

SURVEY FOR: DAZEY'S INC., ET. AL.
3082 REDWOOD DR.
REDWAY, CA 95560

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: APRIL 22, 2022

MAP OF SURVEY
PROPERTY LINE ADJUSTMENT
Located in the N.E. 1/4 of Sec. 18, T.37S, R.1W, W.M.
& in the City of Medford Jackson County, Oregon
(City File No. PLA-22-080)

- LEGEND:**
- = FD. BRASS CAP PER MBIP.
 - = FD. 5/8" IRON PIN & ALUM. CAP MKD. ODOT RIGHT OF WAY PER FS22813.
 - = FD. 5/8" IRON PIN & PLASTIC CAP MKD. NEATHAMER SURVEYING PER FS21406 OR 21499.
 - = FD. 5/8" IRON PIN & PLASTIC CAP PER FS9316 OR AS NOTED.
 - ⊗ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. BATH LS1069 PER FS10412.
 - ⊗ = FD. BRASS TAG MKD. PLS2675 & TACK IN LEAD PLUG PER FS16763.
 - = FD. 3/8 CALIBER SHELL IN SIDEWALK PER CITY RP BOOKS,
 - = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
 - ⊗ = SET 1.5" BRASS WASHER MKD. L.J. FRIAR & ASSOC. & MAG SPIKE IN ASPHALT.
 - ⊗ = SET BERNSTEIN COPPER PLUG MKD. L.J. FRIAR & ASSOC. IN CONCRETE.

***** CITY OF MEDFORD APPROVALS *****
FILE NO. PLA-22-080

EXAMINED AND APPROVED THIS 1ST DAY OF JULY, 2022.

BY: [Signature]
PLANNING DIRECTOR

EXAMINED AND APPROVED THIS 29TH DAY OF JUNE, 2022.

BY: [Signature]
CITY SURVEYOR

EASEMENTS PER FIRST PRRS 7169-388180 DATED 2022-01-12

3. BUILDING LINES PER RVH & APRVH. SHOWN.
4. BUILDING RESTRICTIONS PER VOL. 317, PGS. 118 AND 120, JCDR. BLANKET OVER ALL PROPERTIES.
- 5 & 19. COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS PER VOL. 318, PG. 179, JCDR AND AMENDED BY DOC. 98-02325, ORJCO. BLANKET OVER ALL PROPERTIES. PUE1 SHOWN.
6. EASEMENT FOR ELECTRICAL FACILITIES PER VOL. 345, PG. 54 AND VOL. 347, PG. 45, JCDR. NO SPECIFIC LOCATION GIVEN.
7. EASEMENT FOR ELECTRICAL FACILITIES PER DOC. 66-06141, ORJCO. NO SPECIFIC LOCATION GIVEN.
8. PUBLIC UTILITY EASEMENT PER DOC. 94-06867, ORJCO. SHOWN.
9. AVIGATION, NOISE AND HAZARD EASEMENT PER DOC. 2007-001483, ORJCO. BLANKET OVER TL2100.
10. DEDICATION OF STREET RIGHT-OF-WAY PER DOC. 2007-010543, ORJCO. SHOWN.
11. PUBLIC UTILITY EASEMENT PER DOC. 2007-010544, ORJCO. SHOWN.
12. EASEMENT FOR ELECTRICAL FACILITIES PER DOC. 2007-017350, ORJCO. SHOWN.
13. ENCROACHMENT EASEMENT PER DOC. 2014-010052, ORJCO. SHOWN.
14. TEMPORARY EASEMENT PER DOC. 2014-033333, ORJCO. TERMINATED NOV. 25, 2017.
20. AVIGATION, NOISE AND HAZARD EASEMENT PER DOC. 94-29897, ORJCO. BLANKET OVER TL4104.
21. PUBLIC UTILITY EASEMENT PER PP# P-17-2014. SHOWN.
22. SHARED CROSS ACCESS EASEMENT PER PP# P-17-2014. SHOWN.
23. ENCROACHMENT OF EXISTING BUILDING ACROSS THE SOUTHWEST BOUNDARY AS SHOWN ON PP# P-17-2014, WITH THE ADDED NOTE THAT IT IS TO BE DEMOLISHED. BUILDING IS DEMOLISHED.
24. EASEMENT AGREEMENT AND RESTRICTIVE COVENANT PER DOC. 2014-016744, ORJCO. LIES WITHIN THE SCAE.
25. UNDERGROUND NATURAL GAS LINE RIGHT OF WAY EASEMENT PER DOC. 2015-000493, ORJCO. SHOWN.

