

**SURVEY FOR:** JOE DEMAGGIO & JIM SCHOENBACHLER  
 4451 BROWNBRIDGE TERRACE  
 SUITE 201  
 MEDFORD, OR 97504

**SURVEY BY:** L.J. FRIAR & ASSOCIATES, P.C.  
 CONSULTING LAND SURVEYORS  
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 PHOENIX, OR 97535  
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**DATE:** FEBRUARY 4, 2020

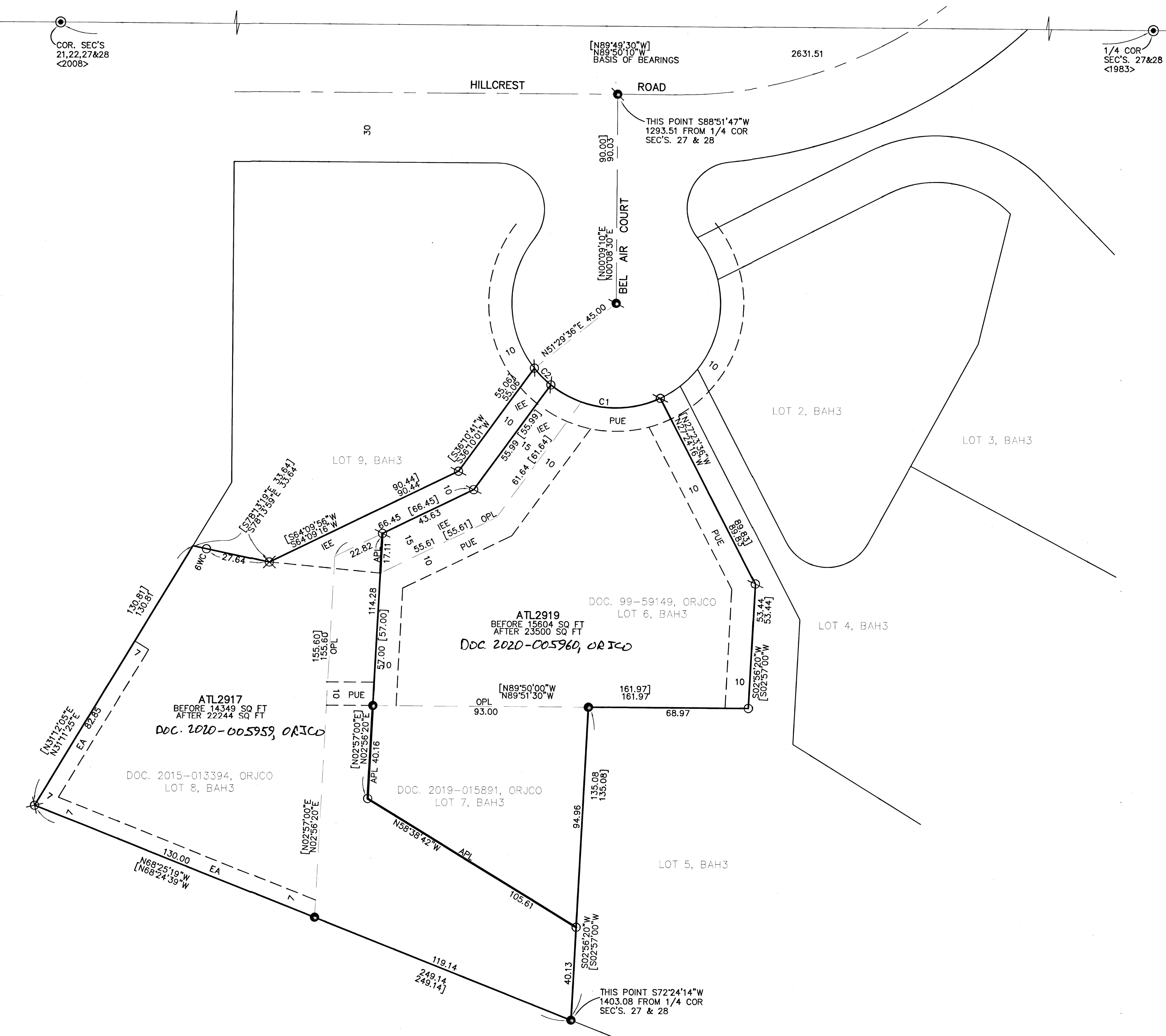
**MAP OF SURVEY**  
**PROPERTY LINE ADJUSTMENT & VACATION**  
**Of Lots 6, 7 & 8 of BEL AIR HEIGHTS EXTENSION No. 3 &**  
**located in the N.W. 1/4 of Section 27, T.37S, R.1W, W.M. &**  
**in the City of Medford Jackson County, Oregon**  
**(City File # PLA-19-080)**

