

SURVEY FOR:
OLAF & COMPANY
3040 SIGNATURE COURT
MEDFORD, OR 97504

SURVEY BY:
L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
PO BOX 1947
PHOENIX, OR 97535
PHONE: (541) 772-2782
LJFRIARANDASSOCIATES@CHARTER.NET

DATE:
DECEMBER 31, 2022

MAP OF SURVEY
PROPERTY LINE ADJUSTMENT
of Lots 17 & 19 of PARK ROSE SUBDIVISION
Located in the S.E. 1/4 of Sec. 9, T.98S, R.1W, W.M.
City of Phoenix Jackson County, Oregon
(COP File #LL22-05)

LEGEND:

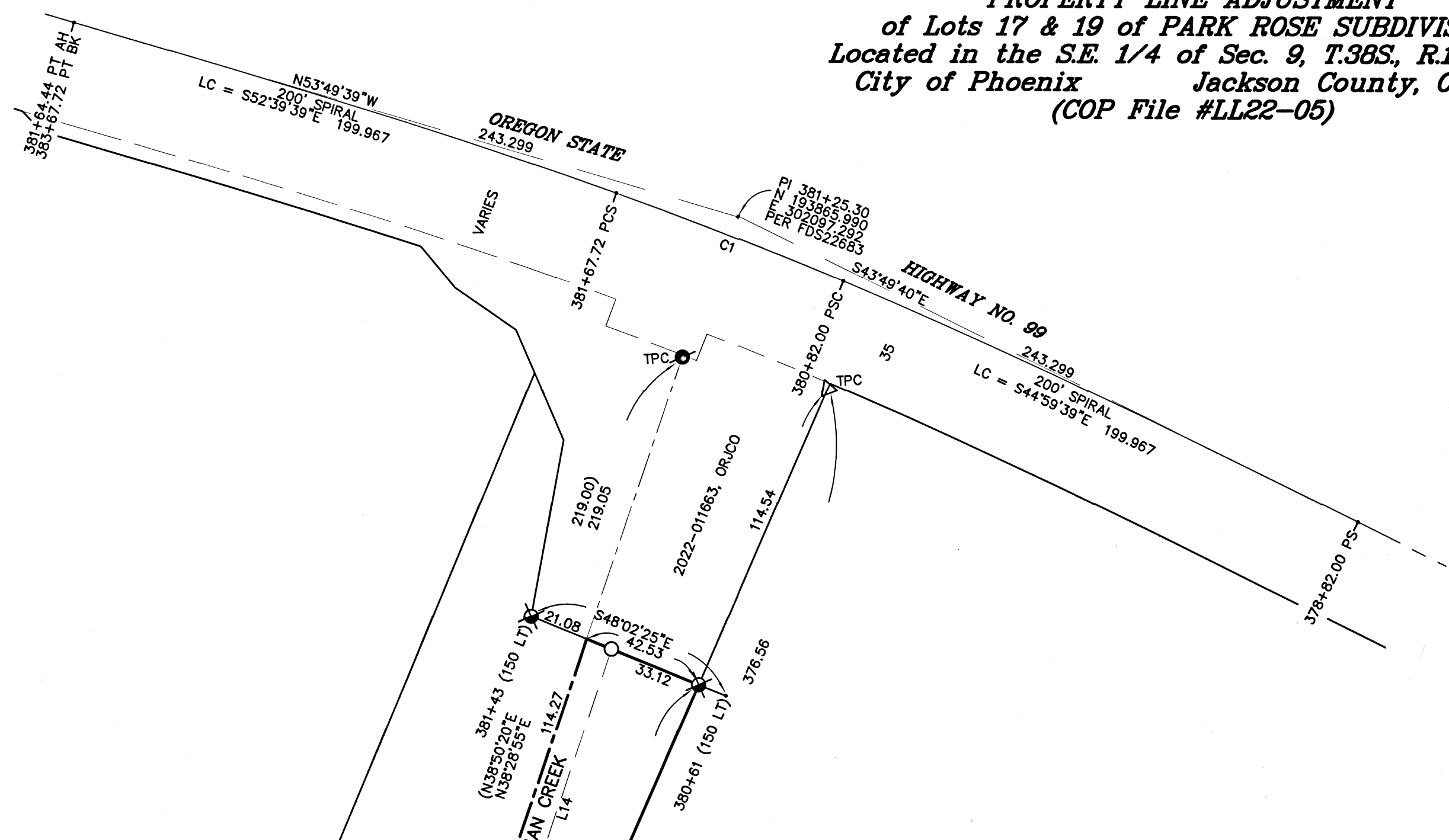
- ⊙ = FD. JACKSON COUNTY SURVEYOR BRASS CAP PER [YEAR] RE-ESTAB'S.
- △ = FD. 1" COPPER PLUG PER FS22683 OR FS22564.
- △ = FD. 2" ALUMINUM CAP IN CONCRETE PER FS22683.
- = FD. IRON PIPE PER FS937. SIZE AS NOTED.
- ⊗ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC PER PRS OR BOS.
- ⊗ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. MARQUESS & ASSOC PER FS10031.
- ⊗ = FD. 5/8" IRON PIN PER BS.
- ⊗ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. MINNECI LS2349 PER CLT
- ⊗ = FD. 5/8" IRON PIN & ALUM. CAP MKD. ODOT RIGHT OF WAY PER FS23791.
- = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.

- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- RS = RESET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC IN POSITION OF FOUND MONUMENT.
- () = RECORD DATA PER PRS.
- PRS = PARK ROSE SUBDIVISION (FS14457).
- FS = FILED SURVEY #.
- BOS = BARNUM ORDHARD SUBDIVISION (FS23701).
- TPC = TIED PRIOR TO CONSTRUCTION OF NEW BRIDGE.
- BS = BARNUM SUBDIVISION.
- CLT = CHERYL LANE TOWNHOMES (FS16628).
- OLL = ORIGINAL LOT LINE.
- APL = ADJUSTED PROPERTY LINE.
- ATL = ADJUSTED TAX LOT #.
- CT/L1 = SEE COURSE DATA TABLE.
- 2RM = REFERENCE MONUMENT SET 2.00 FROM TRUE CORNER.

BASIS OF BEARINGS:

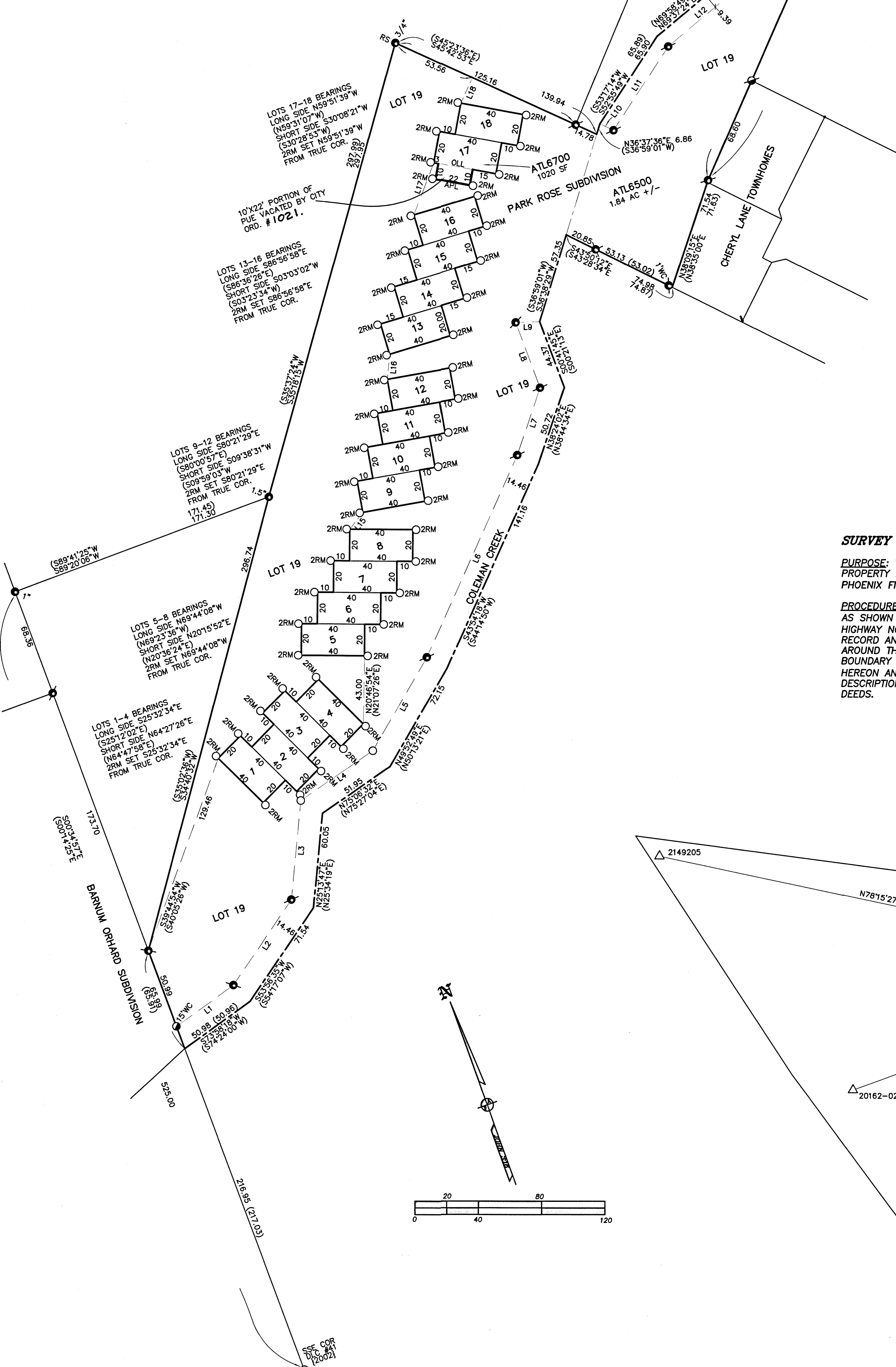
SURVEY NO. 22683 AS SHOWN.