- JCDR = JACKSON COUNTY DEED RECORDS.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- #WC = ### WITNESS CORNER MONUMENT.
- (#WC) = RECORD DATA PER FS21499.
- MBIP = MITCHELL BROS. INDUSTRIAL PARK (FS10412).
- FS = FILED SURVEY #.
- PUE = PUBLIC UTILITY EASEMENT PER PP# P-17-2014.
- X- = FENCE LINE.
- SCAE1 = SHARED CROSS ACCESS EASEMENT PER PP# P-17-2014.
- SCAE1 = SHARED CROSS ACCESS EASEMENT PER DOC. 2021-037072, ORJCO.
- PUE1 = PUBLIC UTILITY EASEMENT PER VOL. 318, PG.179, JCDR.
- < > = RECORD DATA PER FS16763.
- L = RECORD DATA PER SCS.
- SCS = SKYPARK CENTER SUBDIVISION (FS16375).
- () = RECORD DATA PER FS22813.
- OPL = ORIGINAL PROPERTY LINE.
- APL = ADJUSTED PROPERTY LINE.
- ATL = ADJUSTED TAX LOT #.
- PUE2 = PUBLIC UTILITY EASEMENT PER DOC. 94-06867, ORJCO.
- BSL = BUILDING SETBACK LINE PER RVH & APRVH.
- RVH = ROGUE VALLEY HEIGHTS.
- APRVH = AMENDED PLAT OF ROGUE VALLEY HEIGHTS.
- RW = RIGHT OF WAY DEDICATION PER DOC. 2007-010543, ORJCO.
- PUE3 = PUBLIC UTILITY EASEMENT PER DOC. 2007-017350, ORJCO.
- EE = ELECTRICAL FACILITIES EASEMENT PER DOC. 2007-017350, ORJCO.
- EA = ENCROACHMENT EASEMENT PER DOC. 2014-010052, ORJCO.
- GFE = GAS FACILITIES EASEMENT PER DOC. 2015-000493, ORJCO.

BASIS OF BEARINGS:

