23479

SURVEY FOR:
HAJC
2251 TABLE ROCK RD.
MEDFORD, OR 97501

SURVEY BY:
L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
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PHOENIX, OR 97535
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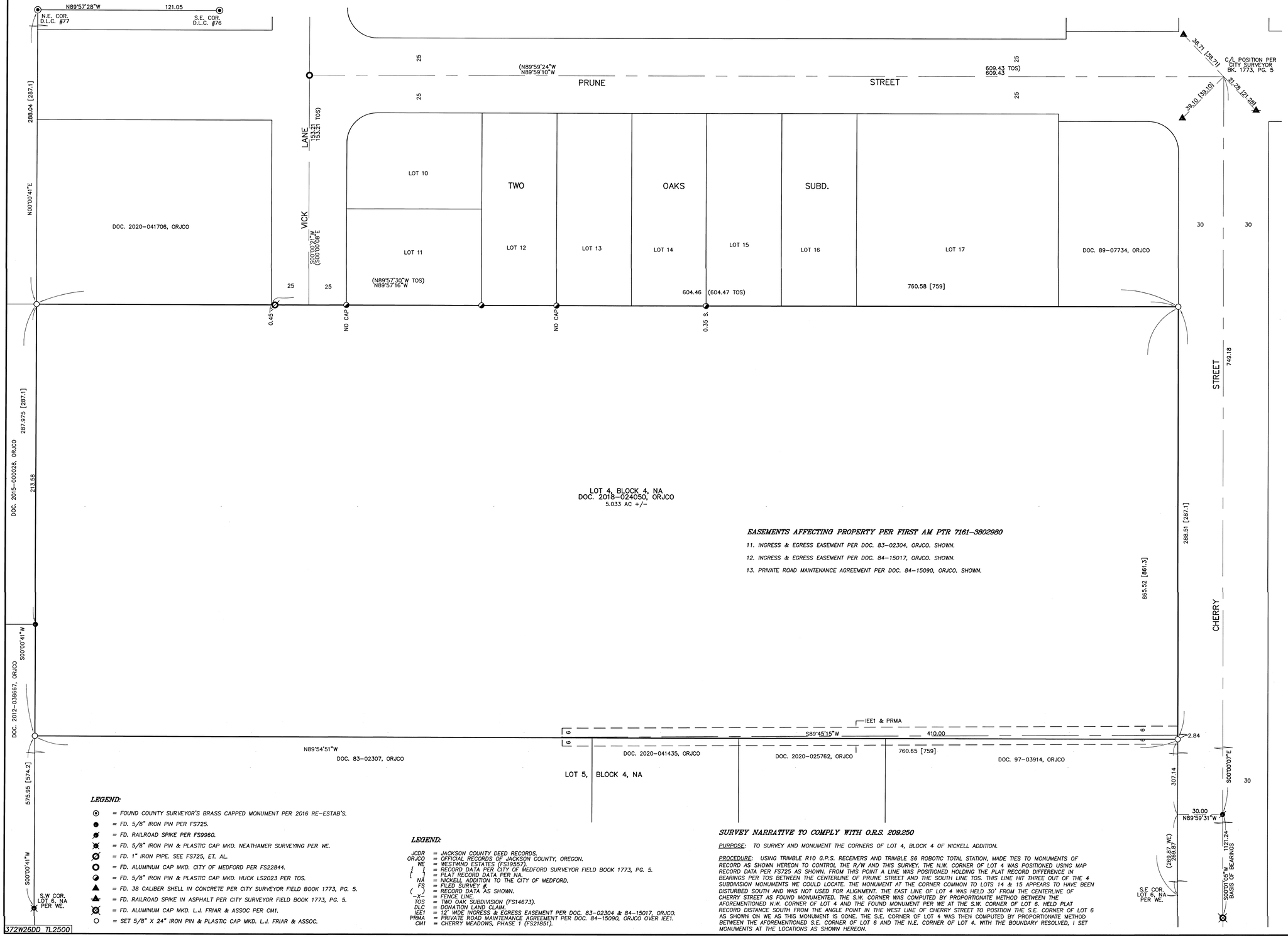
DATE:
OCTOBER 25, 2021

MAP OF SURVEY

Of Lot 4, Block 4 NICKELL ADDITION to the City of Medford
& located in the S.E. 1/4 of Sec. 26, T.37S., R.2W., W.M.
Jackson County, Oregon



372W26DD TL2500

BASIS OF BEARINGS:
CENTERLINE OF CHERRY STREET PER CM1 AS SHOWN.
UNIT OF MEASUREMENT = FEET SCALE: 1" = 30'

EASEMENTS AFFECTING PROPERTY PER FIRST AM PTR 7161-3802980

11. INGRESS & EGRESS EASEMENT PER DOC. 83-02304, ORJCO. SHOWN.
12. INGRESS & EGRESS EASEMENT PER DOC. 84-15017, ORJCO. SHOWN.
13. PRIVATE ROAD MAINTENANCE AGREEMENT PER DOC. 84-15090, ORJCO. SHOWN.

