

SURVEY FOR:
H.A.J.C.
2251 TABLE ROCK RD.
MEDFORD, OR 97501

SURVEY BY:
L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
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PHOENIX, OR 97535
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EMAIL: LFRIARANDASSOCIATES@CHARTER.NET
WWW.FRIARANDASSOCIATES.COM

DATE:
DECEMBER 2, 2022

MAP OF SURVEY
PROPERTY LINE ADJUSTMENT
Located in the S.E. 1/4 of Sec. 35, T.37S, R.2W, W.M.
City of Medford Jackson County, Oregon
(City File # PLA-22-301)

- LEGEND:**
- ⊙ = FD. COUNTY SURVEYOR'S BRASS CAPPED MONUMENT PER RE-ESTAB'S.
 - ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD HOFFBUHR & ASSOC PER FS19669.
 - ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER FS19937.
 - ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC PER FS23717.
 - ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD MCMAHAN LS1913 PER FS18047.
 - = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
 - ⊗ = SET BRASS TAG MKD. L.J. FRIAR & ASSOC. & MAG NAIL IN SIDEWALK.
 - JCDR = JACKSON COUNTY DEED RECORDS.
 - ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
 - { } = RECORD DATA PER FS19937.
 - { } = RECORD DATA PER FS18794.
 - FS = FILED SURVEY #.
 - C1/L1 = SEE COURSE DATA TABLE.
 - OPL = ORIGINAL PROPERTY LINE.
 - APL = ADJUSTED PROPERTY LINE.
 - ATL = ADJUSTED TAX LOT.
 - RW = RIGHT OF WAY DEDICATION PER DOC. 2018-004417, ORJCO.
 - RW1 = RIGHT OF WAY DEDICATION PER DOC. 2016-023926, ORJCO.
 - RW2 = RIGHT OF WAY DEDICATION PER DOC. 2016-023928, ORJCO.
 - RW3 = RIGHT OF WAY DEDICATION PER DOC. 2016-023927, ORJCO.
 - SE1 = SLOPE EASEMENT PER DOC. 2016-023926, ORJCO.
 - SE2 = SLOPE EASEMENT PER DOC. 2016-023928, ORJCO.
 - SE3 = SLOPE EASEMENT PER DOC. 2016-023927, ORJCO.
 - WC = WITNESS CORNER MONUMENT.

BASIS OF BEARINGS:
THE MEADOWS OF GRIFFIN CREEK (FS16476) AS SHOWN HEREON.
UNIT OF MEASUREMENT = FEET SCALE: 1" = 40'

EASEMENTS PER FIRST AM PRRS 7169-4012003 DATED 12-02-2022

THE FOLLOWING EXCEPTIONS AFFECTS TL1200:
THE PREMISES HEREIN DESCRIBED ARE WITHIN AND SUBJECT TO THE STATUTORY POWERS OF THE ROGUE VALLEY SEWER SERVICES.
THESE PREMISES ARE SITUATED IN THE MEDFORD IRRIGATION DISTRICT, AND SUBJECT TO THE LEVES AND ASSESSMENTS THEREOF, WATER AND IRRIGATION RIGHTS, EASEMENTS FOR DITCHES AND CANALS AND REGULATIONS CONCERNING THE SAME. PURSUANT TO DOC. 2011-001899, ORJCO THE HEREIN DESCRIBED LAND IS NO LONGER SUBJECT TO LEVES AND ASSESSMENTS IMPOSED BY SAID DISTRICT.
THE RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE PREMISES HEREIN DESCRIBED LYING WITHIN THE LIMITS OF STREETS, ROADS AND HIGHWAYS.

THE FOLLOWING EXCEPTIONS AFFECTS TL1300:
THE PREMISES HEREIN DESCRIBED ARE WITHIN AND SUBJECT TO THE STATUTORY POWERS OF THE ROGUE VALLEY SEWER SERVICES.
THESE PREMISES ARE SITUATED IN THE MEDFORD IRRIGATION DISTRICT, AND SUBJECT TO THE LEVES AND ASSESSMENTS THEREOF, WATER AND IRRIGATION RIGHTS, EASEMENTS FOR DITCHES AND CANALS AND REGULATIONS CONCERNING THE SAME.
EASEMENT ELECTRICAL FACILITIES PER V.263, P.72, JCDR. SPECIFIC LOCATION NOT GIVEN.
RESTRICTIVE COVENANTS PER DOC. 2008-007141, ORJCO. BLANKET.
DEDICATION OF STREET RIGHT OF WAY AND EASEMENT FOR SLOPES PER DOC. 2016-023926, ORJCO. SHOWN.
DEED OF TRUST PER DOC. 2019-009019, ORJCO MODIFIED BY DOC. 2021-046850, ORJCO. BLANKET.

