

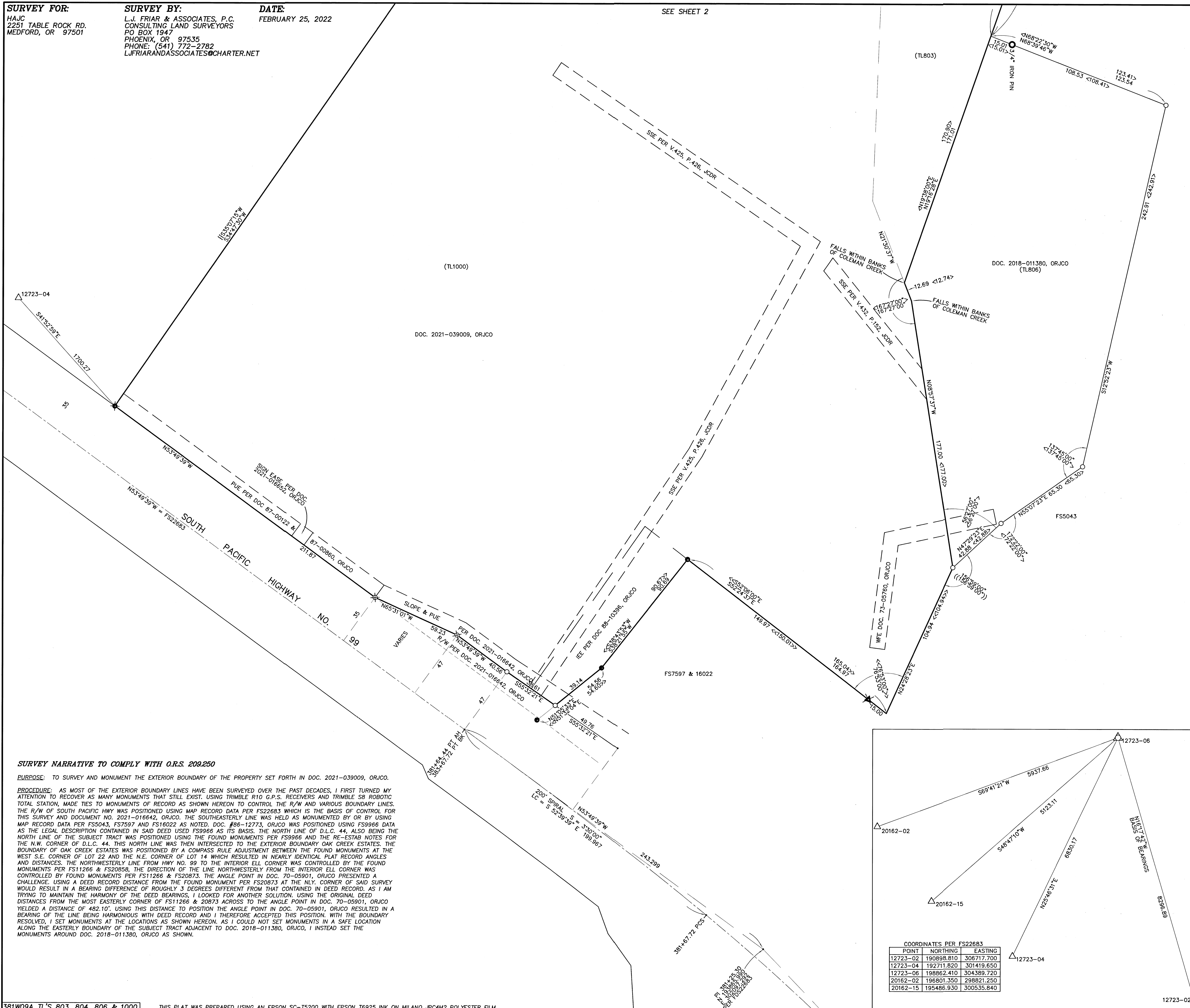
SURVEY FOR:
HAJC
2251 TABLE ROCK RD.
MEDFORD, OR 97501

