly line, being coincident with the resolved right-of-way of what is now known as Shamrock Drive, resulting in a measured distance of 79.82 feet compared to the record distance of 69.47 feet. It was at this course where the excess and deficiency from holding the center of the creek was applied.

Several monuments set per Survey Number 6468 were recovered during this survey and found to be inconsistent with other surveys and deeds of record. One particularly considerable discrepancy was found at the southerly angle point of Shamrock Drive. This angle point was originally established by this office per Survey Number 20042 which was derived holding the record 40.00-foot offset from the resolved northerly right-of-way. Said northerly right-of-way was established holding the found monuments set per Survey Numbered 1277, 3286 and 4570, which were found to be within reasonable tolerances. A monument was later established at this position per Survey Number 22200. However, the recovered monument per Survey Number 6468 was found to be 7.15 feet westerly from the resolved angle point. Due to the discrepancies, the recovered monuments per Survey Number 6468 were not held and are shown on the attached map for reference only.

The dedicated greenway area was then resolved per Instrument Number 2019-039505, being that real property described in Instruments Numbered 2013-027072 and 2013-027074, together with that portion of Instrument Number 2012-013462 located southerly from a 25.00-foot setback from the North Fork of Larson Creek, as located by this office.

Monuments were established, as depicted on the accompanying map, on October 21, 2019.

Print Date: January 24, 2020

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Robert V. Neathamer

OREGON
JULY 19, 1994
ROBERT V. NEATHAMER
2675

RENEWAL: DEC. 31, 2020