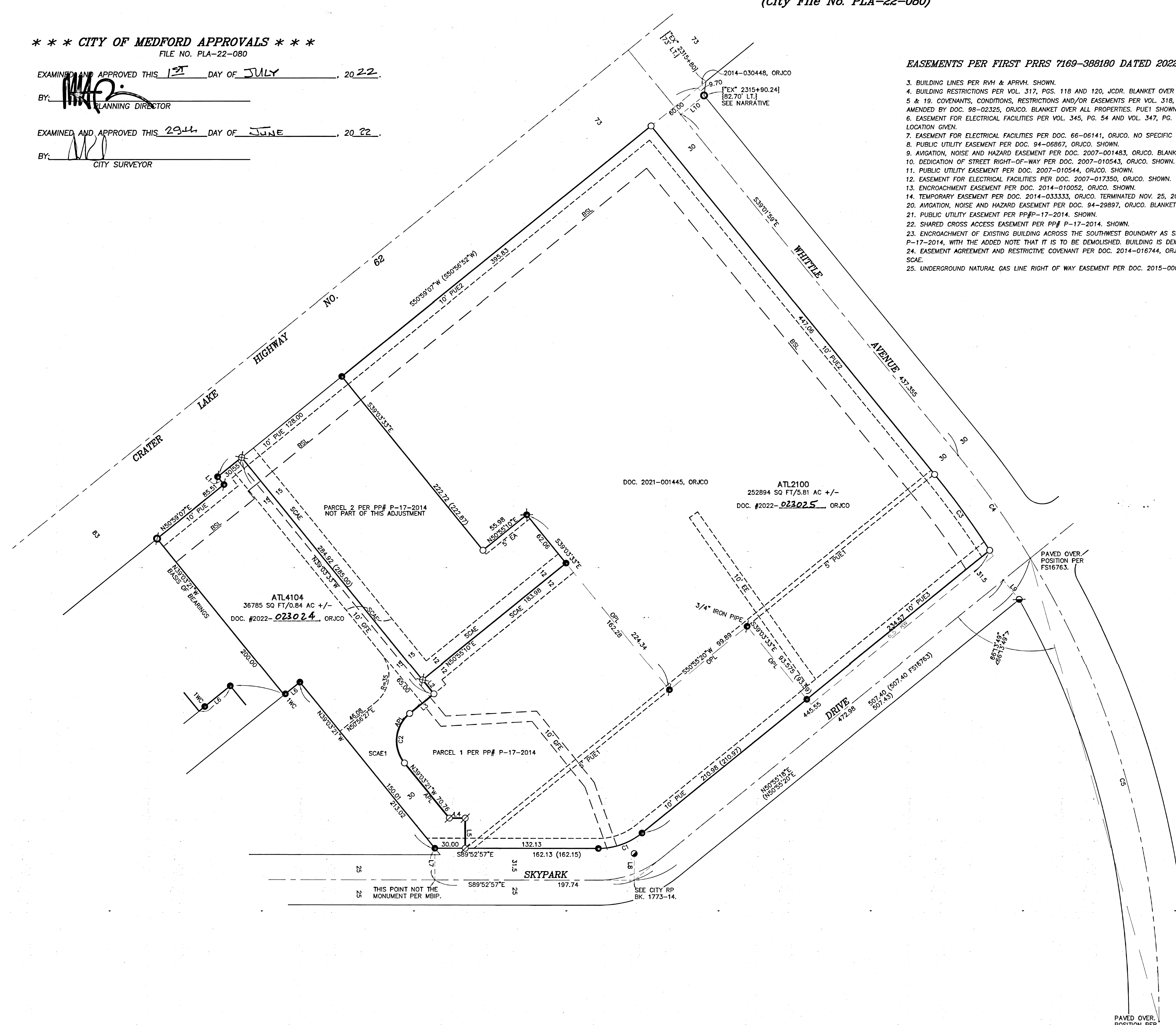
SURVEY NO. 21499 AS SHOWN HEREON.

UNIT OF MEASUREMENT = FEET SCALE: 1" = 50'

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

PURPOSE: TO SURVEY AND MONUMENT THE CORNERS OF TWO TRACT ADJUSTED THROUGH A PROPERTY LINE ADJUSTMENT OF PARCEL 1 PER PP# P-17-2014 AND THAT TRACT SET FORTH IN DOC. 2021-001445, ORJCO. SEE CITY FILE PLA-22-080.