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:
FEBRUARY 25, 2022

SEE SHEET 2

MAP OF SURVEY
Located in the N.E. 1/4 of Sec. 9, T.38S, R.1W, W.M.
Jackson County, Oregon



- LEGEND:**
- ⊙ = FD. JACKSON COUNTY SURVEYOR BRASS CAP PER [YEAR] RE'ESTAB'S.
 - △ = FD. 1" COPPER PLUG PER FS22683.
 - △ = FD. 2" ALUMINUM CAP IN CONCRETE PER FS22683.
 - = FD. 5/8" IRON PIN & PLASTIC CAP MKD. HARDEY ENG & ASSOC PER FS16022.
 - ⊗ = FD. 1" GALV. IRON PIPE & PLASTIC CAP MKD. JACKSON C.S. PER FS9966.
 - ⊗ = FD. 5/8" IRON & PLASTIC CAP MKD. NEATHAMER SURVEYING PER FS20858.
 - ⊗ = FD. 5/8" IRON & PLASTIC CAP MKD. THOMAS LS505 PER FS11266 OR FS10924.
 - ⊗ = FD. 5/8" IRON & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER FS20873.
 - ⊗ = FD. MONUMENT PER FS5043 AS NOTED.
 - ⊗ = FD. 2" METAL DISK IN CONCRETE PER FS10924.
 - ⊗ = FD. 3/4" IRON PIPE PER FS4271.
 - ⊗ = FD. 5/8" IRON & PLASTIC CAP MKD. NEATHAMER LS2675 PER FS17689.
 - ⊗ = FD. 5/8" IRON & PLASTIC CAP MKD. MCMAHAN LS1913 PER OCE.
 - ⊗ = FD. 5/8" IRON PIN PER FS7597.
 - ⊗ = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
 - ⊗ = SET 4" MAG SPIKE & BRASS WASHER MKD. L.J. FRIAR & ASSOC. IN AC.

- LEGEND:**
- JCDR = JACKSON COUNTY DEED RECORDS.
 - ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
 - PUE = PUBLIC UTILITY EASEMENT
 - WFE = WATER FACILITIES EASEMENT.
 - SSE = SANITARY SEWER EASEMENT.
 - IEE = INGRESS-EGRESS EASEMENT.
 - FS = FILED SURVEY #
 - FS# = RECORD DATA PER FS#
 - OC# = RECORD DATA PER OCE#
 - OCE = OAK CREST ESTATES (FS18096).
 - > = RECORD DATA PER FS5043
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 - >> = RECORD DATA PER FS16022
 - { } = RECORD DATA PER FS20858
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 - L1 = SEE COURSE DATA TABLE.

BASIS OF BEARINGS:
SURVEY NO. 22683 AS SHOWN.
UNIT OF MEASUREMENT = FEET SCALE: 1" = 30'

