

SURVEY FOR:
DON BYRD
2145 N. KEENE WAY DR.
MEDFORD, OR 97504

SURVEY BY:
L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
PO BOX 1947
PHOENIX, OR 97535
PHONE: (541) 772-2782
LJFRIARANDASSOCIATES@CHARTER.NET

DATE:
NOVEMBER 5, 2021

MAP OF SURVEY

PROPERTY LINE ELIMINATION

In Lot 3, Block 3, ROGUE VALLEY HEIGHTS EXTENSION
& located in the S.W. 1/4 of Sec. 17, T.37S., R.1W., W.M.
in the City of Medford Jackson County, Oregon
(Planning File #PLA-21-233)

LEGEND:

- ⊙ = FD. 3/4" IRON PIPE PER RVHE.
- ⊗ = FD. 5/8" IRON PIN & PLASTIC CAP MKD KAISER LS803 PER FS16643.
- ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD HOFFBUHR PER SVS.
- = FD. 5/8" IRON PIN PER FS5880.
- ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER FS14319.
- = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- ⊗ = SET 1.25" BERNSTEN COPPER MONUMENT MKD. L.J. FRIAR & ASSOC. IN SIDEWALK.

- JCDR = JACKSON COUNTY DEED RECORDS.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- RVHE = ROGUE VALLEY HEIGHTS EXTENSION.
- () = RECORD DATA PER FS5880.
- FS = FILED SURVEY #.
- [] = RECORD DATA PER FS16643.
- OPL = ORIGINAL PROPERTY LINE TO BE ELIMINATED.
- ATL = ADJUSTED TAX LOT #.
- SVS = SUNBURST VILLAGE SUBDIVISION (FS8837).
- PP# = PARTITION PLAT NO.
- < > = RECORD DATA PER FS14319.
- { } = RECORD DATA PER SVS.

BASIS OF BEARINGS:

SURVEY NO. 22635 AS SHOWN HEREON.

UNIT OF MEASUREMENT = FEET

SCALE: 1" = 50'

** CITY OF MEDFORD APPROVALS **

FILE NO. PLA-21-233

EXAMINED AND APPROVED THIS 29 DAY OF NOVEMBER, 2021.

BY: [Signature]
CITY SURVEYOR

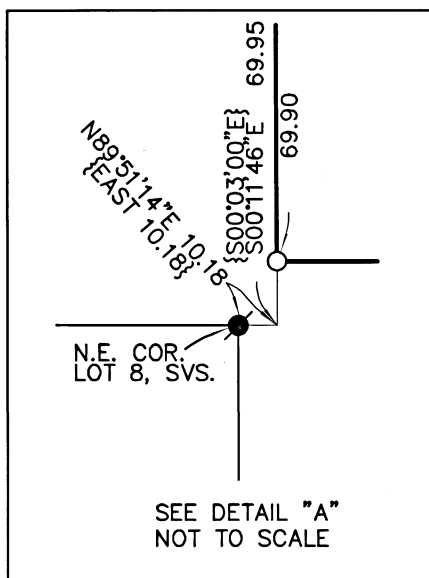
EXAMINED AND APPROVED THIS 2ND DAY OF DECEMBER, 2021.

BY: [Signature]
PLANNING DIRECTOR

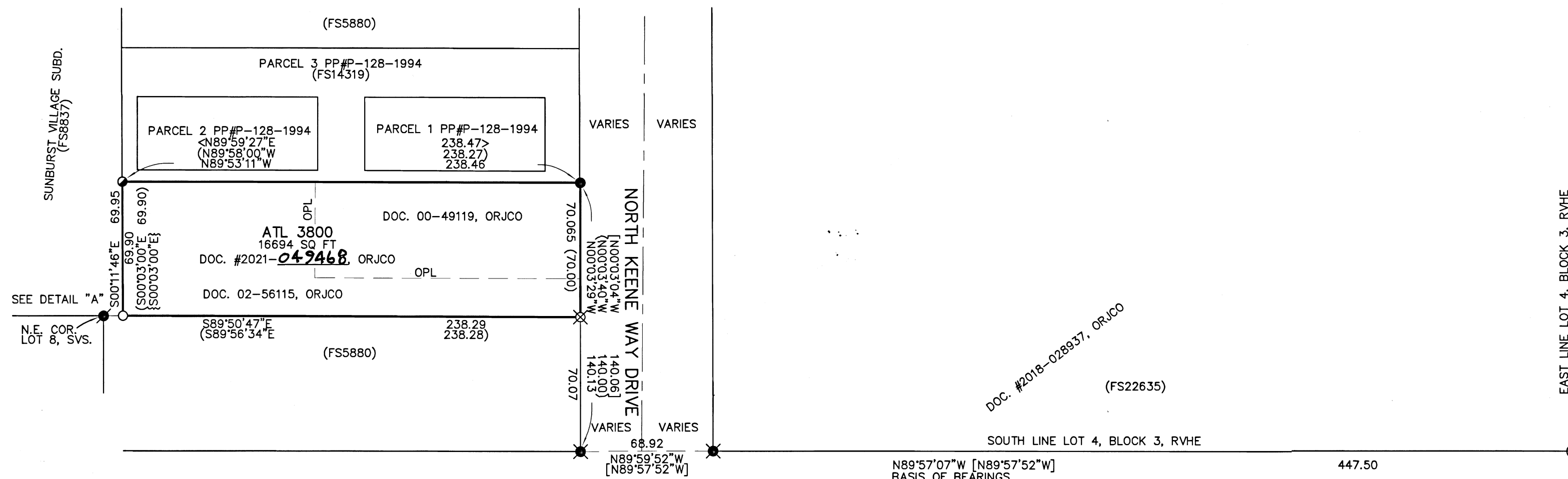
SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209-250

PURPOSE: TO SURVEY AND MONUMENT THE CORNERS OF ONE TRACT CREATED THROUGH A PROPERTY LINE ELIMINATION BETWEEN THOSE PROPERTIES SET FORTH IN DOC. 00-49119 & 02-56115, ORJCO. SEE CITY OF MEDFORD FILE NO. PLA-21-233.

PROCEDURE: USING TRIMBLE R10 G.P.S. RECEIVERS MADE TIES TO MONUMENTS OF RECORD AS SHOWN HEREON. COMPUTED THE S.E. CORNER BY SPLITTING THE DISTANCE BETWEEN THE FOUND MONUMENTS. THIS SEEMED TO ME TO BE THE MOST EQUITABLE SOLUTION BY GIVING THE SUBJECT PROPERTY AND THE ADJOINER TO THE SOUTH EQUAL FRONTAGE ON NORTH KEENE WAY DRIVE AS WAS THE INTENT OF FS5880. THE SAME PROCEDURE WOULD NOT WORK ON THE WEST LINE AS THE MONUMENT TO THE SOUTH WAS NOT FOUND. I HELD PLAT RECORD DISTANCE PER SVS TO ESTABLISH THE BEARING OF THE WEST LINE AND HELD MAP RECORD DISTANCE PER FS5880 TO POSITION THE S.W. CORNER OF THE SUBJECT TRACT. SET MONUMENTS AS SHOWN AND PREPARED THE LEGAL DESCRIPTION OF THE RESULTANT TRACT TO BE USED ON THE ADJUSTMENT DEED.



SEE DETAIL "A"
NOT TO SCALE



REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]

OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE: 6-30-23

FILED
Date 12/2/21 By SS

This Survey Consists Of:
1 sheet(s) Map
0 page(s) Narrative

JACKSON COUNTY
SURVEYOR