

FILED  
Date 10/18/22 By SS  
This Survey Consists Of:  
1 sheet(s) Map  
2 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

# MAP OF SURVEY PROPERTY LINE ADJUSTMENT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 26,  
TOWNSHIP 37 SOUTH, RANGE 2 WEST,  
WILLAMETTE MERIDIAN,  
CITY OF MEDFORD, JACKSON COUNTY, OREGON

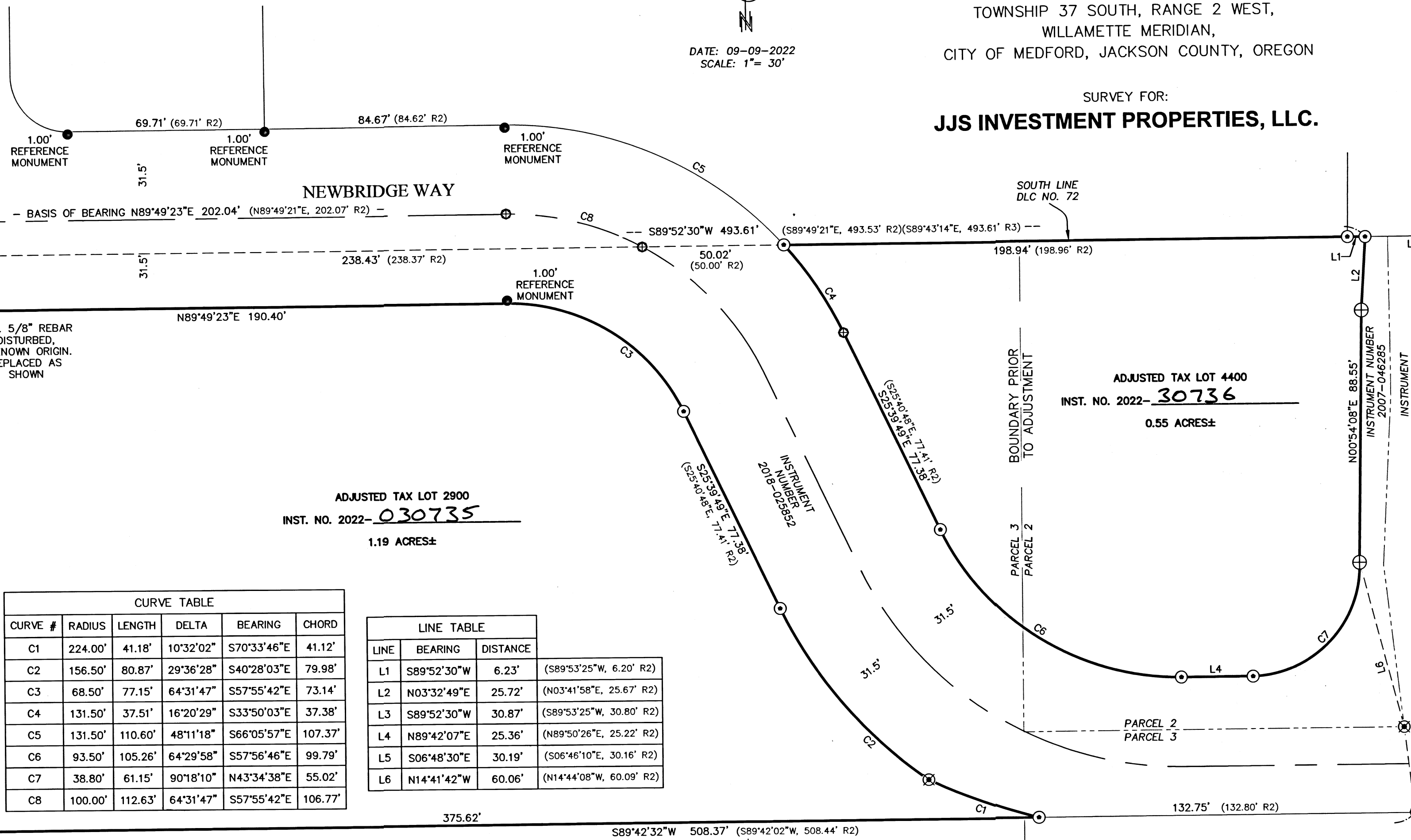


FOUND 2-1/2" BRASS CAP,  
FLUSH IN PAVEMENT, PER  
JACKSON COUNTY FIFTH  
RE-ESTAB.