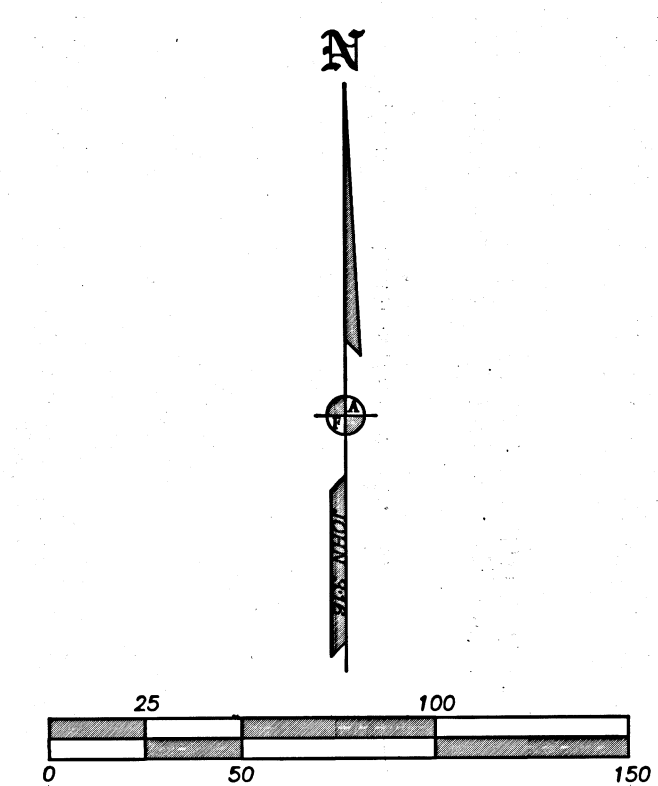
PROCEDURE: USING TRIMBLE R10 G.P.S. RECEIVERS AND TRIMBLE S6 ROBOTIC TOTAL STATION, MADE TIES TO MONUMENTS OF RECORD AS SHOWN HEREON TO CONTROL THE R/W AND THE SUBJECT TRACTS. HELD PLAT RECORD DATA PER PP# P-17-2014 TO POSITION THE MISSING MONUMENTS AROUND PARCEL 1. USED MAP RECORD AS NOTED TO POSITION THE CENTERLINE & R/W OF WHITTLE AVENUE. THE R/W OF WAY OF CRATER LAKE HIGHWAY NO. 62 WAS POSITIONED USING THE FOUND MONUMENTS AS SHOWN. ALTHOUGH FS22813 DOES NOT AGREE WITH MONUMENTS ALONG CRATER LAKE HIGHWAY AS BEING ON THEIR COMPUTED R/W, I AM HOLDING THEM AS THE R/W FOR THE PURPOSE OF THIS SURVEY. THE MONUMENT AT THE NE CORNER OF CRATER LAKE AVENUE AND WHITTLE AVENUE IS NOTED AS BEING PT #5089 ON FS22813. THIS POINT IN MY OPINION WAS ESTABLISHED ON THE EASTERLY LINE OF WHITTLE AVENUE. THIS MONUMENT WAS NOT NOTED AS BEING SET AS A WITNESS CORNER ON FS22813 AS OTHER MONUMENTS ARE ON SAID SURVEY. THE DEED FOR THIS TRIANGLE BEGINS AT A 2315+80, 73' LEFT AND GOES IN STRAIGHT LINE TO 2315+95, 88' LEFT. SINCE THIS POINT WAS SET ON THIS STRAIGHT LINE AND NOT NOTED AS A WITNESS CORNER I HOLD IT POSITION AS BEING ON THE EASTERLY LINE OF WHITTLE AVENUE. COMPUTED THE ADJUSTED PROPERTY LINE AT THE LOCATION REQUESTED AND SET MONUMENTS AS SHOWN HEREON. PREPARED LEGAL DESCRIPTIONS OF THE RESULTANT TRACTS TO BE USED ON THE ADJUSTMENT DEEDS.



COURSE DATA TABLE

NUM	DELTA	ARC	RADIUS	CHORD
C1	39°11'45"	46.86	68.50	N70°31'10"E 45.95
	(39°11'43")	(46.86)	(68.50)	(N70°31'12"E 45.95)
C2	89°59'48"	54.975	35.00	S05°56'33"W 49.50
C3	06°13'42"	93.32	858.49	N35°52'31"W 93.28
C4	08°03'44"	125.02	888.49	N34°57'32"W 124.92
	[08°03'44"]	[125.02]	[888.49]	[N34°56'46"W 124.92]
C5	31°14'18"	484.41	888.49	N15°18'31"W 478.44
	<31°14'18">	<484.41>	<888.49>	<N15°18'31"W 478.44>

NUM	BEARING	DISTANCE	NUM	BEARING	DISTANCE
L1	N39°03'33"W	10.00	L5	S50°56'27"W	20.00
L2	S39°03'33"E	17.99	L7	S00°07'03"E	31.50
L3	S50°56'27"W	31.08	L8	N00°07'03"E	26.39
L4	S89°52'57"E	15.685	L9	N39°04'42"W	25.00
L5	S00°00'00"E	30.00	L10	S50°58'01"W	30.00



FILED
Date: 8/23/22 By: JE
This Survey Consists Of:
1 sheet(s) Map
0 page(s) Narrative
OREGON
JULY 17, 1986
JAMES E. HIBBS
223
RENEWAL DATE: 6-30-23