COURSE DATA TABLE

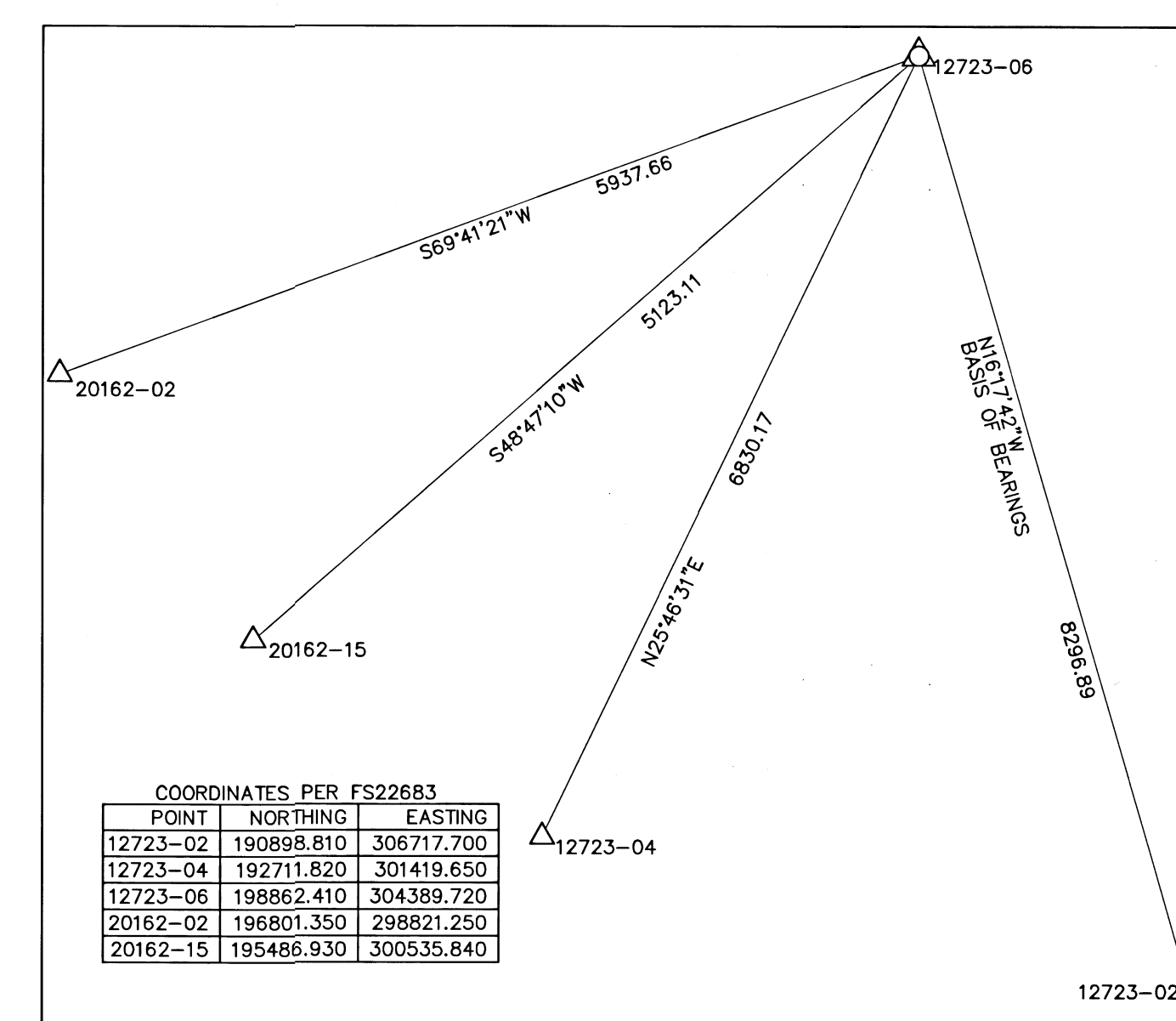
NUM	BEARING	DISTANCE
L1	N01°36'15"E	8.87
L2	N02°27'31"E	2.58