SURVEY FOR:  
**JJS INVESTMENT PROPERTIES, LLC.**

DATE: 09-09-2022  
SCALE: 1" = 30'

STILLPOND ST.



FND. 5/8" REBAR  
DISTURBED,  
UNKNOWN ORIGIN.  
REPLACED AS  
SHOWN

ADJUSTED TAX LOT 2900  
INST. NO. 2022- 030735  
1.19 ACRES±

ADJUSTED TAX LOT 4400  
INST. NO. 2022- 30736  
0.55 ACRES±

CURVE #	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	224.00'	41.18'	10°32'02"	S70°33'46"E	41.12'
C2	156.50'	80.87'	29°36'28"	S40°28'03"E	79.98'
C3	68.50'	77.15'	64°31'47"	S57°55'42"E	73.14'
C4	131.50'	37.51'	16°20'29"	S33°50'03"E	37.38'
C5	131.50'	110.60'	48°11'18"	S66°05'57"E	107.37'
C6	93.50'	105.26'	64°29'58"	S57°56'46"E	99.79'
C7	38.80'	61.15'	90°18'10"	N43°34'38"E	55.02'
C8	100.00'	112.63'	64°31'47"	S57°55'42"E	106.77'

LINE	BEARING	DISTANCE
L1	S89°52'30"W	6.23' (S89°53'25"W, 6.20' R2)
L2	N03°32'49"E	25.72' (N03°41'58"E, 25.67' R2)
L3	S89°52'30"W	30.87' (S89°53'25"W, 30.80' R2)
L4	N89°42'07"E	25.36' (N89°50'26"E, 25.22' R2)
L5	S06°48'30"E	30.19' (S06°46'10"E, 30.16' R2)
L6	N14°41'42"W	60.06' (N14°44'08"W, 60.09' R2)

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 12, 2016  
PHILIP J. DROSSOS  
No. 90718

Renewal 12-31-23

**CITY OF MEDFORD APPROVALS**

FILE NO. PLA-22-220

EXAMINED AND APPROVED THIS 13<sup>TH</sup> DAY OF October 2022.

BY: [Signature]  
CITY OF MEDFORD PLANNING DIRECTOR ACTINA

EXAMINED AND APPROVED THIS 11 DAY OF OCT 2022.

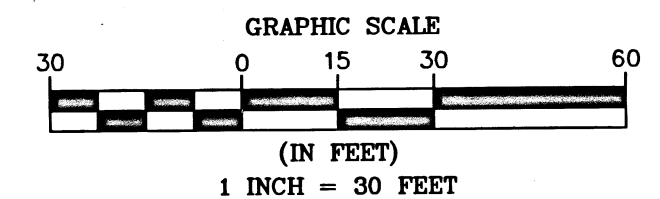
BY: [Signature]  
CITY OF MEDFORD SURVEYOR

BASIS OF BEARING WAS DETERMINED BY HIGH PRECISION  
GPS OBSERVATIONS (NAD83 (2011) EPOCH 2010.00  
DATUM) APPLIED TO THE CENTERLINE OF NEWBRIDGE  
WAY BETWEEN THE FOUND CENTERLINE MONUMENTS AS  
SHOWN HEREIN RESULTING IN A BEARING OF N89°49'23"E

