

PROPERTY LINE ADJUSTMENT ACCORDING TO CITY OF MEDFORD MUNICIPAL CODE CHAPTER 10.158 (PLANNING FILE NO. PLA-20-00384)

EXAMINED AND APPROVED THIS 15TH DAY OF APRIL, 2021

[Signature]
CITY OF MEDFORD PLANNING DIRECTOR

EXAMINED AND APPROVED THIS 14 DAY OF APRIL, 2021

[Signature]
CITY OF MEDFORD SURVEYOR

TAX LOT 300 ADJUSTED PER DOC. NO. 2021-017681, O.R.J.C.O. 7,160 SF.

TAX LOT 301 ADJUSTED PER DOC. NO. 2021-017680, O.R.J.C.O. 16,139 SF

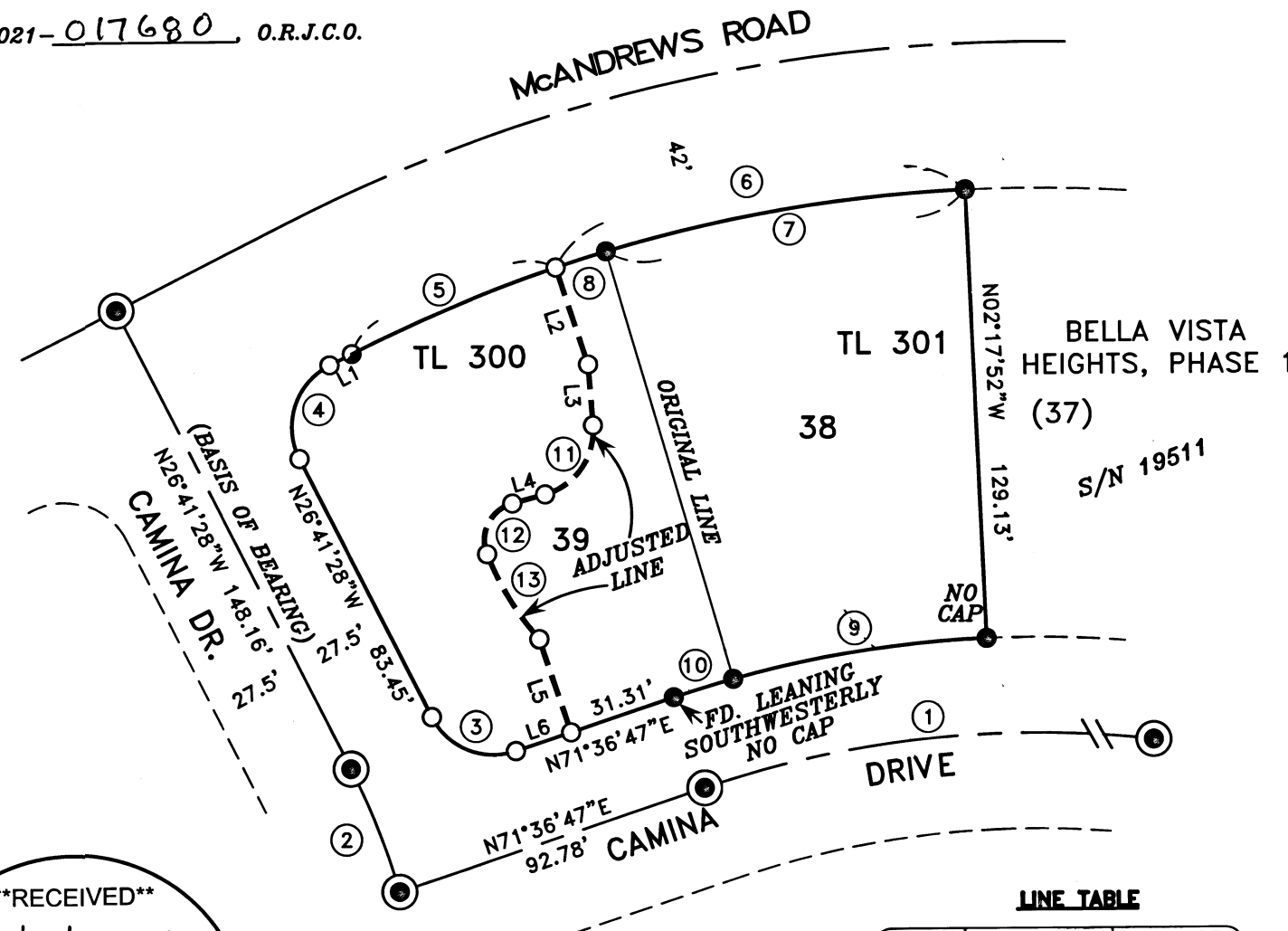
Map of Survey
(Property Line Adjustment)

