

Map of Survey

Property Line Adjustment/Consolidation

PROPERTY LINE ADJUSTMENT
JACKSON COUNTY PLANNING
(PLANNING FILE NO. 439-21-00067-SUB)

EXAMINED AND APPROVED THIS 16th DAY OF February, 2022

JACKSON COUNTY DEVELOPMENTAL SERVICES

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2022

JACKSON COUNTY SURVEYOR

Located In:
the N.E. & N.W. 1/4 of Section 19 (19A/B)
in Township 36S., R1W., W.M.,
Jackson County, Oregon
Tax Lot 200, 500, 700, 800 & 2600
For:
BAR WHITE CITY, LLC
190 N. Ross Lane
Medford, Oregon 97501

TAX LOT 500 ADJUSTED PER DOC. NO. 2022-004637, O.R.J.C.O.
21.29 ACS.

TAX LOT 200 ADJUSTED PER DOC. NO. 2022-004638, O.R.J.C.O.
4.69 ACS

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	43°09'49"	383.06'	288.58'	281.80'	N37°49'40"E
2	24°45'33"	340.00'	146.94'	145.80'	S13°08'20"W
3	24°45'31"	340.00'	146.92'	145.78'	S34°26'36"W
4	62°11'03"	340.00'	369.01'	351.16'	S34°21'35"W
5	62°12'33"	340.00'	369.16'	351.29'	S34°16'19"W
6	14°14'39"	422.39'	105.01'	104.74'	S72°09'31"W
7	13°38'34"	422.39'	105.23'	104.95'	S72°30'50"W
8	03°32'46"	500.00'	30.95'	30.94'	S88°07'06"W
9	03°51'16"	200.00'	13.45'	13.45'	S88°16'22"W
10	20°27'17"	25.00'	8.93'	8.88'	S10°01'37"E
11	89°56'40"	30.00'	47.09'	42.41'	S45°10'20"W

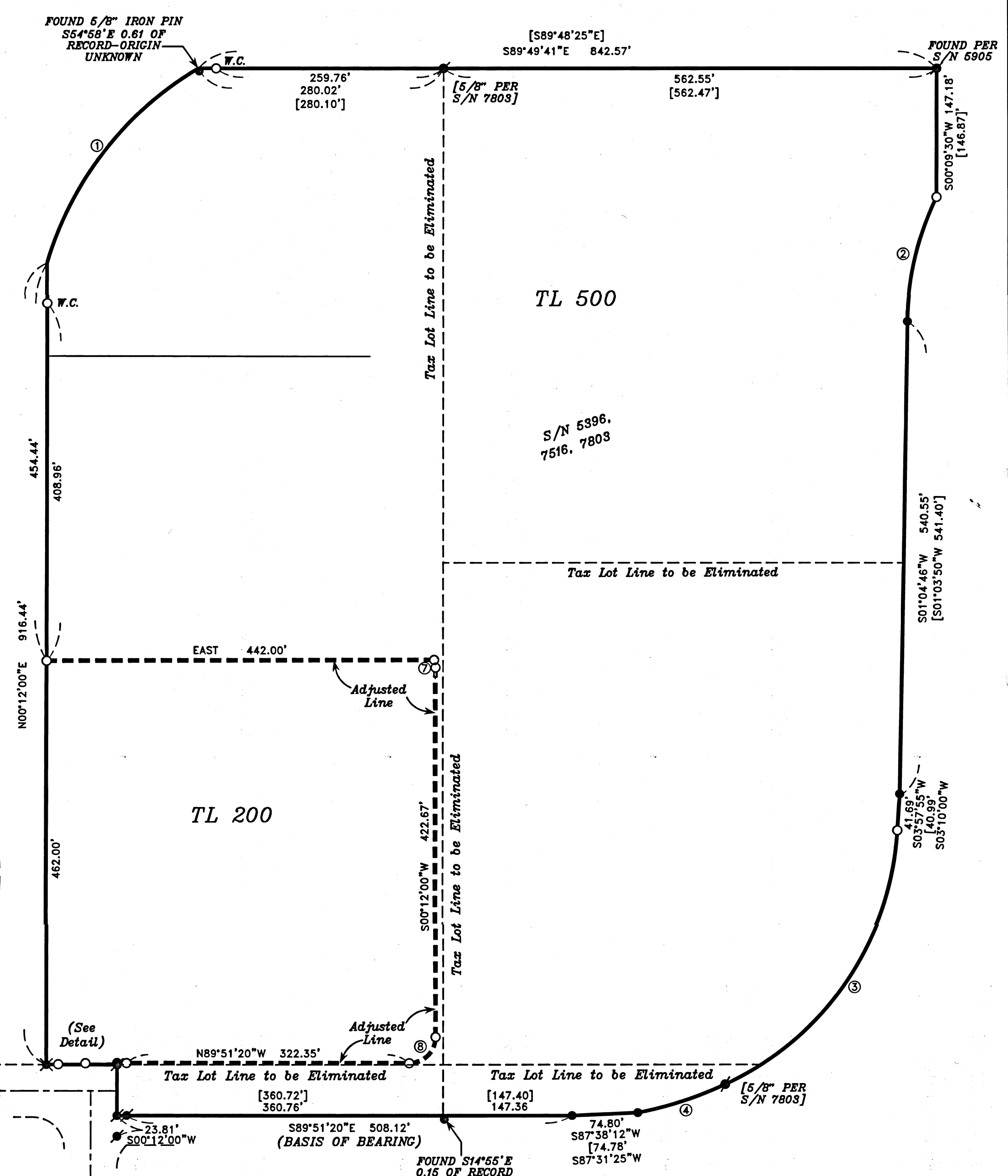
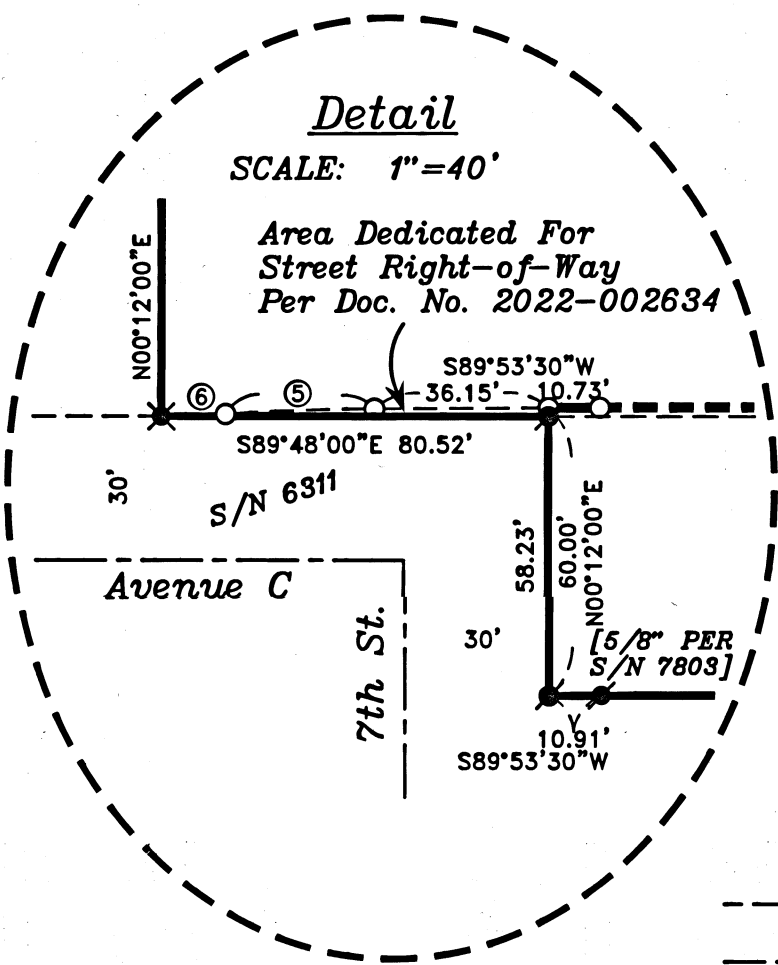
AVENUE C BUSINESS
CENTER CONDOMINIUMS