SHEET INDEX
1 - SOUTHERLY PORTION
2 - MIDDLE PORTION
3 - NORTHERLY PORTION

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

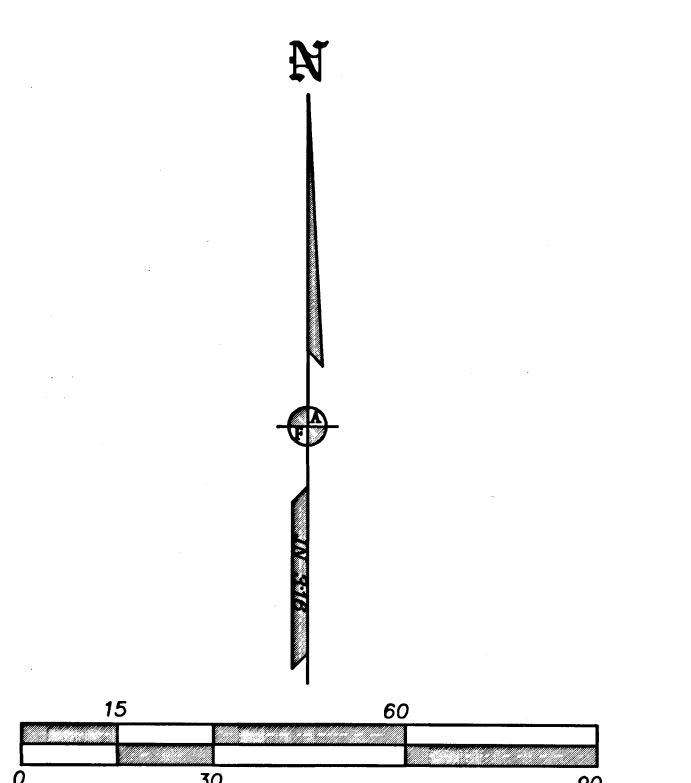
PURPOSE: TO SURVEY AND MONUMENT THE EXTERIOR BOUNDARY OF THE PROPERTY SET FORTH IN DOC. 2021-039009, ORJCO.

PROCEDURE: AS MOST OF THE EXTERIOR BOUNDARY LINES HAVE BEEN SURVEYED OVER THE PAST DECADES, I FIRST TURNED MY ATTENTION TO RECOVER AS MANY MONUMENTS THAT STILL EXIST. USING TRIMBLE R10 G.P.S. RECEIVERS AND TRIMBLE S8 ROBOTIC TOTAL STATION, MADE TIES TO MONUMENTS OF RECORD AS SHOWN HEREON TO CONTROL THE R/W AND VARIOUS BOUNDARY LINES. THE R/W OF SOUTH PACIFIC HWY WAS POSITIONED USING MAP RECORD DATA PER FS22683 WHICH IS THE BASIS OF CONTROL FOR THIS SURVEY AND DOCUMENT NO. 2021-016642, ORJCO. THE SOUTHEASTERLY LINE WAS HELD AS MONUMENTED BY OR BY USING MAP RECORD DATA PER FS5043, FS7597 AND FS16022 AS NOTED. DOC. #86-12773, ORJCO WAS POSITIONED USING FS9966 DATA AS THE LEGAL DESCRIPTION CONTAINED IN SAID DEED USED FS9966 AS ITS BASIS. THE NORTH LINE OF D.L.C. 44, ALSO BEING THE NORTH LINE OF THE SUBJECT TRACT WAS POSITIONED USING THE FOUND MONUMENTS PER FS9966 AND THE RE-ESTAB NOTES FOR THE N.W. CORNER OF D.L.C. 44. THIS NORTH LINE WAS THEN INTERSECTED TO THE EXTERIOR BOUNDARY OAK CREEK ESTATES. THE BOUNDARY OF OAK CREEK ESTATES WAS POSITIONED BY A COMPASS RULE ADJUSTMENT BETWEEN THE FOUND MONUMENTS AT THE WEST S.E. CORNER OF LOT 22 AND THE N.E. CORNER OF LOT 14 WHICH RESULTED IN NEARLY IDENTICAL PLAT RECORD ANGLES AND DISTANCES. THE NORTHWESTERLY LINE FROM HWY NO. 99 TO THE INTERIOR ELL CORNER WAS CONTROLLED BY THE FOUND MONUMENTS PER FS11266 & FS20858. THE DIRECTION OF THE LINE NORTHWESTERLY FROM THE INTERIOR ELL CORNER WAS CONTROLLED BY FOUND MONUMENTS PER FS11266 & FS20873. THE ANGLE POINT IN DOC. 70-05901, ORJCO PRESENTED A CHALLENGE. USING A DEED RECORD DISTANCE FROM THE FOUND MONUMENT PER FS20873 AT THE NLY. CORNER OF SAID SURVEY WOULD RESULT IN A BEARING DIFFERENCE OF ROUGHLY 3 DEGREES DIFFERENT FROM THAT CONTAINED IN DEED RECORD. AS I AM TRYING TO MAINTAIN THE HARMONY OF THE DEED BEARINGS, I LOOKED FOR ANOTHER SOLUTION. USING THE ORIGINAL DEED DISTANCES FROM THE MOST EASTERLY CORNER OF FS11266 & 20873 ACROSS TO THE ANGLE POINT IN DOC. 70-05901, ORJCO YIELDED A DISTANCE OF 482.10'. USING THIS DISTANCE TO POSITION THE ANGLE POINT IN DOC. 70-05901, ORJCO RESULTED IN A BEARING OF THE LINE BEING HARMONIOUS WITH DEED RECORD AND I THEREFORE ACCEPTED THIS POSITION. WITH THE BOUNDARY RESOLVED, I SET MONUMENTS AT THE LOCATIONS AS SHOWN HEREON. AS I COULD NOT SET MONUMENTS IN A SAFE LOCATION ALONG THE EASTERLY BOUNDARY OF THE SUBJECT TRACT ADJACENT TO DOC. 2018-011380, ORJCO, I INSTEAD SET THE MONUMENTS AROUND DOC. 2018-011380, ORJCO AS SHOWN.



