

FILED
Date 12/6/22 By PD
This Survey Consists Of:
1 sheet(s) Map
D page(s) Narrative
JACKSON COUNTY
SURVEYOR

SKEETERS LANE

---BASIS OF BEARING N89°45'56"W 355.34'
(N89°45'25"W 355.41' R1)

MAP OF SURVEY
PROPERTY LINE ADJUSTMENT
(LOT CONSOLIDATION)

FOR
RICHARD SIMPSON

SITE ADDRESS
1149 AND 1151 BON-BON CIRCLE
MEDFORD, OREGON

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 19,
TOWNSHIP 37 SOUTH, RANGE 1 WEST,
WILLAMETTE MERIDIAN,
IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON

DATE: 11-18-2022
SCALE: 1" = 20'

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

PURPOSE:
TO SURVEY AND MONUMENT THE EXTERIOR BOUNDARY OF THAT TRACT OF LAND ADJUSTED THROUGH A PROPERTY LINE ADJUSTMENT (CONSOLIDATION) OF LOTS 6A AND 6B OF A RESUBDIVISION OF LOTS 1, 2, 3, 6, 10, 11, 12, 18, 19, 20, 28, 29, 31, 32, 34, 35, AND 36 OF DIVINITY SQUARE SUBDIVISION TO THE CITY OF MEDFORD, AS DESCRIBED IN INSTRUMENT NUMBERS 2020-013940 AND 2020-020100, JACKSON COUNTY OFFICIAL RECORDS, OREGON, AND APPROVED IN FILE PLA-22-337

PROCEDURE:
USING A TRIMBLE S-6 ROBOTIC TOTAL STATION AND TRIMBLE R-10 GPS RECEIVERS, I RECOVERED AND TIED EXISTING MONUMENTS OF RECORD AS SHOWN HEREIN. I HOLD ALL OF THE RECOVERED CORNERS ALONG THE EXTERIOR OF THE SUBJECT PROPERTY(S). THE EASTERLY MOST SOUTHEAST CORNER WAS ESTABLISHED BY DISTANCE/DISTANCE INTERSECTION HOLDING THE RECORD DISTANCES FROM THE RECOVERED CORNERS. THE WESTERLY MOST CORNER WAS FOUND BENT AND WAS REPLACED RADIALLY AND 50' FROM THE CENTERLINE MONUMENT IN BON BON CIRCLE. THE LEAD PLUG AND TACK 6.42' NORTHEASTERLY WAS FOUND IN GOOD CONDITION BUT LOOSE AND IN CONCRETE THAT WAS IN POOR CONDITION, THUS I REFERENCED SAID TACK AND DRILLED TO REPLACE WITH A NEW LEAD PLUG AND MAGNAIL, 0.1' DOWN I HIT THE 5/8" REBAR AS SET ON S/N 9275 AND HOLD IT AS FOUND.

CITY OF MEDFORD APPROVALS

FILE NO. PLA-22-337

EXAMINED AND APPROVED THIS 5TH DAY OF DECEMBER, 2022.

BY: [Signature]
CITY OF MEDFORD PLANNING DIRECTOR

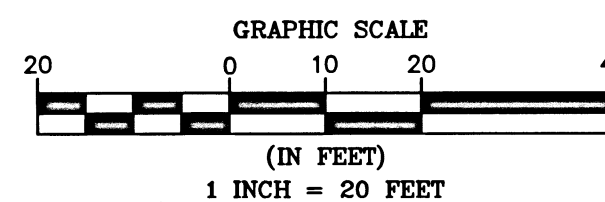
EXAMINED AND APPROVED THIS 2ND DAY OF DECEMBER, 2022.

BY: [Signature]
CITY OF MEDFORD SURVEYOR

LEGEND

- BOUNDARY LINE
- ⊕ FOUND 2-1/2" BRASS DISK 0.2'-0.3' BELOW GRADE PER S/N 7346
- FOUND 5/8" REBAR PER S/N 7346
- ⊕ FOUND 5/8" REBAR PER S/N 9909
- ⊕ SET LEAD PLUG AND 2" MAG NAIL WITH 1-1/2" STEEL WASHER STAMPED "DROSSOS LS 90718"
- ⊕ 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
- RDSS A RESUBDIVISION OF LOTS 1, 2, 3, 6, 10, 11, 12, 18, 19, 20, 28, 29, 31, 32, 34, 35, AND 36 OF DIVINITY SQUARE SUBDIVISION (S/N 9909)
- (R1) RECORD DATA PER S/N 7346
- (R2) RECORD DATA PER S/N 9909

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	50.00'	20.04'	22°57'36"	19.90'	N35°40'18"W
C2	50.00'	10.02'	11°28'47"	10.00'	N41°24'42"W
C3	50.00'	10.02'	11°28'49"	10.00'	N29°55'54"W
C4	50.00'	79.07'	90°36'40"	71.09'	S44°55'44"W



BASIS OF BEARING WAS DETERMINED BY HIGH PRECISION GPS OBSERVATIONS (NAD83 (2011) EPOCH 2010.00 DATUM) APPLIED TO THE CENTERLINE OF SKEETERS LANE AS SHOWN HEREIN RESULTING IN A BEARING OF N89°45'56"W.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
[Signature]
OREGON
JULY 12, 2016
PHILIP J. DROSSOS
No. 90718

Renewal 12-31-23

TERRASURVEY, INC.

PROFESSIONAL LAND SURVEYORS

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JOB NO. 1652-22