UNIT OF MEASUREMENT = FEET SCALE: 1" = 40'



COURSE DATA TABLE

NUM	DELTA	ARC	RADIUS	CHORD
C1	03°00'00"	85.717	1637.050	N48°40'39"W 85.707
L1	S73°58'18"W	44.43	L10	N45°13'18"W 9.49
L2	N53°56'35"E	65.29	L11	N52°55'49"E 63.18
L3	N25°13'47"E	63.07	L12	N69°37'24"E 59.57
L4	N75°06'32"E	55.44	L13	N59°41'21"E 26.56
L5	N49°52'49"E	68.16	L14	N38°28'55"E 115.46
L6	N43°54'18"E	139.71	L15	N57°48'40"E 13.42
L7	N38°24'02"E	44.89	L16	N25°05'47"E 15.94
L8	N00°41'45"W	44.12	L17	N40°33'04"E 35.22
L9	S72°01'38"E	15.26	L18	N44°17'07"E 17.66

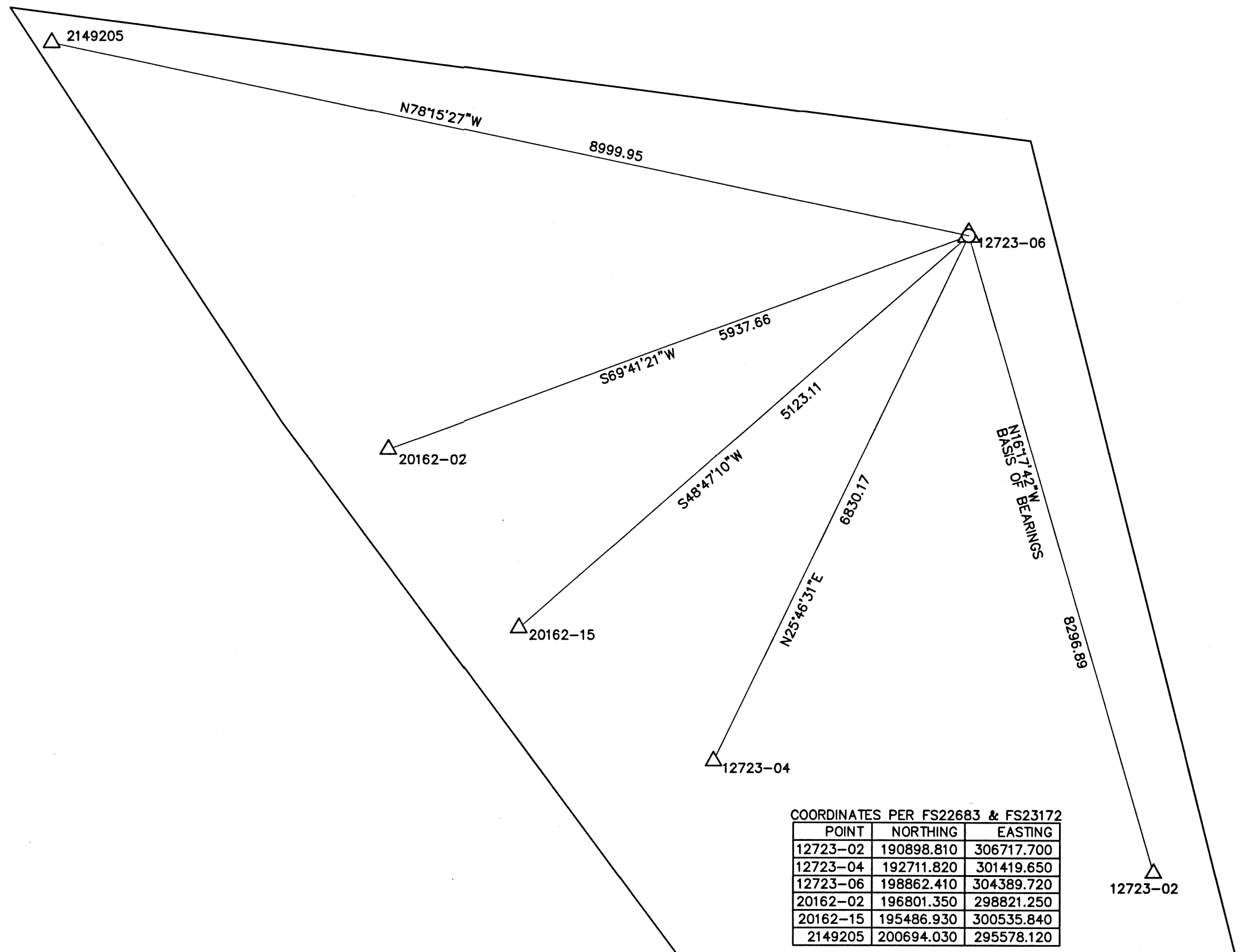


ADJUSTMENT DEEDS
 ATL6500 = DOC. # 2022-002419 ORJCO.
 ATL6700 = DOC. # 2023-002418 ORJCO.

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 LOTS 17 & 19 OF PARK ROSE SUBDIVISION. SEE CITY OF PHOENIX FILE #LL22-05.

PROCEDURE: USING TRIMBLE R10 G.P.S. RECEIVERS, MADE TIES TO MONUMENTS OF RECORD AS SHOWN HEREON TO CONTROL THE R/W AND THE SUBJECT TRACT. COMPUTED THE R/W OF HIGHWAY NO. 99 USING DATA PER FS22683 