

SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250
 SURVEYED BY AND FOR: THE CITY OF MEDFORD PUBLIC WORKS ENGINEERING SECTION (CITY PROJECT NO. P-1689)
 DATE OF SURVEY: FALL OF 2021
 BASIS OF BEARINGS:

JACKSON COUNTY FILED SURVEY NO. 23540, AS MEASURED BETWEEN POINT 401M (CENTER SECTION) AND POINT OF TANGENT 2' WITNESS CORNER ON THE CENTERLINE OF SPRINGBROOK ROAD BEING SOUTH 01°31'56" WEST A DISTANCE OF 204.13.

PURPOSE:
 TO SURVEY AND MONUMENT PROPERTY LINE ADJUSTMENT (PLA-21-370) APPROVED BY CITY OF MEDFORD PLANNING DEPARTMENT
 PROCEDURE:

UTILIZING PROPERTY DEEDS FOR ABUTTING PROPERTIES AND RIGHT OF WAY (JCOR 21-018780, JCOR 86-07100, JCOR 97-041802, JCOR 20-04661, AND 21-039894), SURVEYS 10533 (BURRELL), 11886, 11960, 12053, 12278, 11899 (HOFFBUHR & ASSOC.), 23540, 23319, 22515 (CITY OF MEDFORD) AND FOUND MONUMENTS FROM SAID SURVEYS. THE DATA WAS ANALYZED AND SURVEYED AS SHOWN AND AS DESCRIBED AS FOLLOWS:

1. THE PROPERTIES SHARED A COMMON LINE, BEING THE NORTH LINE OF ROGUE VALLEY HEIGHTS EXT. SUBDIVISION AND SOUTH LINE OF SPRINGBROOK SUBDIVISION. THIS LINE WAS RESOLVED BY THE PERPETUATED MONUMENT SHOWN AS 401M AND A CALCULATED POINT 5' SOUTH OF MONUMENT 408M AND SUPPORTED BY FOUND MONUMENT PER SURVEY 10533 SHOWN. SINCE THE VACATED ROAD (JCOR 21-048375, 90-20819) WAS DEDICATED PER SPRINGBROOK SUBDIVISION, THE 30' WIDE ROAD VACATED ATTACHES ENTIRELY TO THE PROPERTY TO THE NORTH AS DEMONSTRATED ON SURVEY 12278.

2. THE WEST LINE OF JCOR 86-07100 WAS ESTABLISHED BETWEEN FOUND MONUMENTS PER SURVEY 10533. NOTE, THE MONUMENT FOUND AT THE NORTH WEST CORNER OF SAID DOCUMENT IS FOUND TO HAVE MEASURED 0.65' LONGER FROM THE CENTER SECTION MONUMENT (401M) THAN THE RECORD AS SHOWN ON SURVEY 10533. THAT IS BECAUSE THE MONUMENT FOUND AT THE CENTER SECTION PER SURVEY 10533 WAS IN ERROR. SURVEY 13083 EXPLAINS THE ISSUE AND RESET THE MONUMENT IN THE CORRECT POSITION WHICH WAS PERPETUATED PER SURVEY NUMBER 23540.

3. SOUTH LINE OF JCOR 86-07100 WAS ESTABLISHED BY HOLDING THE FOUND MONUMENT AT THE SOUTH WEST CORNER AND A LINE PARALLEL WITH THE NORTH LINE (PER JCOR 86-07100).

4. THE RIGHT OF WAY OF SPRINGBROOK ROAD WAS ESTABLISHED PER DOCUMENTS LISTED AND FOUND MONUMENTS PER SURVEY NUMBER 23540.

5. THE WEST AND NORTH LINE OF THE CITY OWNED PROPERTY PER JCOR 21-018780 WAS ESTABLISHED BY RECORD DATA PER PARTITION MAPS SHOWN ON SURVEYS 12053 AND 12278. MONUMENTS WERE SEARCHED FOR BUT NOT FOUND ALONG THE STREAM ON THE WEST AND NORTH LINE, BUT MANY MONUMENTS WERE FOUND THAT WERE SET IN THE SAME TIME FRAME BY RELATED SURVEYS ALL DONE BY HOFFBUHR & ASSOC. AND THESE FOUND MONUMENTS WERE SHOWN AND LISTED ON MONUMENT PERPETUATION SURVEY 23319 AS POINT NUMBERS 336M, 337M, 338M, 339M, 340M, 341M, 637M, 330M, 331M, 329M, 401M, 408M, AND 407M. THESE LISTED MONUMENTS REASONABLY FIT THE RECORD LOCATION PER THE SURVEYS THEY WERE SET PER, SO I HAD NO ISSUE RE-ESTABLISHING THE WEST AND NORTH LINE PER RECORD DATA. NORTH LINE FIT THE COMMON FENCE LINE, AND NO LINES OF OCCUPATION ARE NEAR THE WEST LINE.

