

**SURVEY FOR:**  
REGGIE BREEZE  
100 EAST MAIN ST., SUITE A  
MEDFORD, OR 97501

**DATE:**  
MAY 30, 2021

**SURVEY BY:**  
L.J. FRIAR & ASSOCIATES, P.C.  
CONSULTING LAND SURVEYORS  
P.O. BOX 1947  
PHOENIX, OREGON 97535  
PHONE: (541) 772-2782  
ljfriarandassociates@charter.net

**BASIS OF BEARINGS:**  
OREGON COORDINATE SYSTEM (OCS) OF 1983, SOUTH ZONE (3602), NAD83 (CORS96)  
EPOCH 2002.0. THE REFERENCE LINE FOR BEARING CONTROL IS BETWEEN CONTROL  
PTS CAPPELLO & 1083805 PER FS22813.  
UNIT OF MEASUREMENT = FEET SCALE: 1" = 200'

NUM	BEARING	DISTANCE
L1	S45°22'09"E	106.52
L2	N01°35'53"E	155.57
L3	N88°24'07"W	74.00
L4	N01°35'53"E	155.86

# MAP OF SURVEY

## PROPERTY LINE ADJUSTMENT

Of Parcels 2 & 3 per Partition Plat # P-16-2016  
In the W. 1/2 of Sec. 6, T.37S., R.1W., W.M. & in  
the City of Medford Jackson County, Oregon

- LEGEND:**
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. FARBER PLS2189 PER FS21966.
  - ⊙ = FD. MONUMENT AS DESCRIBED.
  - ▲ = FD. 4" BRASS CAP MKD. ODOT CONTROL STATION CAPPELLO 1998-2018 PER FS22813.
  - ▲ = FD. 3" BRASS CAP MKD. OREGON STATE HIGHWAY DIV 1083805 2000 PER FS19957.
  - = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD L.J. FRIAR & ASSOC.
  - △ = SET BERNSTEN COPPER MONUMENT MKD. L.J. FRIAR & ASSOC. IN CONCRETE.
- JCDR = JACKSON COUNTY DEED RECORDS.  
ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.  
L1 = SEE COURSE DATA TABLE.  
( ) = RECORD DATA PER PP# P-16-2016.  
FS = FILED SURVEY #.  
PUE = PUBLIC UTILITY EASEMENT PER PP# P-16-2016.  
-X- = FENCE LINE.  
OPL = ORIGINAL PROPERTY LINE.  
APL = ADJUSTED PROPERTY LINE.  
ATL = ADJUSTED TAX LOT #.  
R/W = RIGHT OF WAY.  
PP# = PARTITION PLAT NO.  
SDE = STORM DRAINAGE EASEMENT PER PP# P-16-2016 & Doc. 2016-014199, ORJCO.  
SDE1 = STORM DRAINAGE EASEMENT PER DOC. 2016-016179, ORJCO.

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

**PURPOSE:** TO SURVEY AND MONUMENT THE CORNERS OF TWO TRACTS ADJUSTED THROUGH A PROPERTY LINE ADJUSTMENT OF PARCELS 2 & 3 PER PP# P-16-2016 AS WELL AS A R/W DEDICATION. SEE CITY OF MEDFORD FILE NO. PLA-22-186.

**PROCEDURE:** USING TRIMBLE R10 G.P.S. RECEIVERS, MADE TIES TO MONUMENTS SHOWN HEREON. THE N.W. CORNER OF PARCEL 2 AND THE N.E. CORNER OF PARCEL 1 WERE POSITIONED AT PLAT RECORD DISTANCE FROM THE FOUND MONUMENT PER FS16559. COMPUTED THE POSITION OF THE S.W. CORNER OF PARCEL 2 & THE S.E. CORNER OF PARCEL 1 BY PROPORTIONATE METHOD. POSITIONED THE ADJUSTED PROPERTY LINE AS REQUESTED AS WELL AS THE STREET R/W DEDICATION AND SET MONUMENTS AT THE LOCATIONS AS SHOWN HEREON.

### EXCEPTIONS PER FIRST AMERICAN PRRS 7169-3946487

THE HEREIN DESCRIBED PROPERTY HAS BEEN DISQUALIFIED FROM SPECIAL ASSESSMENT AS FARM USE LAND AND IS CURRENTLY ASSESSED AT TRUE CASH (MARKET) VALUE. ORS 308A.083 ET SEQ. PROVIDES THAT IF THE PROPERTY IS CONVERTED TO A USE INCONSISTENT WITH ITS RETURN TO FARM PURPOSES, POTENTIAL TAX IN THE AMOUNT OF \$49,418.97 WILL BECOME DUE AND PAYABLE. (AFFECTS PARCEL 3)

CITY LIENS, IF ANY, OF THE CITY OF MEDFORD.

THE PREMISES HEREIN DESCRIBED ARE WITHIN AND SUBJECT TO THE STATUTORY POWERS OF THE ROGUE VALLEY SEWER SERVICES.

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

THE HEREIN DESCRIBED PROPERTY HAS BEEN EXCLUDED FROM THE BOUNDARIES OF THE ROGUE RIVER VALLEY IRRIGATION DISTRICT BY UNRECORDED ORDER FOR EXCLUSION OF ASSESSMENT CHARGES DATED NOVEMBER 2, 1993, HOWEVER, AS SET FORTH THEREIN, THE PROPERTY REMAINS "SUBJECT TO ANY LIEN(S) OF THE UNITED STATES GOVERNMENT BY AND THROUGH ITS BUREAU OF RECLAMATION FOR ANY OUTSTANDING CONTRACTUAL INDEBTEDNESS OF THE DISTRICT TO THE BUREAU OF RECLAMATION AS PROVIDED IN ORS 545.620." BLANKET OVER PARCEL 3 PER PP#P-16-2016.

COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS PER DOC. 68-07648 & 68-07649, ORJCO. BLANKET OVER PARCEL 2 PER PP#P-16-2016.

COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS PER DOC. 92-03978, ORJCO. BLANKET OVER PARCEL 1 PER PP#P-16-2016.

DECLARATION OF COVENANT AND RELEASE OF LIABILITY PER DOC. 2016-009807, ORJCO. BLANKET OVER PARCEL 1, 2 & 3 PER PP#P-16-2016.

EASEMENT STORM DRAINAGE & PUBLIC UTILITIES PER PP#P-16-2016. SHOWN.

RECIPROCAL STORM DRAIN EASEMENT PER DOC. 2016-014199, ORJCO. SHOWN.

STORM DRAIN EASEMENT EXTENSION PER DOC. 2016-016179, ORJCO. SHOWN.