AND DOC #2022-011663, ORJCO. HELD PLAT RECORD ANGLES & DISTANCES TO POSITION LOTS 1-18 AS ALL REFERENCE MONUMENTS AROUND THESE LOTS WERE DESTROYED BY CLEANUP AFTER THE 2020 ALMEDA FIRE. WITH THIS BOUNDARY RESOLVED, I COMPUTED THE POSITION OF THE ADJUSTED PROPERTY LINE AS SHOWN HEREON AND SET 2.00" REFERENCE MONUMENTS AS SHOWN HEREON. PREPARED LEGAL DESCRIPTIONS OF THE RESULTANT TRACTS TO BE USED AS EXHIBITS ON THE ADJUSTMENT DEEDS.



COORDINATES PER FS22683 & FS23172

POINT	NORTHING	EASTING
12723-02	190888.810	306717.700
12723-04	192711.820	301419.650
12723-06	198862.410	304389.720
20162-02	196801.350	298821.250
20162-15	195486.930	300535.840
2149205	200694.030	295578.120

**** CITY OF PHOENIX ****

FILE LL22-05.

EXAMINED AND APPROVED this 3rd day of February, 2023

BY: [Signature]
Planning Director

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

FILED
 Date 2/7/23 By JPB
 This Survey Consists Of:
 1 sheet(s) Map
 0 page(s) Narrative
 JACKSON COUNTY SURVEYOR