S/N 20228

Detail

SCALE: 1"=40'

Area Dedicated For
Street Right-of-Way
Per Doc. No. 2022-002634



**SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES**

PURPOSE: TO SURVEY AND MONUMENT A PROPERTY LINE ADJUSTMENT/CONSOLIDATION OF PROPERTY DESCRIBED IN DOC. NO. 2021-028812. (JACKSON COUNTY PLANNING FILE NO. 439-21-00067-SUB.)

PROCEDURE: I RECOVERED MONUMENTS SET PREVIOUSLY ON SURVEYS NO. 6311, 7516, 7803 AND 20228 TO ESTABLISH THE EXTERIOR BOUNDARIES OF THE AFFECTED TAX LOTS. I HELD THE EXISTING POSITIONS OF THE FOUND MONUMENTS AT ANGLE POINTS IN THE BOUNDARY AND SET MONUMENTS AT RECORD POSITION FOR THOSE MISSING. AT THE NORTHWEST CORNER, I REESTABLISHED THE WITNESS CORNERS FROM SURVEY NO. 7516 DUE TO THE PROXIMITY OF THE RAILROAD TRACKS. A 5/8" IRON PIN WAS FOUND NEAR THE RECORD POSITION OF THE NORTHWEST CORNER, BUT I CAN'T FIND THE SURVEY THAT SET IT.

NEAR THE SOUTHWEST CORNER, A SMALL AREA OF PROPERTY WAS DEDICATED AND MONUMENTED AS ROAD RIGHT-OF-WAY TO FACILITATE FURTHER DEVELOPMENT OF THE PROPERTY. ADJUSTED TAX LOT 200 WAS MONUMENTED AT CLIENTS DIRECTION. IT SHOULD BE NOTED THAT SEVERAL OF THE FOUND MONUMENTS DIDN'T FIT THE DISCRPTIONS FOR THE MONUMENTS OF RECORD.

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

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

BY: DAVID M. MINNECI RPLS NO. 2349
SCALE: 1 INCH = 100' JANUARY 31, 2022
BASIS OF BEARING: SURVEY NUMBER 7803
SOUTH LINE

- = SET 5/8" x 24" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2349"
- = FOUND 5/8" IRON PIN PER S/N 7803 OR AS NOTED.
- ⊙ = FOUND 3/4" IRON ROD PER S/N 6311 OR 7516 OR AS NOTED.
- ⊗ = FOUND 5/8" IRON ROD WITH PLASTIC CAP STAMPED "LJ FRIAR & ASSOC." 0.50 DEEP (3/4" IRON PIN PER S/N 6311 & 20228.)
- S/N = SURVEY NUMBER
- W.C. = WITNESS CORNER
- [] = RECORD PER DOC. NO. 2022-028812 AND/OR S/N 7803.

****RECEIVED****
Date 2/17/22 By DB
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