COORDINATES PER FS22683

POINT	NORTHING	EASTING
12723-02	190898.810	306717.700
12723-04	192711.820	301419.650
12723-06	198862.410	304389.720
20162-02	196801.350	298821.250
20162-15	195486.930	300535.840



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

FILED
Date 3/3/22 By JS
This Survey Consists Of:
3 sheet(s) Map
0 page(s) Narrative
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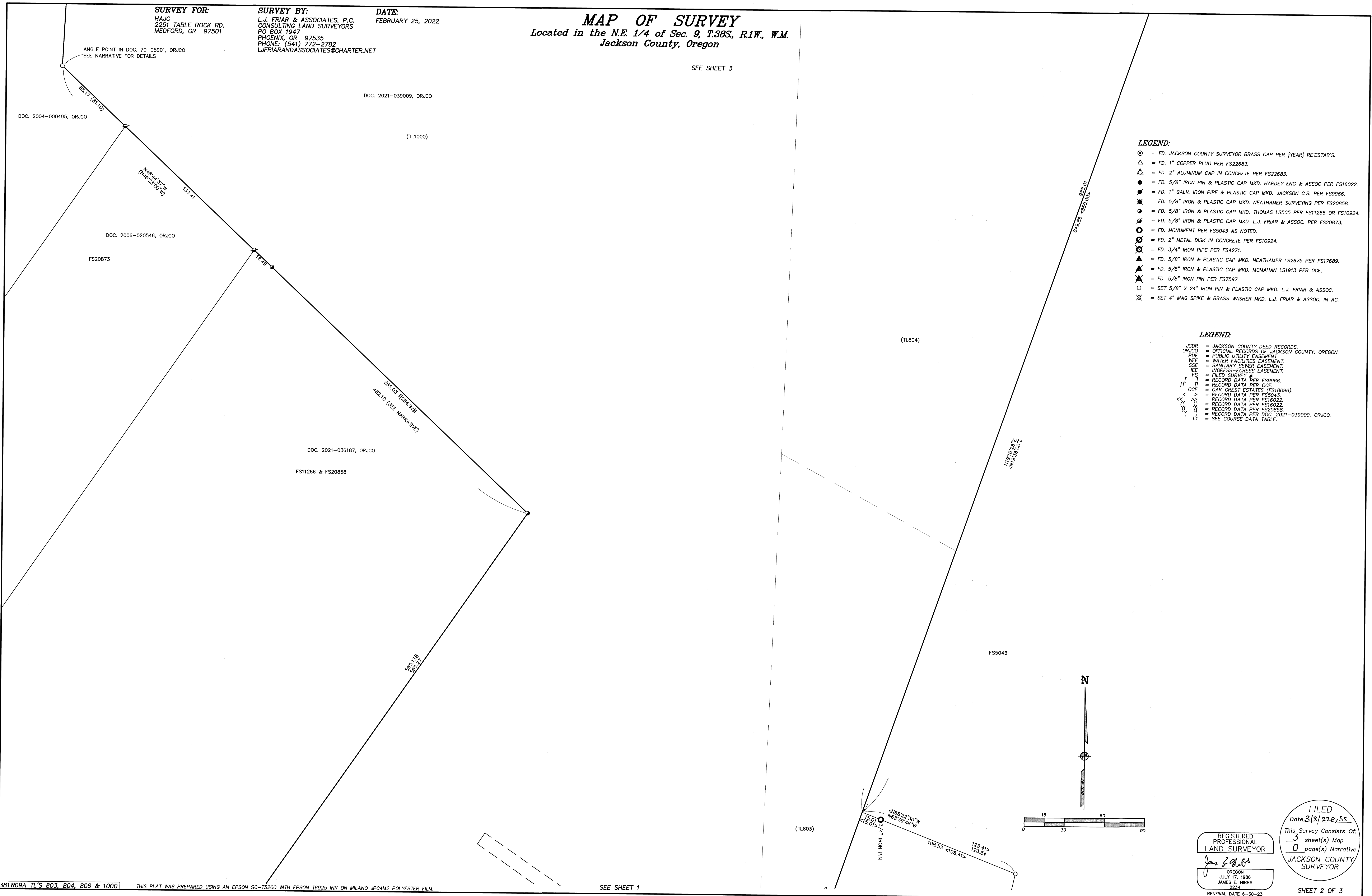
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MAP OF SURVEY

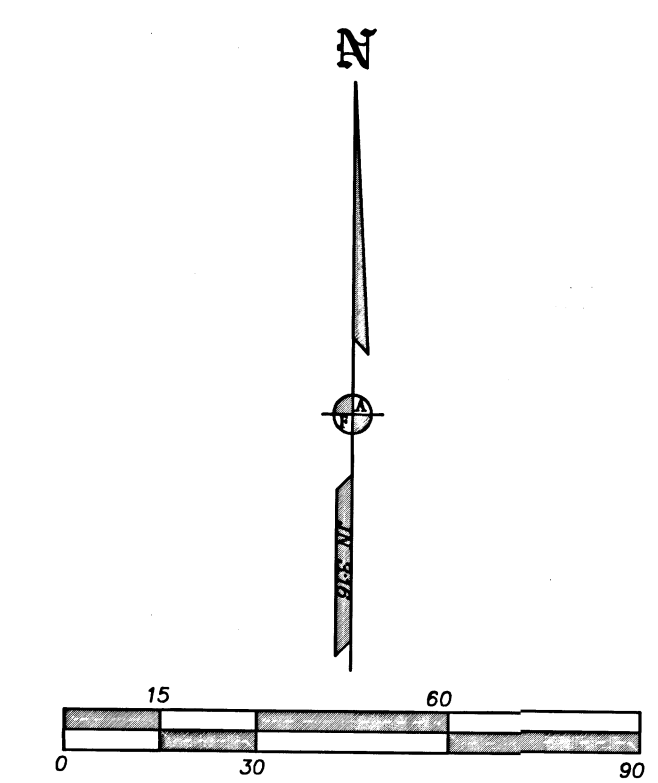
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SEE SHEET 3