6. THE ADJUSTED PROPERTY LINE WAS ESTABLISHED AS DIRECTED BY THE CITY ENGINEERING DEPARTMENT AND WAS APPROVED BY THE CITY PLANNING DEPARTMENT.

UTILIZING OREGON REAL-TIME GNSS NETWORK, REDUNDANT TIES, AND THE CONTROL NETWORK ESTABLISHED DURING SURVEYS 22515, 23319, AND 23540 MONUMENTS WERE SEARCHED FOR, FOUND, OR ESTABLISHED AS SHOWN ON THE MAP.
 THE SURVEY INSTRUMENTS USED WERE TRIMBLE 5-6 ROBOTIC TOTAL STATION AND TRIMBLE R-8 GNSS.

**** RECEIVED ****
 DATE 7/23/22 BY PB
 This survey consists of:
1 sheet(s) Map
0 page(s) Narrative
 JACKSON COUNTY SURVEYOR

PROPERTY LINE ADJUSTMENT MAP OF SURVEY

LOCATED IN THE WEST 1/2 OF SECTION 17
 TOWNSHIP 37 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN
 IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

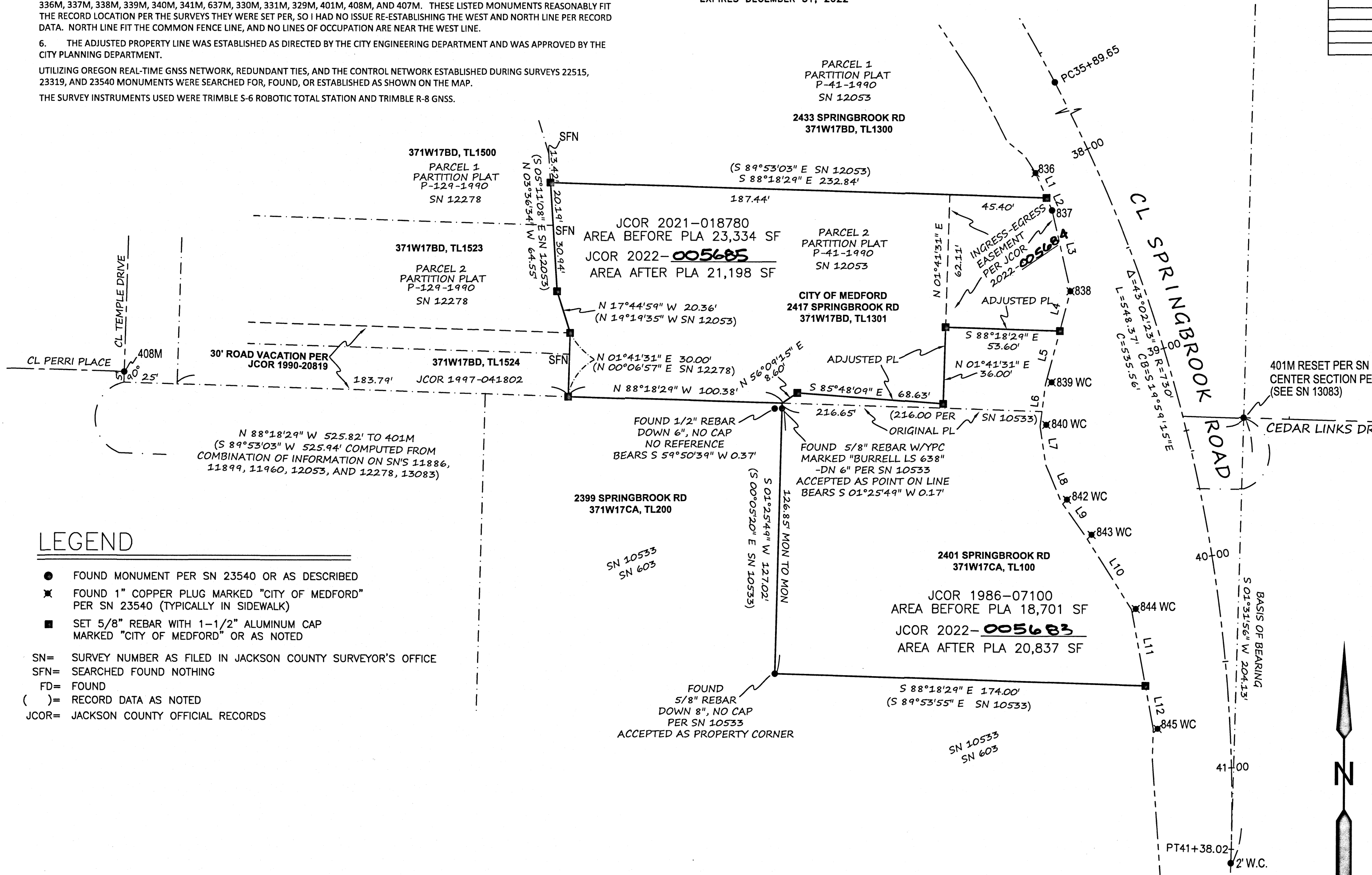
 OREGON
 JANUARY 9, 2007
 JON M. PROUD
 77652
 EXPIRES DECEMBER 31, 2022