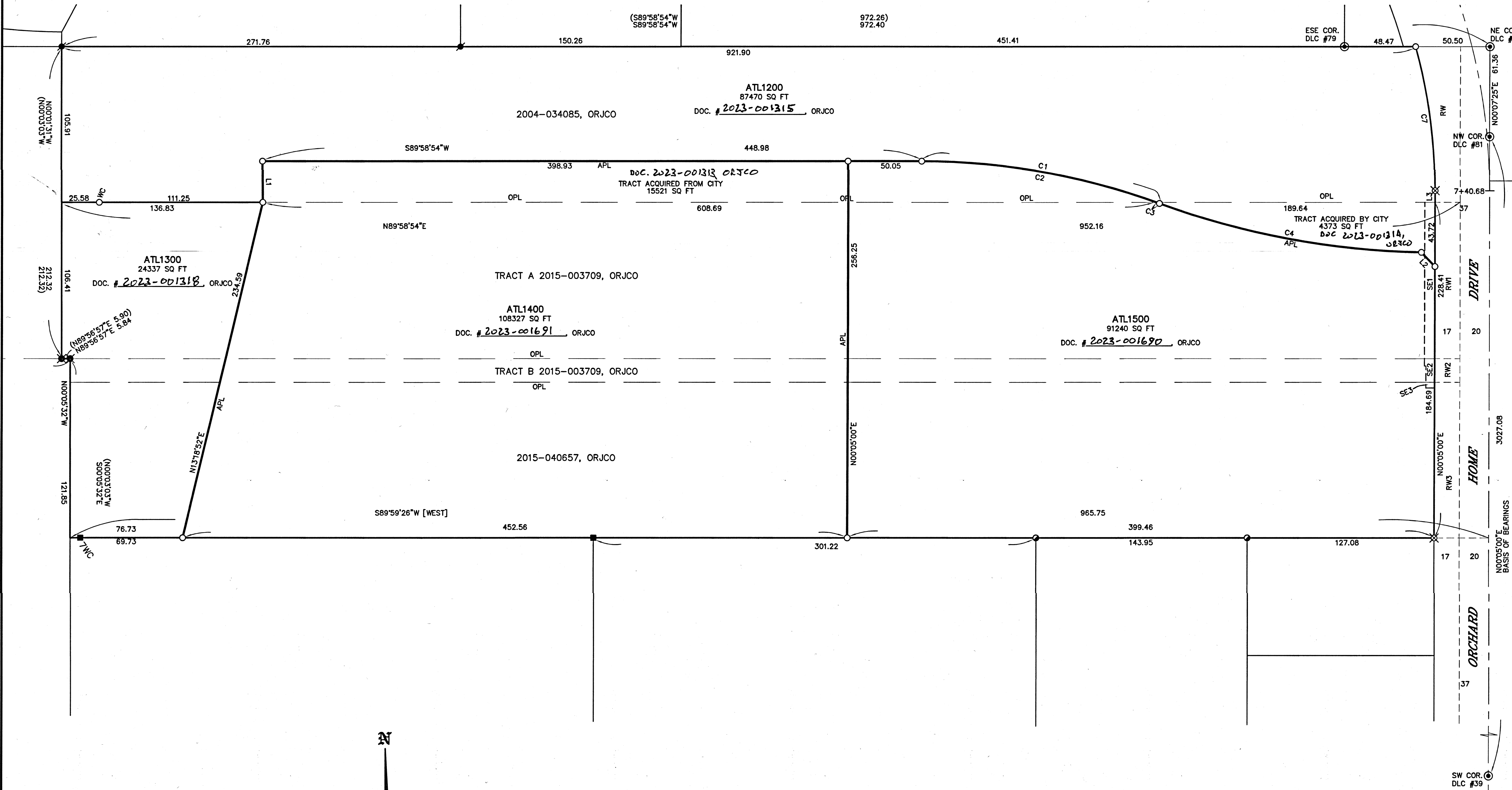
THE FOLLOWING EXCEPTIONS AFFECTS TL1400:
THE PREMISES HEREIN DESCRIBED ARE WITHIN AND SUBJECT TO THE STATUTORY POWERS OF THE ROGUE VALLEY SEWER SERVICES.
THESE PREMISES ARE SITUATED IN THE MEDFORD IRRIGATION DISTRICT, AND SUBJECT TO THE LEVES AND ASSESSMENTS THEREOF, WATER AND IRRIGATION RIGHTS, EASEMENTS FOR DITCHES AND CANALS AND REGULATIONS CONCERNING THE SAME.
EASEMENT ELECTRICAL FACILITIES PER V.263, P.72, JCDR. SPECIFIC LOCATION NOT GIVEN.
RESTRICTIVE COVENANTS PER DOC. 2008-007141, ORJCO. BLANKET.
DEDICATION OF STREET RIGHT OF WAY AND EASEMENT FOR SLOPE PER DOC. 2016-023928, ORJCO. SHOWN.

