

SURVEY FOR:

MASON & TAMMY HARRISON
3056 SIGNATURE COURT
MEDFORD, OR 97504

SURVEY BY:

L.J. FRIAR & ASSOCIATES, P.C.
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DATE:

AUGUST 22, 2022

MAP OF SURVEY
PROPERTY LINE ADJUSTMENT (CONSOLIDATION)
Lots 8 & 9 of 10TH FAIRWAY ESTATES, PHASE 1 &
located in the N.E. 1/4 of Sections 28, T.37S., R.1W., W.M.
in the City of Medford Jackson County, Oregon
(File No. PLA-22-209)

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

PURPOSE: To survey and monument the exterior monuments of the tract adjusted through a Property Line Adjustment (Consolidation) of Lots 8 & 9 per 10th Fairway Estates, Phase 1. See City File PLA-22-209.

PROCEDURE: Using Trimble R10 G.P.S. receivers made ties to as many original monuments that still exist. Positioned the two ends of the tangent section of the Southerly R/W of Signature Court as shown. Positioned the N.W. corner of Lot 8 by proportionate method as shown. Positioned the remainder of Southerly R/W to the N.E. corner of Lot 9 using plat record angles and distances. With the boundary resolved set monuments as shown hereon. Prepared the legal description of the resultant tract to be used in the adjustment deed.

| COURSE DATA TABLE | | | | |
|-------------------|------------------------------|------------------|------------------|--|
| NUM | DELTA | ARC | RADIUS | CHORD |
| C2 | 32°42'35" (32°42'35") | 41.39 (41.39) | 72.50 (72.50) | N86°14'00"W (N86°12'32"W) 40.83 40.83 |
| C3 | 35°21'21" (35°21'21") | 46.59 (46.59) | 75.50 (75.50) | N87°33'23"W (N87°31'55"W) 45.85 45.85 |
| NUM | BEARING | DISTANCE | | |
| L1 | S74°45'56"W (S74°47'23"W) | 8.54 (8.54) | | |

LEGEND:

- = FD. ALUMINUM CAP MKD. LS2349 PER 10F1.
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. MINNECCI LS2349 PER 10F1.
- = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- ⊗ = SET 2" BERNSTEN COPPER MONUMENT MKD. L.J. FRIAR & ASSOC. IN CONCRETE.
- 10F1 = 10TH FAIRWAY ESTATES, PHASE 1 (FS19311).
- () = RECORD DATA PER 10F1.
- FS = FILED SURVEY #.
- PUE = PUBLIC UTILITY EASEMENT PER 10F1.
- PSE = PRIVATE SANITARY SEWER EASEMENT PER 10F1.
- C1/L1 = SEE COURSE DATA TABLE.
- OPL = OLD PROPERTY LINE TO BE EXTINGUISHED.
- OLL = ORIGINAL LOT LINE.
- PDE = PRIVATE STORM DRAIN EASEMENT PER 10F1.
- BSL = BUILDING SETBACK LINE PER DOC. 2006-044828, ORJCO.

BASIS OF BEARINGS:

GEODETIC NORTH BASED ON WGS 84 DATUM (EPOCH 2005.0) ESTABLISHED BY G.P.S. OBSERVATIONS APPLIED TO THE FOUND MONUMENTS ALONG THE SOUTH LINE OF THE SUBJECT PROPERTY AS SHOWN.