LEGEND:

- = FOUND COUNTY SURVEYOR'S BRASS CAPPED MONUMENT PER 2016 RE-ESTAB'S.
- = FD. 5/8" IRON PIN PER FS725.
- = FD. RAILROAD SPIKE PER FS9960.
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. NEATHAMER SURVEYING PER WE.
- = FD. 1" IRON PIPE. SEE FS725, ET. AL.
- = FD. ALUMINUM CAP MKD. CITY OF MEDFORD PER FS22844.
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. HUCK LS2023 PER TOS.
- = FD. 38 CALIBER SHELL IN CONCRETE PER CITY SURVEYOR FIELD BOOK 1773, PG. 5.
- = FD. RAILROAD SPIKE IN ASPHALT PER CITY SURVEYOR FIELD BOOK 1773, PG. 5.
- = FD. ALUMINUM CAP MKD. L.J. FRIAR & ASSOC PER CM1.
- = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.

LEGEND:

JCDR	= JACKSON COUNTY DEED RECORDS.
ORJCO	= OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
WE	= WESTWIND ESTATES (FS19557).
{ }	= RECORD DATA PER CITY OF MEDFORD SURVEYOR FIELD BOOK 1773, PG. 5.
[ ]	= PLAT RECORD DATA PER NA.
NA	= NICKELL ADDITION TO THE CITY OF MEDFORD.
FS	= FILED SURVEY #.
( )	= RECORD DATA AS SHOWN.
-x-	= FENCE LINE.
TOS	= TWO OAK SUBDIVISION (FS14673).
DLC	= DONATION LAND CLAIM.
IEE1	= 12' WIDE INGRESS & EGRESS EASEMENT PER DOC. 83-02304 & 84-15017, ORJCO.
PRMA	= PRIVATE ROAD MAINTENANCE AGREEMENT PER DOC. 84-15090, ORJCO OVER IEE1.
CM1	= CHERRY MEADOWS, PHASE 1 (FS21851).

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

PURPOSE: TO SURVEY AND MONUMENT THE CORNERS OF LOT 4, BLOCK 4 OF NICKELL ADDITION.

PROCEDURE: USING TRIMBLE R10 G.P.S. RECEIVERS AND TRIMBLE S6 ROBOTIC TOTAL STATION, MADE TIES TO MONUMENTS OF RECORD AS SHOWN HEREON TO CONTROL THE R/W AND THIS SURVEY. THE N.W. CORNER OF LOT 4 WAS POSITIONED USING MAP RECORD DATA PER FS725 AS SHOWN. FROM THIS POINT A LINE WAS POSITIONED HOLDING THE PLAT RECORD DIFFERENCE IN BEARINGS PER TOS BETWEEN THE CENTERLINE OF PRUNE STREET AND THE SOUTH LINE TOS. THIS LINE HIT THREE OUT OF THE 4 SUBDIVISION MONUMENTS WE COULD LOCATE. THE MONUMENT AT THE CORNER COMMON TO LOTS 14 & 15 APPEARS TO HAVE BEEN DISTURBED SOUTH AND WAS NOT USED FOR ALIGNMENT. THE EAST LINE OF LOT 4 WAS HELD 30' FROM THE CENTERLINE OF CHERRY STREET AS FOUND MONUMENTED. THE S.W. CORNER WAS COMPUTED BY PROPORTIONATE METHOD BETWEEN THE AFOREMENTIONED N.W. CORNER OF LOT 4 AND THE FOUND MONUMENT PER WE AT THE S.W. CORNER OF LOT 6. HELD PLAT RECORD DISTANCE SOUTH FROM THE ANGLE POINT IN THE WEST LINE OF CHERRY STREET TO POSITION THE S.E. CORNER OF LOT 6 AS SHOWN ON WE AS THIS MONUMENT IS GONE. THE S.E. CORNER OF LOT 4 WAS THEN COMPUTED BY PROPORTIONATE METHOD BETWEEN THE AFOREMENTIONED S.E. CORNER OF LOT 6 AND THE N.E. CORNER OF LOT 4. WITH THE BOUNDARY RESOLVED, I SET MONUMENTS AT THE LOCATIONS AS SHOWN HEREON.

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 17, 1986
JAMES E. WIBBS
2234
RENEWAL DATE 6-30-23

FILED
Date 11/2/21 By DB
This Survey Consists Of:
1 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

21189FM

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