

**SURVEY FOR:**  
GALPIN HOMES, LLC  
744 CARDLEY AVE., #100  
MEDFORD, OR 97504

**DATE:**  
FEBRUARY 1, 2022

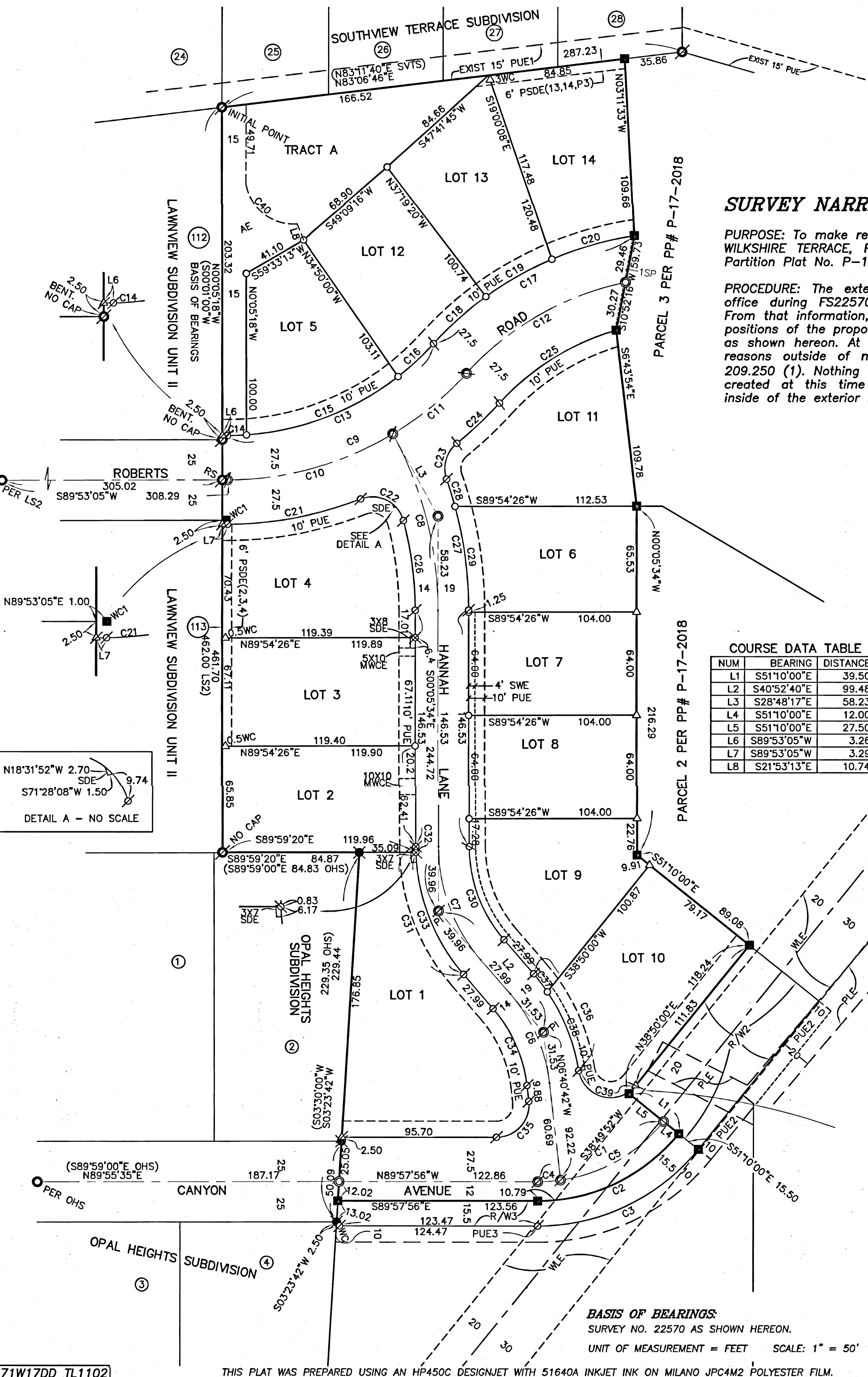
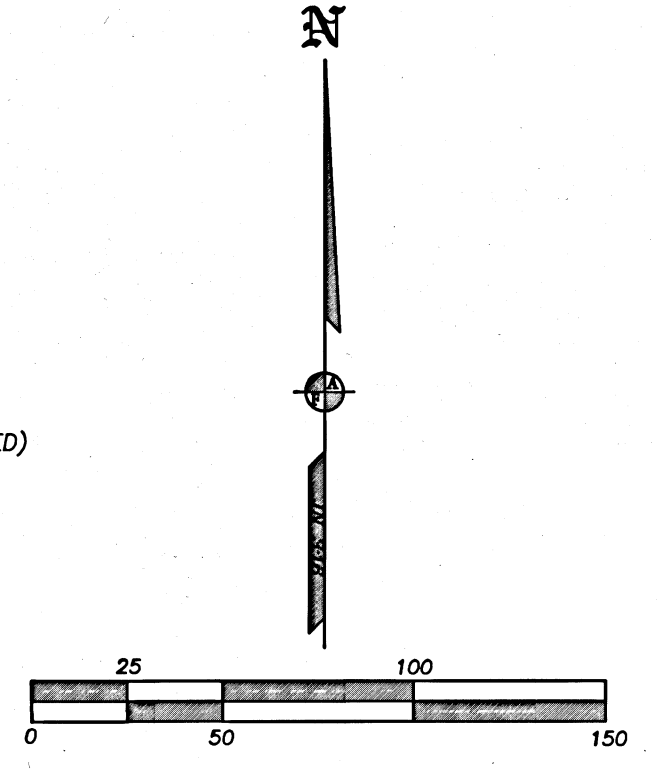
# MAP OF SURVEY