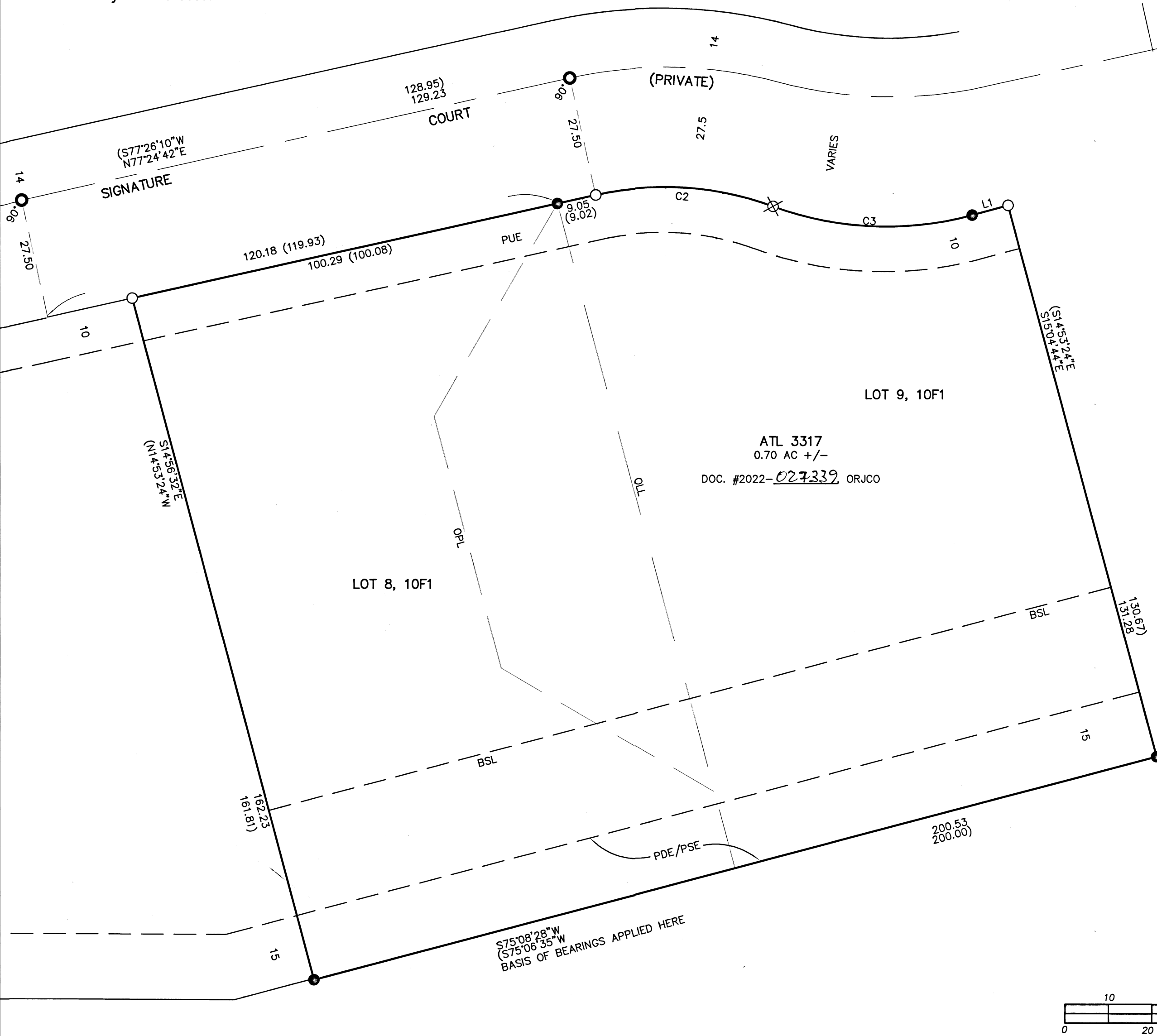
***** CITY OF MEDFORD APPROVALS *****
FILE NO. PLA-22-209

EXAMINED AND APPROVED THIS 2ND DAY OF SEPTEMBER, 2022.

BY: [Signature]
PLANNING DIRECTOR

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

BY: [Signature]
CITY SURVEYOR



EXCEPTIONS PER FIRST AMERICAN PRRS 7169-3957584 DATED 7-9-2022.

THESE PREMISES ARE SITUATED IN THE MEDFORD IRRIGATION DISTRICT, AND SUBJECT TO THE LEVIES AND ASSESSMENTS THEREOF, WATER AND IRRIGATION RIGHTS, EASEMENTS FOR DITCHES AND CANALS AND REGULATIONS CONCERNING THE SAME.

RESTRICTIVE COVENANT PER DOC. 2004-010553, ORJCO. BLANKET.

COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS PER DOC. 2004-010555, ORJCO. SUPERCEDED BY DOC. 2006-044828, ORJCO.

BY-LAWS OF TENTH FAIRWAY ESTATES, A PLANNED COMMUNITY HOMEOWNER'S ASSOCIATION PER DOC. 2004-010555, ORJCO. SUPERCEDED BY DOC. 2006-044828, ORJCO.

REGULATIONS AND ASSESSMENTS OF TENTH FAIRWAY ESTATES PER DOC. 2004-010555, ORJCO. SUPERCEDED BY DOC. 2006-044828, ORJCO.

BUILDING SET BACKS AS SHOWN ON THE PLAT OF SAID SUBDIVISION PER DOC. 2004-010555, SUPERCEDED BY DOC. 2006-044828, ORJCO.

RESTRICTIVE COVENANT PER DOC. 2004-030931, ORJCO. BLANKET.

COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS PER DOC. 2006-044047 & 2006-044828, ORJCO. BLANKET.

THE BY-LAWS OF TENTH FAIRWAY ESTATES, A PLANNED COMMUNITY HOMEOWNER'S ASSOCIATION PER DOC. 2006-044017 & 2006-044828, ORJCO. BLANKET.

BUILDING SET BACKS AS SET FORTH IN THE COVENANTS, CONDITIONS AND RESTRICTIONS PER DOC. 2006-044017 & 2006-044828, ORJCO.

EASEMENT FOR PUBLIC UTILITIES PER 10F1. SHOWN.

EASEMENT FOR PRIVATE SANITARY SEWER AND PRIVATE STORM DRAIN PER 10F1. SHOWN.

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]

OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE: 6-30-23

FILED
Date 9/8/22 By SS

This Survey Consists Of:
1 sheet(s) Map
0 page(s) Narrative

JACKSON COUNTY SURVEYOR