THE FOLLOWING EXCEPTIONS AFFECTS TL1500:
THE PREMISES HEREIN DESCRIBED ARE WITHIN AND SUBJECT TO THE STATUTORY POWERS OF THE ROGUE VALLEY SEWER SERVICES.
THESE PREMISES ARE SITUATED IN THE MEDFORD IRRIGATION DISTRICT, AND SUBJECT TO THE LEVES AND ASSESSMENTS THEREOF, WATER AND IRRIGATION RIGHTS, EASEMENTS FOR DITCHES AND CANALS AND REGULATIONS CONCERNING THE SAME.
EASEMENT ELECTRICAL FACILITIES PER V.263, P.72, JCDR. SPECIFIC LOCATION NOT GIVEN.
DEDICATION OF STREET RIGHT OF WAY AND EASEMENT FOR SLOPE PER DOC. 2016-023927, ORJCO. SHOWN.

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

PURPOSE: To survey and monument four tracts adjusted through a Property Line Adjustment of those tracts set forth in Doc. #2004-034085, 2015-003709 & 2015-040657, ORJCO. See City file PLA-22-301.

PROCEDURE: Using Trimble R10 G.P.S. receivers and Trimble SB Robotic total station, made ties to monuments shown hereon. The exterior of the subject tracts were held as monumented by FS1050, 19669 & 23717. Computed the position of the adjusted property corners and set monuments as shown hereon. Prepared legal descriptions of the resultant tracts to be used on the adjustment deeds.



***** CITY OF MEDFORD APPROVALS *****
FILE NO. PLA-22-301

EXAMINED AND APPROVED THIS 10th DAY OF JANUARY 2023.

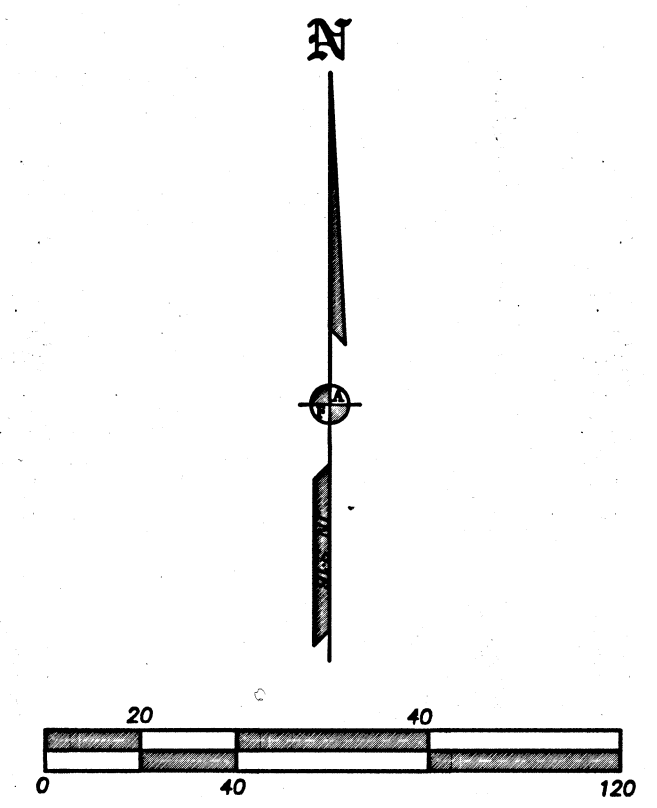
BY: [Signature]
Asst. PLANNING DIRECTOR

EXAMINED AND APPROVED THIS 10th DAY OF JANUARY 2023.

BY: [Signature]
CITY SURVEYOR

COURSE DATA TABLE

| NUM | DELTA | ARC | RADIUS | CHORD |
|-----|-------------|----------|--------|--------------------|
| C1 | 20°05'04" | 165.11 | 471.00 | N79°58'34"W 164.26 |
| C2 | 19°49'23" | 162.96 | 471.00 | N80°06'25"W 162.14 |
| C3 | 0°15'41" | 2.15 | 471.00 | N70°03'52"W 2.15 |
| C4 | 19°01'05" | 182.23 | 549.00 | S79°20'35"E 181.39 |
| C5 | 89°53'54" | 23.535 | 15.00 | S45°01'57"W 21.19 |
| C6 | 90°06'06" | 23.59 | 15.00 | N44°58'03"W 21.23 |
| C7 | 15°39'05" | 99.16 | 363.00 | N07°44'32"W 98.85 |
| NUM | BEARING | DISTANCE | | |
| L1 | N00°03'03"W | 27.91 | | |
| L2 | N43°36'28"W | 13.38 | | |
| L3 | N00°03'00"E | 7.955 | | |



REGISTERED PROFESSIONAL LAND SURVEYOR
Jas E. Hebb
OREGON
JULY 17, 1988
JAMES E. HEBBS
7234
RENEWAL DATE 6-30-23

FILED
Date 1/31/23 By [Signature]
This Survey Consists Of:
1 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR