

SURVEY FOR:
C.A. GALPIN
744 CARDLEY AVE, #100
MEDFORD, OR 97504

DATE:
MARCH 8, 2022

MAP OF SURVEY
PROPERTY LINE ADJUSTMENT/ELIMINATION
In Lots 5 & 6, CASCADE TERRACE SUBDIVISION, PHASES 5A & 5B
in the N.W. 1/4 of Section 16, T.37S., R.1W., W.M.
in the City of Medford Jackson County, Oregon
(Medford File No. PLA-22-055)

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

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

PURPOSE: TO SURVEY AND MONUMENT THE CORNERS OF ONE RESULTING TRACT ADJUSTED THROUGH A PROPERTY LINE ADJUSTMENT/ELIMINATION. SEE MEDFORD FILE PLA-22-055. THE PARENT TRACTS BEING LOTS 5 & 6 OF CASCADE TERRACE SUBDIVISION, PHASES 5A & 5B.

PROCEDURE: THE EXTERIOR MONUMENTS WERE SET DURING CT55A5B. PREPARED LEGAL DESCRIPTION OF THE RESULTANT TRACT TO BE USED AS AN EXHIBIT ON THE ADJUSTMENT DEED.

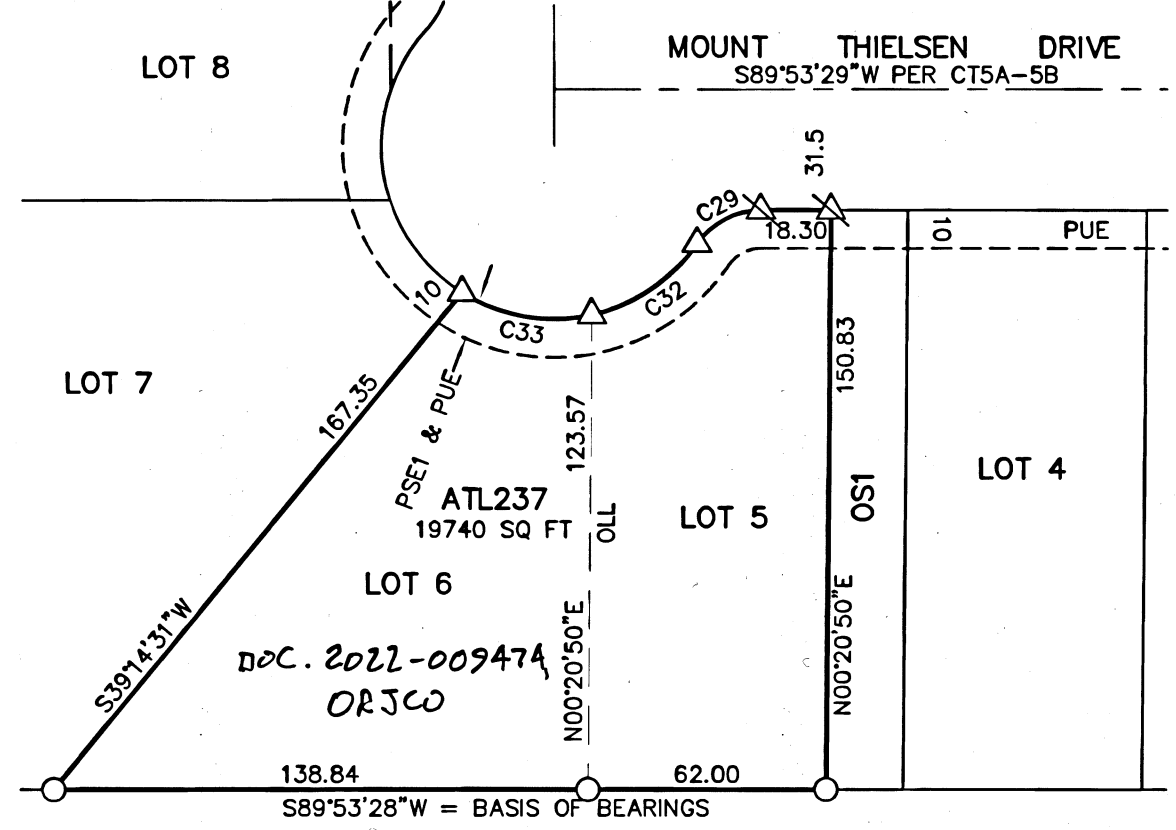
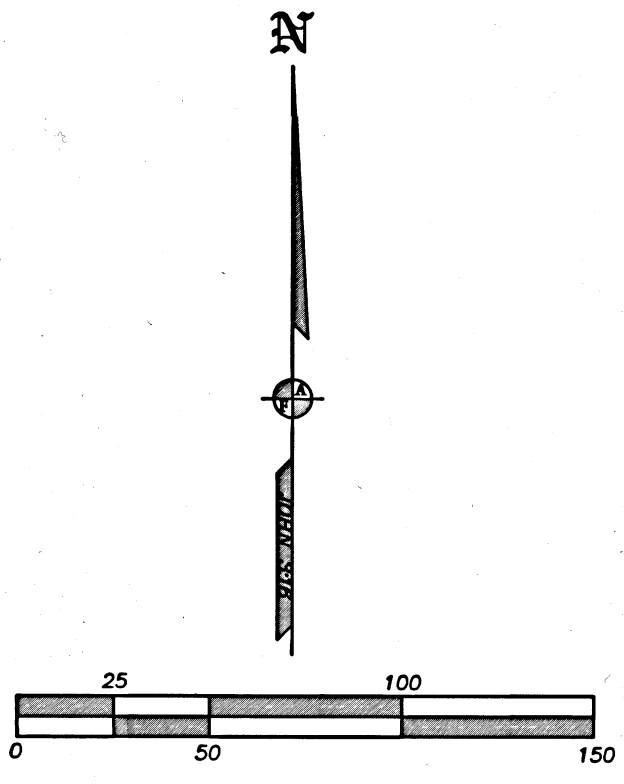
*** CITY OF MEDFORD APPROVALS ***
FILE NO. PLA-22-055