SPRINGBROOK RW CENTERLINE OFFSET TABLE
 (PER JCOR 2021-039894, 2020-046761)

| RW ANGLE POINT # | CL STATION | DISTANCE TO CL | RADIAL BEARING AND DISTANCE TO FOUND WITNESS CORNER |
|------------------|------------|----------------|-----------------------------------------------------|
| 836 | 38+00 | 26.89 | --- |
| 837 | 38+20 | 27.00 | --- |
| 838 | 38+60 | 33.00 | --- |
| 839 | 39+00 | 58.00 | N72°51'04"E 3.00' |
| 840 | 39+20 | 66.00 | N74°25'15"E 3.00' |
| 841 | 39+40 | 68.00 | --- |
| 842 | 39+60 | 65.00 | N77°33'37"E 3.00' |
| 843 | 39+80 | 57.00 | N79°07'49"E 3.00' |
| 844 | 40+20 | 41.00 | N82°16'11"E 2.00' |
| 845 | 40+80 | 36.00 | N86°58'44"E 2.00' |

LINE TABLE

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 23°52'39" E | 12.79' |
| L2 | S 23°52'39" E | 6.47' |
| L3 | S 12°58'11" E | 38.82' |
| L4 | S 14°57'36" W | 19.23' |
| L5 | S 14°57'36" W | 25.84' |
| L6 | S 07°14'46" W | 19.97' |
| L7 | S 08°30'41" E | 18.27' |
| L8 | S 22°35'43" E | 18.42' |
| L9 | S 35°14'00" E | 20.00' |
| L10 | S 32°30'13" E | 40.59' |
| L11 | S 10°24'02" E | 36.46' |
| L12 | S 10°24'02" E | 20.58' |



LEGEND

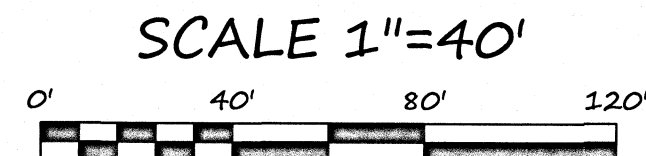
- FOUND MONUMENT PER SN 23540 OR AS DESCRIBED
- ✕ FOUND 1" COPPER PLUG MARKED "CITY OF MEDFORD" PER SN 23540 (TYPICALLY IN SIDEWALK)
- SET 5/8" REBAR WITH 1-1/2" ALUMINUM CAP MARKED "CITY OF MEDFORD" OR AS NOTED

SN= SURVEY NUMBER AS FILED IN JACKSON COUNTY SURVEYOR'S OFFICE
 SFN= SEARCHED FOUND NOTHING
 FD= FOUND
 ()= RECORD DATA AS NOTED
 JCOR= JACKSON COUNTY OFFICIAL RECORDS

CITY OF MEDFORD APPROVALS OF P.L.A.-21-370
 PER MUNICIPAL CODE EXAMINED

CITY PLANNING DIRECTOR

ACTING AS CITY SURVEYOR



CITY OF MEDFORD - SURVEY DEPARTMENT

MEDFORD OREGON

| | | |
|-----------------|-----------------|--------------------|
| DRAWN BY: SPM | DATE: 1/21/2022 | PROJECT NO. P-1689 |
| CHECKED BY: JMP | DATE: 1/21/2022 | SHEET NO. 1 OF 1 |
| PLOT DATE: | DATE: | |