23128

Map of Survey
(Property Line Adjustment)

Located In:
RESERVE AREA of Lot 98 of SKY LAKES VILLAGE
AT CEDAR LANDING, PHASE 7A
REPLAT OF LOTS 95, 96, 97, 98 AND 99
and RESERVE AREA of HIGH CEDARS
AT CEDAR LANDING, PHASE 5A
In the Southwest 1/4 OF Section 16,
Township 37 South, Range 1 West, W.M.,
in the City of Medford, Jackson County, Oregon
For:
Cedar Landing Development, LLC

PROPERTY LINE ADJUSTMENT ACCORDING TO CITY OF MEDFORD MUNICIPAL CODE CHAPTER 10.158 (PLANNING FILE NO. PLA-18-187)

EXAMINED AND APPROVED THIS 24th DAY OF July, 2020

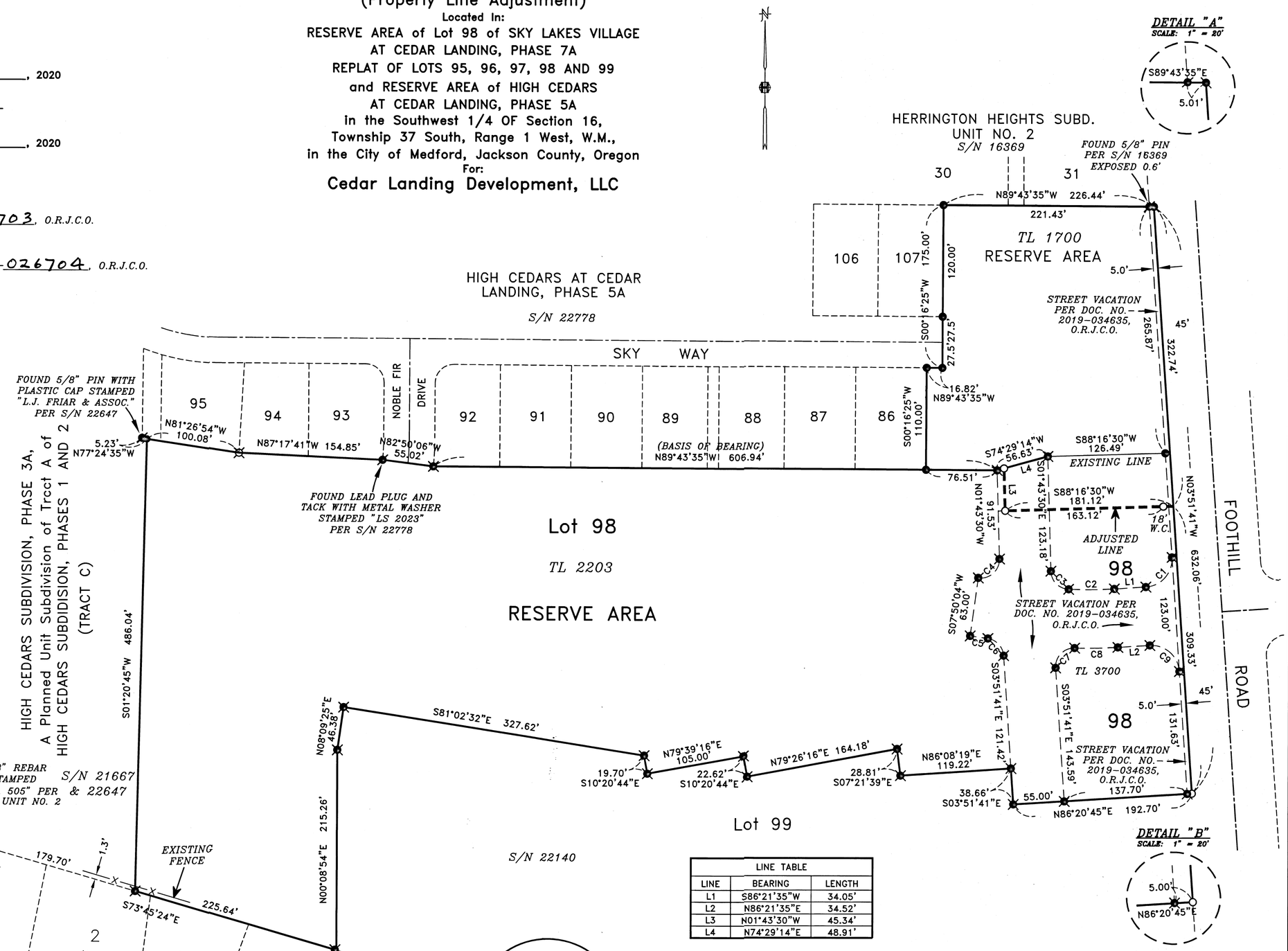
Asst. CITY OF MEDFORD PLANNING DIRECTOR

EXAMINED AND APPROVED THIS 24 DAY OF July, 2020

CITY OF MEDFORD SURVEYOR

TAX LOT 1700 ADJUSTED PER DOC. NO. 2020-026703, O.R.J.C.O. (1.76 ACRES)

TAX LOTS 2203 & 3700 ADJUSTED PER DOC. NO. 2020-026704, O.R.J.C.O. (8.83 ACRES)



SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250 OREGON REVISED STATUTES

PURPOSE: TO SURVEY, MONUMENT AND RECORD A MAP OF SURVEY FOR A PROPERTY LINE ADJUSTMENT (CITY OF MEDFORD PLANNING FILE NO. PLA-18-187. THE OBJECTIVE IS TO RECONFIGURE THE RESERVE ACREAGE OF HIGH CEDARS AT CEDAR LANDING, PHASE 5A TO CORRESPOND WITH THE PROPSED DESIGN OF A FUTURE PHASE.

PROCEDURE: I USED CONTROL POINTS AND MONUMENTS FROM THE RECENTLY PLATTED HIGH CEDARS AT CEDAR LANDING AND THE RESERVE AREA OF LOT 97, SKY LAKES VILLAGE AT CEDAR LANDING, PHASE 7A FOR THE BOUNDARIES. ADDITIONAL MONUMENTS FROM SURVEYS NO. 22140 AND 22778 WERE FOUND AND VERIFIED FOR ACCURACY. I SET MONUMENTS ON THE ADJUSTED LINE AS SHOWN.

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

BY: DARRELL L. HUCK — JUNE 29, 2020
SCALE: 1 Inch = 80' — PLS No. 2023
BASIS OF BEARING: SURVEY NO. 22778 SOUTH LINE

- ○ = SET 5/8"x24" IRON PIN WITH PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC., INC."
- ⌘ = SET LEAD PLUG AND TACK WITH METAL WASHER STAMPED "LS 2023" IN SANDSTONE.
- ● = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC., INC." PER SURVEY NO. 22778.
- ⌘ = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC., INC." PER SURVEY NO. 22140.
- ◐ = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC., INC." PER SURVEY NO. 21667.
- ⌀ = FOUND MONUMENT AS NOTED.
- O.R.J.C.O. = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON
- W.C. = WITNESS CORNER

371W16CA TL 2203
371W16DB TL 1700/3700

LINE TABLE

LINE	BEARING	LENGTH
L1	S86°21'35"W	34.05'
L2	N86°21'35"E	34.52'
L3	N01°43'30"W	45.34'
L4	N74°29'14"E	48.91'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	LONG CHORD	
C1	47.24'	30.00'	89°46'44"	42.51'	N41°14'58"E
C2	49.12'	468.50'	06°00'24"	49.09'	N89°21'47"E
C3	29.99'	20.00'	85°54'30"	27.26'	N44°40'50"W
C4	34.75'	20.00'	99°33'33"	30.54'	S43°03'18"W
C5	19.26'	1468.50'	00°45'50"	19.26'	S81°47'23"E
C6	27.07'	20.00'	77°33'10"	25.05'	S42°38'16"E
C7	33.26'	20.00'	95°17'22"	29.56'	N43°43'54"E
C8	46.54'	531.50'	05°01'00"	46.52'	N88°52'05"E
C9	47.01'	30.00'	89°46'44"	42.34'	S48°45'03"E
C10	4.60'	172.50'	01°31'44"	4.60'	N69°45'00"W
C11	6.50'	172.50'	01°38'17"	6.50'	S69°41'29"E

RECEIVED
Date 8/6/20 By PB
This survey Consists of:
1 sheet(s) Map
0 pages(s) Narrative
JACKSON COUNTY SURVEYOR

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

(14099PLA97mos3R1.dwg)

23128