- LEGEND:**
- ⊙ = FD. COUNTY SURVEYOR'S BRASS CAPPED MONUMENT PER <YEAR> RE-ESTAB'S.
  - = FD. BRASS CAP IN CONCRETE PER BAH3.
  - = FD. 5/8" IRON PIN PER BAH3.
  - = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
  - ⊗ = SET 2" BRASS WASHER MKD. L.J. FRIAR & ASSOC. & 3" MAG NAIL IN ASPHALT.
  - ⊗ = SET 3/4" BRASS TAG MKD. L.J. FRIAR & ASSOC. & MAG NAIL IN CONCRETE.
- BAH3 = BEL AIR HEIGHTS EXTENSION NO. 3.  
 ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.  
 FS = FILED SURVEY #.  
 PUE = PUBLIC UTILITY EASEMENT PER BAH3.  
 IEE = INGRESS & EGRESS CROSS ACCESS & ROAD MAINTENANCE EASEMENT FOR LOTS 6-9, PER BAH3 & DOC. 84-17720, ORJCO.  
 C1 = SEE COURSE DATA TABLE.  
 OPL = ORIGINAL PROPERTY LINE.  
 APL = ADJUSTED PROPERTY LINE.  
 ATL = ADJUSTED TAX LOT #.  
 [EA] = RECORD DATA PER BAH3.  
 EA = EASEMENT AGREEMENT PER DOC. 88-21274, ORJCO.  
 6WC = 6.00 WITNESS CORNER MONUMENT.

**COURSE DATA TABLE**

NUM	DELTA	ARC	RADIUS	CHORD
C1	63°49'50"	50.13	45.00	S83°20'09"E 47.58
		[50.13]	[45.00]	
C2	12°54'50"	10.14	45.00	S44°57'49"E 10.12
	[12°54'50"]	[10.14]	[45.00]	[10.12]

**BASIS OF BEARINGS:**  
 NORTH LINE OF SEC. 27 PER FS22729 BEING N89°50'10"W 2631.51 FROM THE N.W. CORNER OF SEC. 27 TO THE N. 1/4 COR OF SEC. 27.  
 UNIT OF MEASUREMENT = FEET SCALE: 1" = 30'



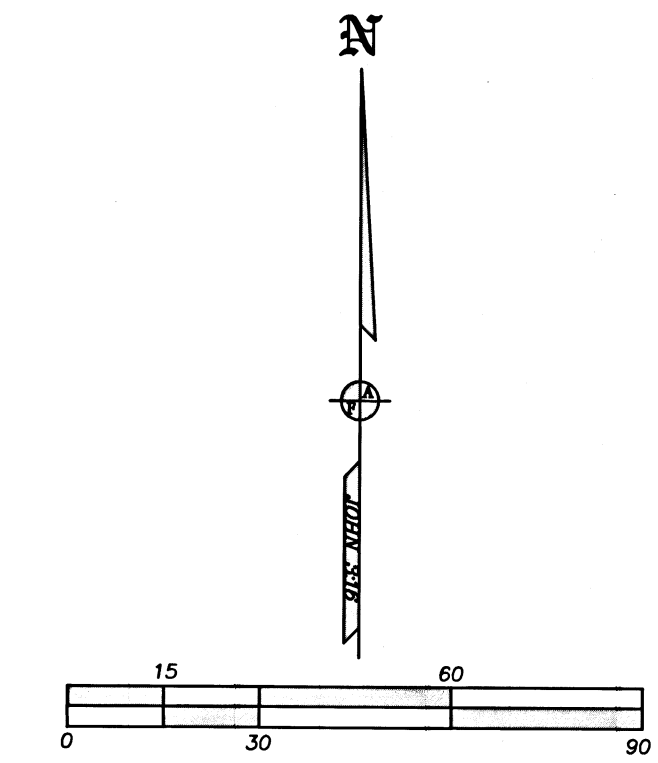
**SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250**