In Parcel 1 per Partition Plat No. P-17-2018 & Located in the S.E. 1/4 of Sec. 17, T.37S, R.1W, W.M. in the City of Medford Jackson County, Oregon

**SURVEY BY:**  
L.J. FRIAR & ASSOCIATES, P.C.  
CONSULTING LAND SURVEYORS  
P.O. BOX 1947  
PHOENIX, OREGON 97535  
PHONE: (541) 772-2782  
ljfriarandassociates@charter.net

- LEGEND:**
- JCDR = JACKSON COUNTY DEED RECORDS.
  - ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
  - 3WC = 3.00' WITNESS CORNER MONUMENT.
  - ( ) = RECORD DATA AS SHOWN.
  - DR = DEED RECORD DATA.
  - FS = FILED SURVEY #.
  - OHS = OPAL HEIGHTS SUBDIVISION.
  - LS2 = LAMNVIEW SUBDIVISION, UNIT II.
  - SVTS = SOUTH VIEW TERRACE SUBDIVISION.
  - PLE = POWER LINE EASEMENT PER DOC. 67-04122, ORJCO.
  - L1/C2 = SEE COURSE DATA TABLE.
  - SDE = PROPOSED PUBLIC STORM DRAINAGE EASEMENT.
  - PSDE(1) = PROPOSED PRIVATE STORM DRAINAGE EASEMENT. (LOTS BENEFITTING).
  - WLE = WATER LINE EASEMENT PER VOL.161, PG. 339, JCDR.
  - PI = POINT OF TANGENT INTERSECTION.
  - RS = FOUND POINT DESTROYED BY CONSTRUCTION. RESET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
  - (P3) = PARCEL 3 PER PP# P-17-2018.
  - PUE = PROPOSED PUBLIC UTILITY EASEMENT.
  - PUE1 = PUBLIC UTILITY EASEMENT PER SVTS.
  - PUE2 = PUBLIC UTILITY EASEMENT PER DOC. 2021-013856, ORJCO.
  - MWCE = PROPOSED WATER FACILITIES EASEMENT FOR MEDFORD WATER COMMISSION.
  - WC1 = WITNESS CORNER MONUMENT N89°53'05"E, 1.00 FROM TRUE CORNER.
  - 1SP = PROPOSED ONE FOOT STREET PLUG.
  - R/W2 = RIGHT OF WAY PER DOC. 2021-013855, ORJCO.
  - R/W3 = PROPOSED RIGHT OF WAY.
  - PUE3 = PROPOSED PUBLIC UTILITY EASEMENT.
  - 0.5WC = 0.50' WITNESS CORNER MONUMENT.
  - AE = PROPOSED ACCESS EASEMENT FOR LOT 5 OF THIS PLAT AND LOT 112, LS2.
  - SWE = PROPOSED PUBLIC SIDEWALK EASEMENT.

- LEGEND:**
- = FD. BRASS CAP FOR CENTERLINE INTERSECTION AS NOTED.
  - ⊗ = FD. 5/8" IRON PIN & CAP MKD. ROBERTS LS1656 PER LS2, FS10245 OR FS11662.
  - ⊗ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. TEMPLIN PLS2359 PER OHS.
  - = FD. 5/8" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER FS21474, 21567, 21659 OR 22570.
  - △ = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
  - ⊗ = SET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
  - ⊗ = SET 5/8" X 30" IRON PIN & ALUMINUM CAP MKD. L.J. FRIAR & ASSOC. (DEFERRED)
  - ⊗ = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. (DEFERRED)
  - ⊗ = SET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. (DEFERRED)
  - ⊗ = SET 5/8" X 30" IRON PIN & ALUMINUM CAP MKD. L.J. FRIAR & ASSOC. (DEFERRED)



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

**PURPOSE:** To make record of monuments set during the survey of the proposed WILKSHIRE TERRACE, PHASE 1 which is to be a subdivision of Parcel 1 per Partition Plat No. P-17-2018.