### \*\*\* CITY OF MEDFORD APPROVALS \*\*\*

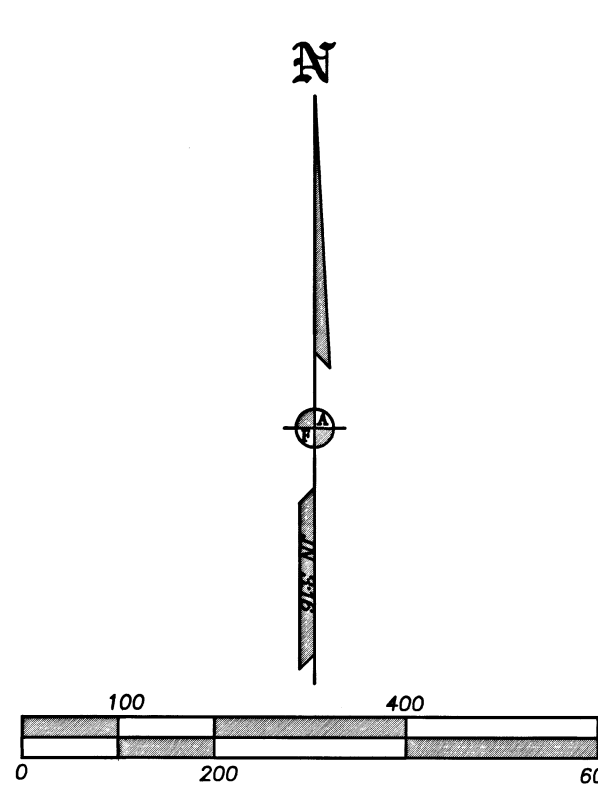
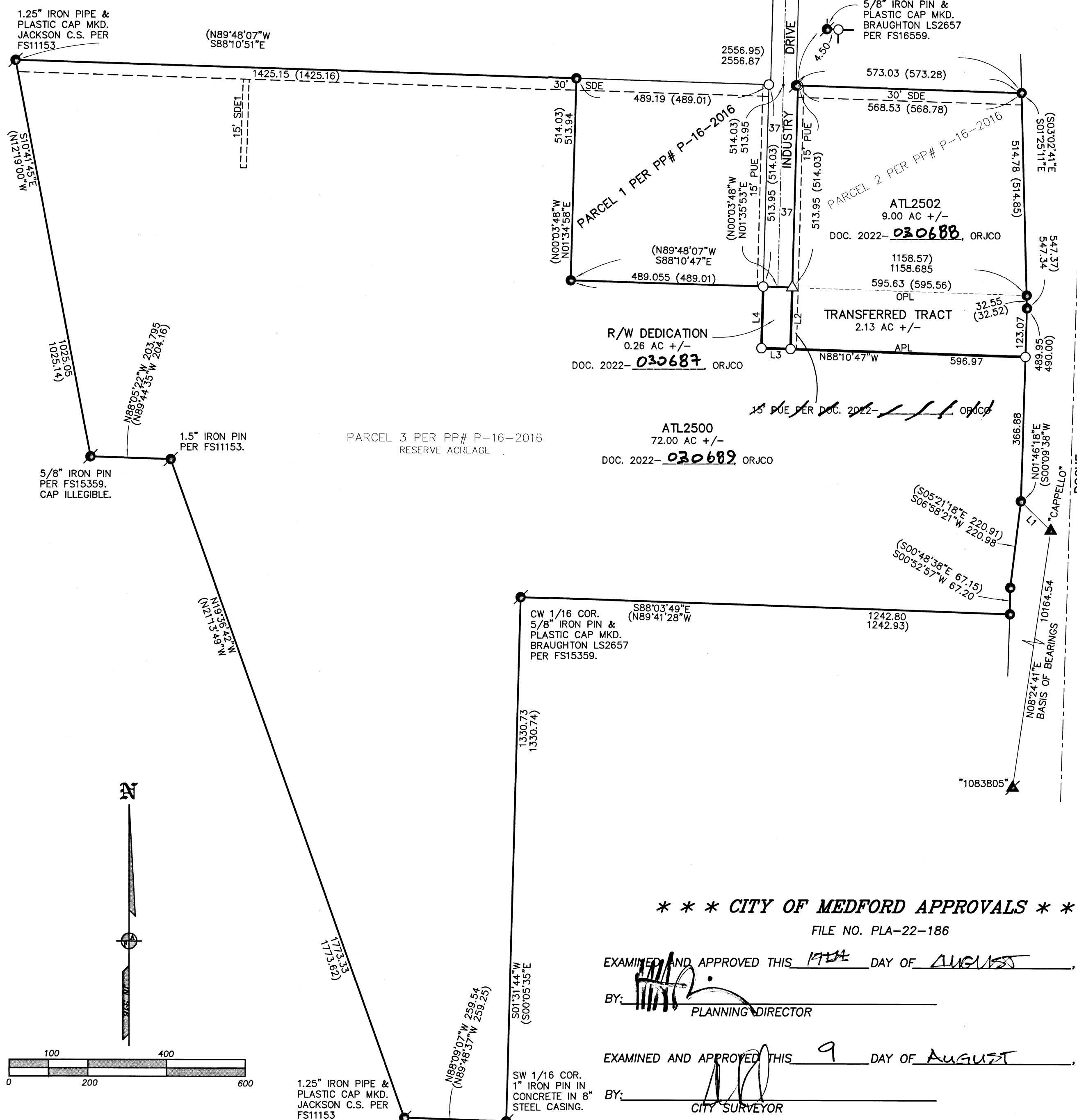
FILE NO. PLA-22-186

EXAMINED AND APPROVED THIS 17<sup>TH</sup> DAY OF AUGUST, 2022.

BY: [Signature]  
PLANNING DIRECTOR

EXAMINED AND APPROVED THIS 9 DAY OF AUGUST, 2022.

BY: [Signature]  
CITY SURVEYOR



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

FILED  
Date 10/17/22 By SS  
This Survey Consists Of:  
1 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR