

**SURVEY FOR:**  
LINDA BEVARD  
1214 N. ROSS LANE  
MEDFORD, OR 97501

**SURVEY BY:**  
L.J. FRIAR & ASSOCIATES, P.C.  
CONSULTING LAND SURVEYORS  
P.O. BOX 1947  
PHOENIX, OREGON 97535  
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LJFRIARANDASSOCIATES@CHARTER.NET

**DATE OF SURVEY:**  
MAY 30, 2020

# MAP OF SURVEY

## Property Line Adjustment

In the S.E. 1/4 of Sec. 35, T.37S., R.2W., W.M. &  
in City of Medford Jackson County, Oregon  
(File No. PLA-19-078)

**LEGEND:**

- = FD. 2.5" ALUMINUM CAP MKD. L.J. FRIAR & ASSOC PER FS16476.
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC PER FS22129.
- ⊗ = FD. BRASS WASHER MKD. L.J. FRIAR & ASSOC. & MAG NAIL IN CONCRETE PER FS22129.
- = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.

- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- WC = WITNESS CORNER MONUMENT S89°48'52"W 1.50 FROM TRUE CORNER.
- ( ) = RECORD DATA PER DOC. 2015-005783, ORJCO.
- { } = RECORD DATA PER DOC. 02-19862, ORJCO.
- FS = FILED SURVEY #.
- PUE = PUBLIC UTILITY EASEMENT PER PP# P-46-2016.
- X- = FENCE LINE.
- OPL = ORIGINAL PROPERTY LINE.
- APL = ADJUSTED PROPERTY LINE.
- FBE = FUEL BREAK EASEMENT PER DOC. 98-54085, ORJCO.
- EE = ELECTRICAL EASEMENT PER DOC. 2016-026815, ORJCO.
- L1 = SEE COURSE DATA TABLE.
- PP# = PARTITION PLAT NO.
- RM = REFERENCE MONUMENT N00°35'22"W 1.00 FROM TRUE CORNER.

**BASIS OF BEARINGS:**

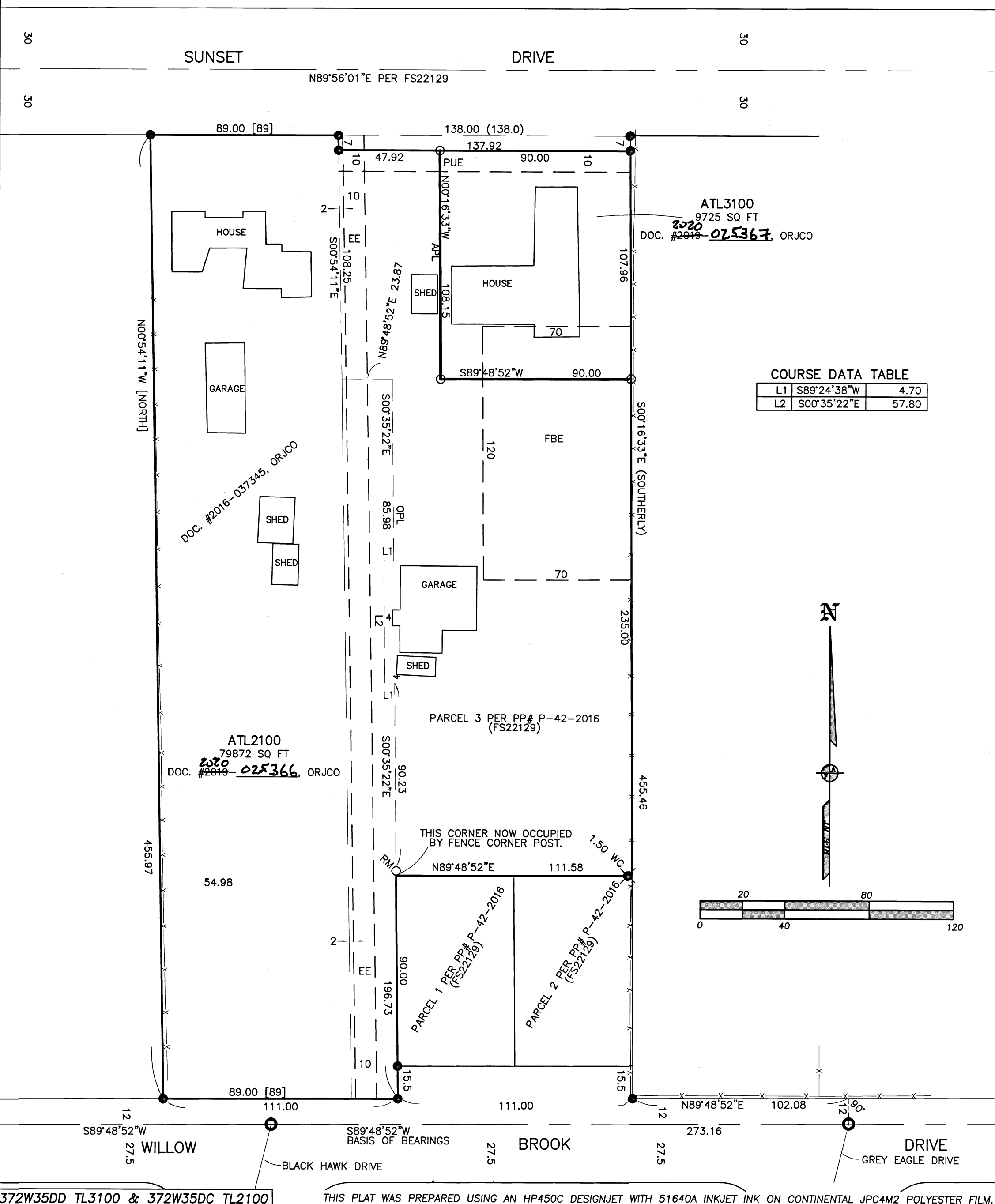
SURVEY NO. 16476 AS SHOWN HEREON.