EXAMINED AND APPROVED THIS 18th DAY OF MARCH, 2022.

BY: [Signature]
PLANNING DIRECTOR

EXAMINED AND APPROVED THIS 17th DAY OF MARCH, 2022.

BY: [Signature]
CITY SURVEYOR



DOC. 2011-026210, ORJCO

LEGEND:

- △ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC PER CT5A-5B.
- ⊠ = FD. COPPER MONUMENT IN CONCRETE MKD. L.J. FRIAR & ASSOC PER FS23575.
- JCDR = JACKSON COUNTY DEED RECORDS.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- WC = WITNESS CORNER.
- CT5A-5B = CASCADE TERRACE SUBDIVISION, PHASES 5A & 5B (FS23458).
- FS = FILED SURVEY #.
- PUE = PUBLIC UTILITY EASEMENT PER CT5A-5B.
- PSE1 = PUBLIC SIDEWALK EASEMENT PER DOC. 2021-006453, ORJCO. (WITHIN LOTS 5, 6, 7, 8 & OS1 ONLY).
- C1 = SEE COURSE DATA TABLE.
- OS1 = OPEN SPACE 1 PER CT5A-5B.
- OLL = ORIGINAL LOT LINE TO BE EXTINGUISHED.

BASIS OF BEARINGS:

CASCADE TERRACE SUBDIVISION, PHASES 5A & 5B (FS23458) AS SHOWN.
UNIT OF MEASUREMENT = FEET SCALE: 1" = 50'

COURSE DATA TABLE

NUM	DELTA	ARC	RADIUS	CHORD
C29	55°39'34"	19.43	20.00	S62°03'42"W 18.67
C32	43°08'53"	33.89	45.00	N55°48'21"E 33.09
C33	44°41'06"	35.10	45.00	S80°16'40"E 34.21

REGISTERED PROFESSIONAL LAND SURVEYOR

James E. Hibbs
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234

RENEWAL DATE: 6-30-23

FILED
Date 3/21/22 By [Signature]
This Survey Consists Of:
1 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR