

PROPERTY LINE ADJUSTMENT ACCORDING TO CITY OF MEDFORD MUNICIPAL CODE CHAPTER 10.158 (PLANNING FILE NO. PLA-21-00105)

Property Line Adjustment

Located In:

in the Southwest 1/4 of Section 26 (26CA) Township 37 South, Range 2 West, W.M., City of Medford, Jackson County, Oregon

EXAMINED AND APPROVED THIS 26TH DAY OF MAY, 2021

[Signature]
CITY OF MEDFORD PLANNING DIRECTOR

EXAMINED AND APPROVED THIS 21ST DAY OF MAY, 2021

[Signature]
CITY OF MEDFORD SURVEYOR

For: ORCHARD GLEN SOUTH, LLC

353 Dalton Street
Medford, Oregon 97501
TL 102 & 200

TAX LOT 102 ADJUSTED PER DOC. NO. 2021-028602, O.R.J.C.O. 11.79 ACS.

TAX LOT 200 ADJUSTED PER DOC. NO. 2021-028603, O.R.J.C.O. 5.09 ACS

MONUMENT TABLE

10	STA. 1+68.32	31.52'	RT.
11	STA. 1+71.25	39.03'	RT.
12	STA. 1+72.09	37.23'	RT.
13	STA. 3+98.60	33.72'	RT.
14	STA. 3+98.80	39.00'	RT.
15	STA. 5+70.69	31.11'	RT.
16	STA. 6+21.58	30.02'	LT.
17	STA. 6+40.83	30.25'	RT.
18	STA. 6+41.20	29.97'	RT.
19	STA. 6+46.66	29.97'	LT.
20	STA. 9+00.00	36.00'	RT.

CENTERLINE STATION
1+00 IS NORTH 00°11'20"E
0.55' OF DLC CORNER

SSE COR
DLC 72

(CAPS ILLEGIBLE)

FD. 5/8" IRON PIN
WITH YELLOW PLASTIC
CAP PER S/N 20364

S88°22'30"E 227.54'
(S88°38'58"E 227.52'
PER S/N 22769)

(S88°38'58" E PER S/N 22769)
(S88°22'30" E PER S/N 20926 & 20364)
S88°21'55" E 813.83'

WEST MAIN STREET

S/N 20926

S/N 22769

S/N 21138

S87°02'14"E 257.22'

RIGHT-OF-WAY PER
DOCS. NO. 2007-
048368 & 2007-
049685, O.R.J.C.O.

TL 200

DETAIL "A"

SCALE: 1" = 20'

WEST MAIN STREET

FD. JACKSON COUNTY
SURVEYOR BRASS CAP
IN TOP OF CURB
N31°46'14"W
10' → 6.85'
S26°31'34"W 2.00' 12"
(S25°51'32"W PER
S/N 22769) (12" DEEP)

DETAIL "B"

SCALE: 1" = 10'

FD. 5/8" IRON PIN
WITH PLASTIC CAP
STAMPED "JACKSON
COUNTY CO ROADS &
PARKS PER S/N 20926

(S00°11'22"W 1759.17' PER S/N 22028)
(S01°50'26"W 536.173 METERS PER S/N 16388)
S00°11'17"W 1759.09'

SW COR
DLC 76
(COMPUTED
POSITION)

NW COR
DLC 77

FD. BRASS DISC 5" DEEP
PER 2016 JACKSON COUNTY
RE-ESTABLISHMENT

LINE TABLE

LINE	BEARING	DISTANCE	COUNTY RECORD
L1	N66°12'05"W	43.44'	N66°09'08"W 43.44'
L2	N57°08'22"E	44.60'	N57°11'08"W 44.60'
L3	S63°58'40"E	75.00'	S63°56'56"E 75.00'
L4	S61°23'26"E	80.87'	S61°21'39"E 80.89'
L5	S89°47'00"E	75.00'	
L6	S00°13'00"W	22.50'	
L7	S00°13'00"W	77.00'	

HOFFBUHR & ASSOCIATES, INC.
880 GOLF VIEW DR. STE. 201 MEDFORD, OREGON
(541) 779-4641

BY: DAVID M. MINNECI APRIL 27, 2021
SCALE: 1 INCH = 100' RPLS NO. 2349
BASIS OF BEARING: SURVEY NO. 20347
(EAST LINE.)

- = SET 5/8" x 24" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2349".
- △ = SET LEAD PLUG, TACK AND METAL WASHER STAMPED "LS 2349" IN CONCRETE SIDEWALK.
- = FOUND IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2349" PER S/N 20347.
- △ = FOUND LEAD PLUG WITH TACK AND WASHER STAMPED "LS 2349" PER S/N 20347.
- ⊗ = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "NEATHAMER SURVEYING" PER S/N 22769.
- = FOUND 5/8" IRON PIN WITH ALUMINUM CAP STAMPED "OREGON DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY PER S/N 17268.
- ⊙ = FOUND IRON WITH ALUMINUM CAP STAMPED "LS 2349 PER S/N 20347.
- = FOUND .38 CALIBER SHELL IN CURBING PER PAGE 4 OF JACKSON COUNTY RE-ESTABLISHMENT NOTES.
- ⊗ = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "HARDEY ENG & ASSOC" PER S/N 21138.
- ⊙ = FOUND MONUMENT AS NOTED

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250 OREGON REVISED STATUTES

PURPOSE: TO SURVEY AND MONUMENT A PROPERTY LINE ADJUSTMENT OF PROPERTY DESCRIBED IN DOCS. NO. 2016-014156 AND 2021-012742. (CITY OF MEDFORD PLANNING FILE NO. LDP-21-105).

PROCEDURE: I RECOVERED MONUMENTS SET PREVIOUSLY ON SURVEY NO. 20347 TO ESTABLISH THE BOUNDARY OF TAX LOT 102. WITH THE EXCEPTION OF THE BRASS DISC MONUMENT AT THE NORTHERLY END OF DARLINGTON STREET, WHICH APPEARS TO HAVE BEEN SET ERRONEOUSLY, I WAS SATISFIED WITH THE POSITIONING OF THE MONUMENTS FOUND. TO SURVEY TAX LOT 200, I RELIED ON SURVEYS NO. 20926, 17024 & 22769. WHILE I AM CONFIDENT THAT THE WESTERLY LINE OF THE TAX LOT IS A STRAIGHT LINE, THERE APPEARS TO BE A DISCREPANCY IN THE PROPERTY LINES ADJOINING TO THE WEST. THE NORTH LINE OF SURVEYS NO. 14675 AND 22028 RUN EASTERLY FROM THE DLC LINE 467.14 FEET. THE SOUTH LINE OF SURVEY NO. 18506, WHICH HAS A NOTATION "BOUNDARY SHOWN PER SURVEY NO. 14675", RUNS EASTERLY FROM THE DLC LINE 473.41 FEET WHICH IS COMPATIBLE WITH THE WESTERLY LINE THAT I HAVE ESTABLISHED. I BELIEVE SURVEY NO. 14675 RESULTS IN A 6-7 FOOT GAP FROM THE SURVEY'S EASTERLY LINE TO THE WESTERLY LINE OF TAX LOT 200.

EQUIPMENT USED: TRIMBLE S6 ROBOTIC INSTRUMENT & TRIMBLE R8 GNSS.

RECEIVED
Date 8/5/21 By PB
This survey consists of:
1 sheet(s) Map
2 pages(s) Narrative
JACKSON COUNTY
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

David M. Minnecci
OREGON
JULY 28, 1988
DAVID M. MINNECCI
2349

EXPIRES 12/31/22