**LEGEND**

- BOUNDARY LINE
- ⊕ FOUND 2-1/2" BRASS CAP PER JACKSON COUNTY RE-ESTAB NOTES OR AS NOTED
- ⊗ COMPUTED POSITION PER RECOVERED REFERENCE MONUMENTS AS NOTED
- FOUND 5/8" REBAR WITH ILLEGIBLE PLASTIC CAP PER S/N 16997
- ⊕ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "JACKSON CO. ROADS & PARKS PER S/N 21042
- ⊗ FOUND 5/8" REBAR WITH 2" ALUM. CAP STAMPED "LJ FRIAR & ASSOC." PER S/N 21935, 22637, OR 23106
- ⊙ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "LJ FRIAR & ASSOC." PER S/N 21935, 22637, OR 23106
- FOUND 1" COPPER PLUG IN CONCRETE STAMPED "LJ FRIAR & ASSOC." PER S/N 21935, 22637, OR 23106
- ⊗ FOUND 3/8" MAG NAIL WITH 1-1/2" BRASS WASHER STAMPED "LJ FRIAR & ASSOC PER S/N 21935, 22637, OR 23106
- ⊕ FOUND 5/8" REBAR PER S/N 21935, 22637, OR 23106
- SET 5/8" X 24" REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "DROSSOS LS 90718"
- S/N SURVEY NUMBER, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, JACKSON COUNTY, OREGON
- INST. NO. INSTRUMENT NUMBER, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON
- (R1) RECORD DATA PER S/N 13206
- (R2) RECORD DATA PER S/N 21935, 22637, OR 23106
- (R3) RECORD DATA PER JACKSON COUNTY SURVEYOR FOURTH RE-ESTAB NOTES FOR THE NNE CORNER OF DLC 76, T37S, R2W, W.M.

NARRATIVE IS A SEPARATE  
TWO PAGE DOCUMENT



**TERRASURVEY, INC.**  
PROFESSIONAL LAND SURVEYORS

274 FOURTH STREET  
ASHLAND, OREGON 97520  
(541) 482-6474  
terrain@bisp.net  
JOB NO. 1416-20

FOUND 2-1/2" BRASS CAP,  
FLUSH IN PAVEMENT, PER  
JACKSON COUNTY FIFTH  
RE-ESTAB. AND CORNER REPORT

**SURVEY NARRATIVE**

TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

DATE OF SURVEY:

September 9, 2022

SURVEYED BY:

Terrasurvey, Inc.  
274 Fourth Street  
Ashland, OR 97520

SURVEY FOR:

Judy Scranton  
JJS Investment Properties, LLC  
8119 Highway 66  
Ashland, Oregon 97520

LOCATION:

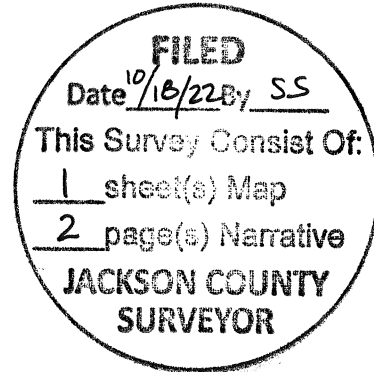
Located in the Northeast Quarter of Section 26, Township 37 South, Range 2 West, Willamette Meridian, City of Medford, Jackson County, Oregon.

PURPOSE:

To survey and monument a Property Line Adjustment as approved by Medford Planning File No. PLA-22-220.

BASIS OF BEARINGS:

The Basis of Bearings for this survey was determined by high precision GPS observations (NAD83 (2011) Epoch 2010.00) applied to the centerline of Newbridge Way between the found centerline monuments as shown on attached Map of Survey, resulting in a bearing of North 89°49'23" East.

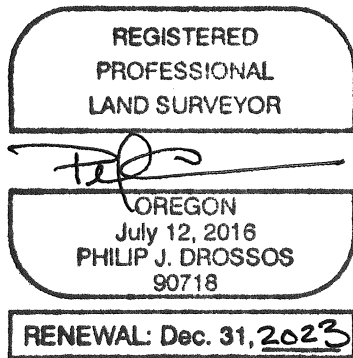


PROCEDURE:

Using a Trimble S-6 robotic total station and Trimble R-10 GPS receivers, I recovered and tied existing monuments of record. The exterior of both of the subject properties were surveyed and monumented on Survey Numbers (S/N) 21935, 22637, or 23106. I hold all recovered monuments as shown herein. The location of NNE corner for DLC No. 76 was found paved over. Said pavement was chipped out and excavated approx. 0.5' before hitting a large rock, thus I hold the record distances for the recovered References Monuments (RM) as shown in the Jackson County Surveyors Fourth Re-Estab. notes. The distance to the RM to the east of the DLC corner differs on said County notes and S/N 23106 by 0.08'. I hold the record radius for all of the curves along Newbridge Way and this result fits the found monumentation very well.

MAP OF SURVEY IS A SEPARATE ONE SHEET DOCUMENT

September 9, 2022



Philip J. Drossos, PLS 90718  
TerraSurvey, Inc.  
274 Fourth Street  
Ashland, OR 97520