For:
BVH USA Limited Partnership
1021 W. Hastings Street, Ste. 3300
Vancouver, British Columbia
Located In:
Lots 38 & 39,
Bella Vista Heights, Phase 1
in the Northeast 1/4 of Section 21 (21aa),
Township 37 South, Range 1 West, W.M.,
City of Medford, Jackson County, Oregon
TL 300/301

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250 OREGON REVISED STATUTES

PURPOSE: TO SURVEY AND MONUMENT A PROPERTY LINE ADJUSTMENT (CITY OF MEDFORD FILE NO. PLA-20-00384 OF PROPERTY DESCRIBED IN DOC. NO. 2012-025098, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

PROCEDURE: THIS PROPERTY WAS PREVIOUSLY SURVEYED BY THIS OFFICE PER SURVEY NO. 19511 WHICH ESTABLISHED THE LOTS AND STREETS OF BELLA VISTA HEIGHTS, PHASES 1 AND 2. I LOCATED AND TIED VARIOUS MONUMENTS THAT PERTAIN TO THE ADJUSTMENT OF THE SUBJECT PROPERTIES AND ANALYZED THEIR POSITIONING. I FOUND THEIR RELATIONSHIP TO RECORD MEASUREMENT TO BE SATISFACTORY AND RESET THE MISSING CORNERS AT RECORD POSITION. THE ADJUSTED LINE WAS CONFIGURED TO SEGREGATE THE LANDSCAPE AND WATER FEATURE ONTO TAX LOT 300 TO FACILITATE IT'S MANAGEMENT BY THE HOME-OWNERS ASSOCIATION.



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	LONG CHORD
1	42°08'41"	300.00	220.67'	215.73'	N87°18'52"W
2	10°54'07"	200.00'	38.06'	38.00'	N21°14'24"W
3	81°41'44"	20.00'	28.52'	26.16'	S67°32'21"E
4	90°00'00"	20.00'	31.42'	28.28'	S18°18'32"W
5	08°23'44"	435.46'	63.81'	63.75'	N67°30'24"E
6	15°50'52"	435.46'	120.45'	120.06'	S79°37'42"W
7	13°50'23"	435.46'	105.18'	104.93'	S80°37'57"W
8	02°00'30"	435.46'	15.26'	15.26'	S72°42'30"W
9	12°57'40"	327.50'	74.09'	73.93'	S81°13'52"W
10	03°08'15"	327.50'	17.93'	17.93'	S73°10'54"W
11	78°59'50"	19.00'	26.20'	24.17'	S35°19'47"W
12	95°55'05"	11.00'	18.41'	16.34'	S26°52'10"W
13	20°01'09"	82.50'	28.83'	28.68'	S31°06'44"E

LINE TABLE

LINE	BEARING	DISTANCE
L1	S63°18'32"W	7.20'
L2	S18°03'43"E	29.34'
L3	S04°10'10"E	17.65'
L4	S74°49'41"W	9.76'
L5	S18°23'13"E	28.28'
L6	S71°36'47"W	16.76'

HOFFBUHR & ASSOCIATES, INC.
880 GOLF VIEW DR. STE. 201 MEDFORD, OREGON
(541) 779-4641
BY: DAVID M. MINNECI MARCH 27, 2021
SCALE: 1 INCH = 50' RPLS NO. 2349
BASIS OF BEARING: SURVEY NO. 19511
(CENTERLINE OF CAMINA DR.)

- = SET 5/8" x 24" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2349".
- = FOUND IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2349" PER S/N 19511.
- ⊙ = FOUND LEAD PLUG AND TACK WITH METAL WAHSEK STAMPED "LS 2349" PER S/N 19511.
- ⊕ = FOUND IRON WITH ALUMINUM CAP STAMPED "LS 2349 PER S/N 19511.

REGISTERED PROFESSIONAL LAND SURVEYOR

David M. Minnecci

OREGON
JULY 26, 1988
DAVID M. MINNECI
2349

EXPIRES 12/31/22

37S1W21AA - 300/301

****RECEIVED****
Date 4/20/21 By DR
This survey consists of:
1 sheet(s) Map
0 pages(s) Narrative
JACKSON COUNTY SURVEYOR

(C:\DWG\2020\20148.DWG)