**PURPOSE:** TO SURVEY AND MONUMENT THE CORNERS OF TWO ADJUSTED TRACT CREATED THROUGH A PROPERTY LINE ADJUSTMENT & LOT VACATION BETWEEN LOTS 6-8 OF BEL AIR HEIGHTS EXTENSION NO. 3. SEE CITY FILE PLA-19-080.

**PROCEDURE:** USING TRIMBLE R8 G.P.S. RECEIVERS, MADE TIES TO AS MANY EXISTING LOT CORNER MONUMENTS THAT COULD BE FOUND AS SHOWN HEREON TO CONTROL THE SUBJECT LOTS. THE EXISTING MONUMENTS FIT VERY WELL TO PLAT RECORD POSITIONS SO I USED PLAT RECORD DATA TO POSITION THE MANY DESTROYED CORNER MONUMENTS. MONUMENTED THE ADJUSTED PROPERTY LINE AT THE LOCATION SHOWN TO ME BY THE CLIENT AND APPROVED BY THE CITY OF MEDFORD. AS A RESULT OF THIS ADJUSTMENT LOT 7 OF BAH3 WILL BE VACATED WITH LOT AREA SPLIT BETWEEN LOTS 6 & 8. PREPARED LEGAL DESCRIPTIONS OF THE RESULTANT TRACTS TO BE USED AS EXHIBITS ON THE ADJUSTMENT DEEDS.

**EASEMENTS PER FIRSTAM REPORT #7169-3346834 (DATED 2019-11-04).**

6. EASEMENT FOR ELECTRIC TRANSMISSION PER V.209, P.479 & V.216, P.375. JCDR. NON-SPECIFIC LOCATION.
7. COVENANTS, CONDITION, RESTRICTIONS AND/OR EASEMENTS PER DOC. 78-10433, 79-01321 & 82-05687, ORJCO. BLANKET.
8. ROAD MAINTENANCE EASEMENT PER DOC. 84-17720, ORJCO. SHOWN.
9. COVENANTS, CONDITION, RESTRICTIONS AND/OR EASEMENTS PER DOC. 84-17721, ORJCO. BLANKET.
10. EASEMENT FOR PUBLIC UTILITIES PER BAH3. SHOWN.
11. EASEMENT INGRESS EGRESS CROSS ACCESS PER BAH3. SHOWN.
13. EASEMENT AGREEMENT PER DOC. 88-21274, ORJCO. SHOWN.



\*\*\* CITY OF MEDFORD APPROVALS \*\*\*  
 FILE NO. PLA-19-080

EXAMINED AND APPROVED THIS 21<sup>ST</sup> DAY OF FEBRUARY, 2020.  
 BY: *[Signature]* PLANNING DIRECTOR

EXAMINED AND APPROVED THIS 20 DAY OF FEB., 2020.  
 BY: *[Signature]* CITY SURVEYOR

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

FILED  
 Date 2/25/2020 By P.B.  
 This Survey Consists Of:  
 1 sheet(s) Map  
 0 page(s) Narrative  
 JACKSON COUNTY SURVEYOR