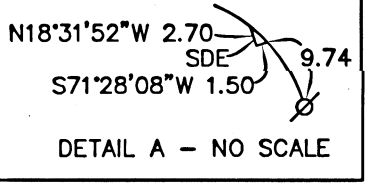
**PROCEDURE:** The exterior monuments of Parcel 1 were monumented by this office during FS22570. Recovered the exterior monuments in good condition. From that information, computed the interior Lot and street right of way corner positions of the proposed Phase and set monuments along the exterior boundary as shown hereon. At this time the final plat of the subdivision is on hold for reasons outside of my control so this survey is being filed to satisfy ORS 209.250 (1). Nothing within the exterior boundaries of the subject tract is being created at this time and therefore is proposed. In addition, no monuments inside of the exterior boundary of the subject tract are being set at this time.

**COURSE DATA TABLE**

NUM	BEARING	DISTANCE
L1	S51°10'00"E	39.50
L2	S40°52'40"E	99.48
L3	S28°48'17"E	58.23
L4	S51°10'00"E	12.00
L5	S51°10'00"E	27.50
L6	S89°53'05"W	3.26
L7	S89°53'05"W	3.29
L8	S21°53'13"E	10.74

**COURSE DATA TABLE**

NUM	DELTA	ARC	RADIUS	CHORD
C1	51°12'04"	89.36	100.00	N64°26'02"E 86.42
C2	51°12'04"	100.09	112.00	N64°26'02"E 96.79
C3	51°12'04"	113.94	127.50	N64°26'02"E 110.18
C4	8°08'44"	14.22	100.00	N85°57'42"E 14.20
C5	43°03'20"	75.15	100.00	N60°21'40"E 73.39
C6	34°11'58"	61.18	102.50	N23°46'41"W 60.28
C7	40°47'06"	76.52	107.50	S20°29'07"E 74.92
C8	28°42'43"	114.00	227.50	N14°26'55"W 112.81
C9	47°50'53"	167.02	200.00	N65°57'39"E 162.21
C10	30°52'49"	107.79	200.00	N74°26'41"E 106.49
C11	16°58'04"	59.23	200.00	N50°31'15"E 59.01
C12	36°11'56"	115.30	182.50	S60°08'11"W 113.39
C13	47°50'53"	144.06	172.50	N65°57'39"E 139.91
C14	3°54'08"	11.75	172.50	N87°56'01"E 11.75
C15	34°00'27"	102.39	172.50	N68°58'44"E 100.89
C16	9°56'18"	29.92	172.50	N47°00'21"E 29.88
C17	39°17'39"	144.02	210.00	S61°41'02"W 141.21
C18	11°55'52"	43.73	210.00	S48°00'09"W 43.65
C19	12°49'13"	46.99	210.00	S60°22'41"W 46.89
C20	14°32'34"	53.30	210.00	S74°03'35"W 53.16
C21	21°18'24"	84.60	227.50	N79°13'53"E 84.11
C22	96°14'46"	33.60	20.00	N63°17'56"W 29.78
C23	70°30'57"	24.61	20.00	S15°55'50"W 23.09
C24	9°09'05"	36.34	227.50	N46°36'45"E 36.30
C25	31°53'18"	86.27	155.00	S57°58'52"W 85.16
C26	15°04'59"	56.20	213.50	N07°38'04"W 56.04
C27	19°14'05"	82.75	246.50	N09°42'36"W 82.36
C28	4°07'06"	17.72	246.50	N17°16'06"W 17.71
C29	15°06'59"	65.03	246.50	N07°39'04"W 64.85
C30	40°47'06"	63.00	88.50	S20°29'07"E 61.68
C31	40°47'06"	86.49	121.50	S20°29'07"E 84.67
C32	1°43'25"	3.65	121.50	S00°57'16"E 3.65
C33	39°03'41"	82.83	121.50	S21°20'49"E 81.24
C34	34°11'58"	52.82	88.50	N23°46'41"W 52.04
C35	96°42'46"	33.76	20.00	N41°40'41"E 29.89
C36	31°38'30"	67.10	121.50	N25°03'25"W 66.25
C37	6°38'27"	14.08	121.50	N37°33'26"W 14.07
C38	25°00'03"	53.02	121.50	N21°44'11"W 52.60
C39	131°55'50"	46.05	20.00	S75°12'05"E 36.53
C40	83°37'55"	43.50	29.80	S52°28'14"E 39.74



**BASIS OF BEARINGS:**  
SURVEY NO. 22570 AS SHOWN HEREON.  
UNIT OF MEASUREMENT = FEET SCALE: 1" = 50'

REGISTERED PROFESSIONAL LAND SURVEYOR

*James E. Hibbs*

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

FILED  
Date 2/2/2022 By PB

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

JACKSON COUNTY SURVEYOR