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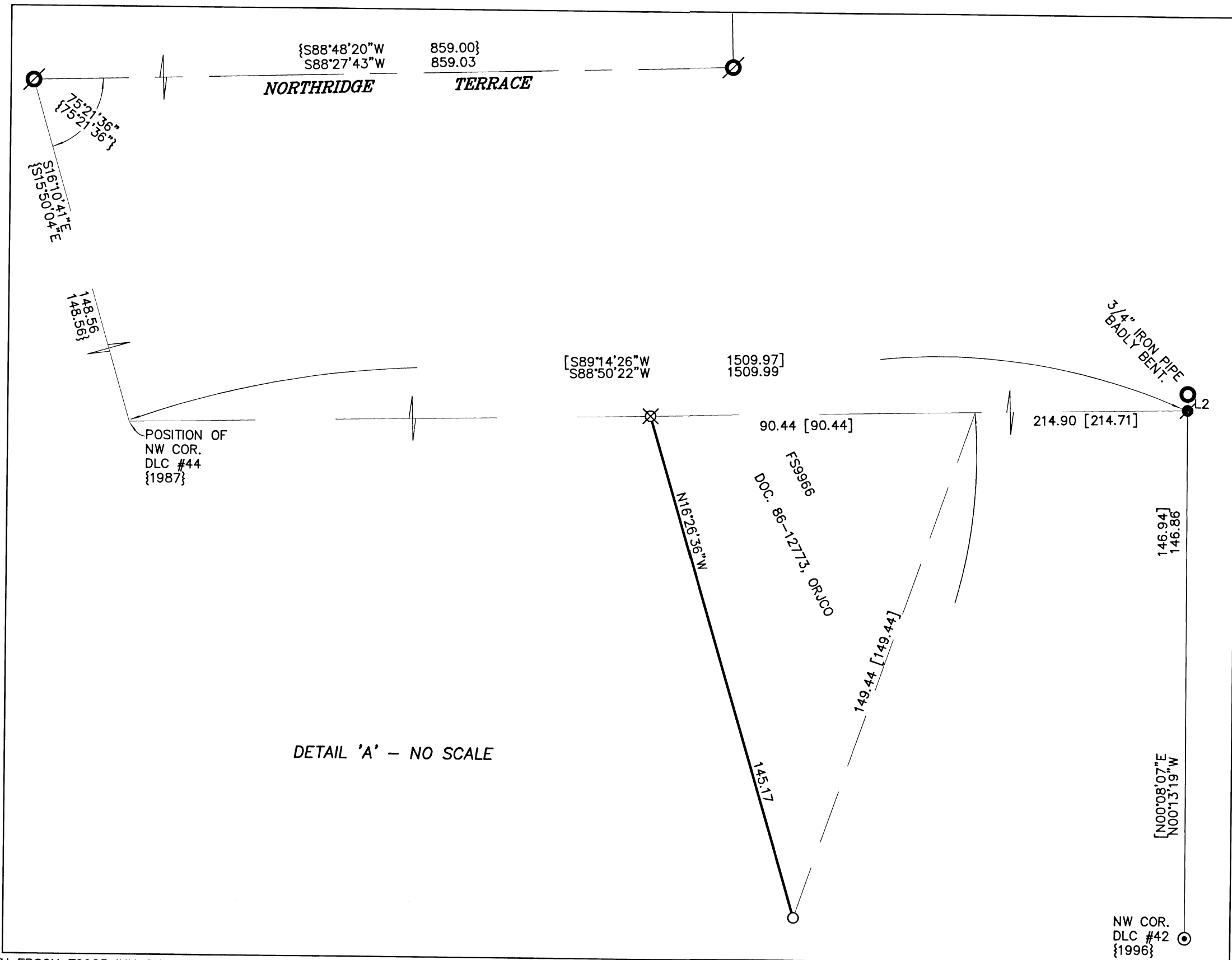
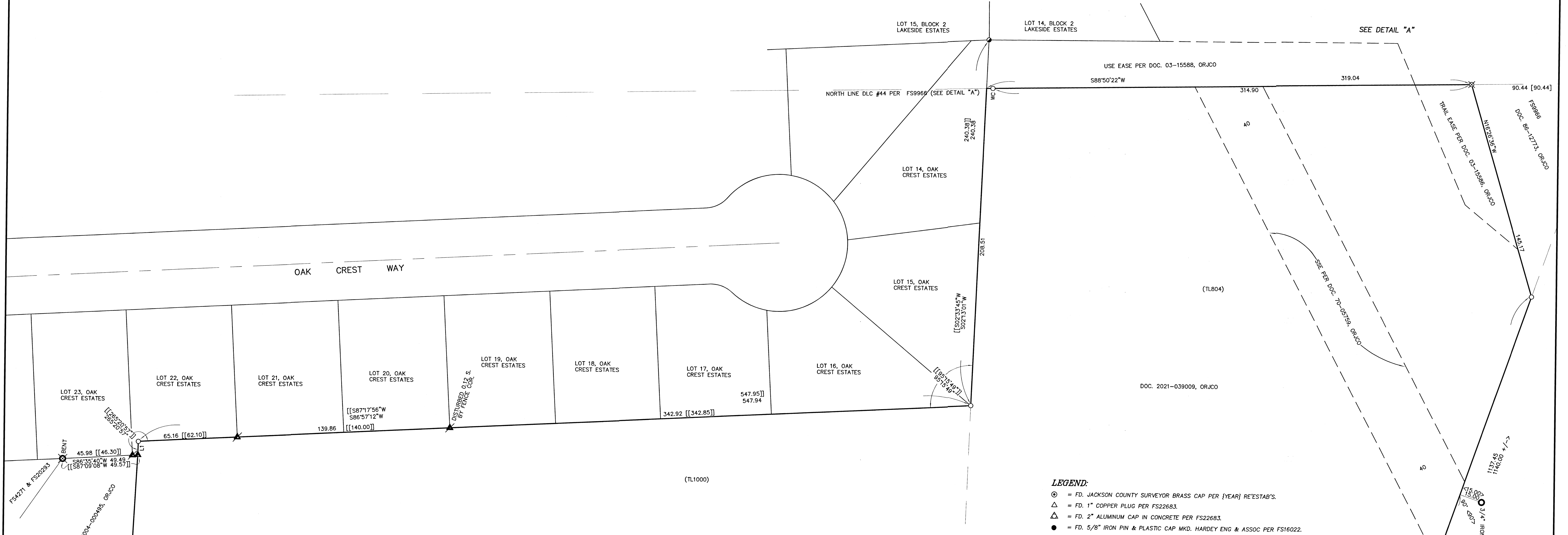