UNIT OF MEASUREMENT = FEET SCALE: 1" = 40'

**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. SEE CITY OF MEDFORD FILED PLA-19-078. THE PARENT TRACTS PRIOR TO THE ADJUSTMENT ARE SET FORTH IN DOC. #2016-037345 & PARCEL 3 PER PP# P-46-2016.

**PROCEDURE:** THE PARENT TRACTS WERE MONUMENTED BY THIS OFFICE DURING FS22129. COMPUTED THE POSITION OF THE ADJUSTED PROPERTY LINE AS REQUESTED AND SET MONUMENTS AT THE LOCATIONS AS SHOWN USING TRIMBLE R8 G.P.S. RECEIVERS. PREPARED LEGAL DESCRIPTIONS OF THE RESULTANT TRACTS TO BE USED AS EXHIBITS ON THE ADJUSTMENT DEEDS.



**COURSE DATA TABLE**

L1	S89°24'38"W	4.70
L2	S00°35'22"E	57.80

**EASEMENTS PER PUBLIC RECORDS REPORT FOR SUBDIVISION**

**THE FOLLOWING EXCEPTIONS AFFECTS TAX LOTS 3100 & 2100:**

1) THE PREMISES HEREIN DESCRIBED ARE WITHIN AND SUBJECT TO THE STATUTORY POWERS OF THE ROGUE VALLEY SEWER SERVICES.

2) THESE PREMISES ARE SITUATED IN THE MEDFORD IRRIGATION DISTRICT, AND SUBJECT TO THE LEVIES AND ASSESSMENTS THEREOF, WATER AND IRRIGATION RIGHTS, EASEMENTS FOR DITCHES AND CANALS AND REGULATIONS CONCERNING THE SAME.

NOTE: PURSUANT TO AN INSTRUMENT RECORDED MARCH 26, 2015 AS DOCUMENT NO. 2015-008698 TL3100 IS NO LONGER SUBJECT TO LEVIES AND ASSESSMENTS IMPOSED BY SAID DISTRICT.

3) THE RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE PREMISES HEREIN DESCRIBED LYING WITHIN THE LIMITS OF STREETS, ROADS AND HIGHWAYS.

**THE FOLLOWING EXCEPTIONS AFFECTS TAX LOT 3100:**

1) RIGHT OF WAY FOR IRRIGATION DITCHES AROUND THE BOUNDARY THEREOF, AS RESERVED IN DEED RECORDED MAY 17, 1967 AS DOCUMENT NO. 67-04690, OFFICIAL RECORDS. NO SPECIFIC LOCATION GIVEN IN DEED.

2) A PERPETUAL EASEMENT LIMITED TO THE MAINTENANCE OF A REQUIRED FUELBREAK, INCLUDING THE TERMS AND PROVISIONS THEREOF, AS MORE FULLY SET FORTH IN INSTRUMENT RECORDED NOVEMBER 19, 1998 AS DOCUMENT NO. 98-54085, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. SHOWN.

3) AN EASEMENT FOR A RIGHT OF WAY 10 FEET IN WIDTH AND 487 FEET IN LENGTH, MORE OR LESS, FOR THE CONSTRUCTION, RECONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, ENLARGEMENT AND REMOVAL OF UNDERGROUND ELECTRIC, DISTRIBUTION AND COMMUNICATION LINES AND ALL NECESSARY OR DESIRABLE ACCESSORIES AND APPURTENANCES THERETO, INCLUDING WITHOUT LIMITATION: CABLES AND OTHER CONDUCTORS AND CONDUITS THEREFOR; AND PADS, TRANSFORMERS, SWITCHES, VAULTS AND CABINETS, AND RELATED MATTERS RECORDED AUGUST 17, 2016 AS DOCUMENT NO. 2016-026815, OFFICIAL RECORDS. SHOWN.

4) PUBLIC UTILITY EASEMENT PER PP# P-46-2016. SHOWN.

**THE FOLLOWING EXCEPTIONS AFFECTS TAX LOT 2100:**

1) DITCHES EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, AS DISCLOSED IN INSTRUMENT, INCLUDING TERMS AND PROVISIONS THEREOF RECORDED AS VOLUME 173, PAGE 391, DEED RECORDS. NO SPECIFIC LOCATION GIVEN IN DEED.

**\*\*\* CITY OF MEDFORD APPROVALS \*\*\***  
FILE NO. PLA-19-078

EXAMINED AND APPROVED THIS 25<sup>th</sup> DAY OF JUNE, 2020.

BY: [Signature]  
PLANNING DIRECTOR

EXAMINED AND APPROVED THIS 24 DAY OF June, 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 7/24/20 By [Signature]  
This Survey Consists Of:  
1 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

372W35DD TL3100 & 372W35DC TL2100

THIS PLAT WAS PREPARED USING AN HP450C DESIGNJET WITH 51640A INKJET INK ON CONTINENTAL JPC4M2 POLYESTER FILM.