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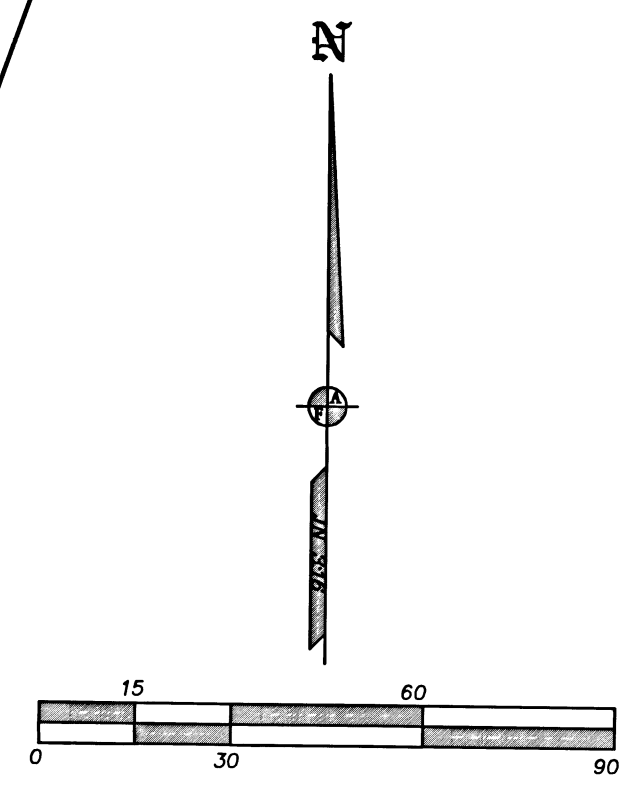
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