

MAP OF SURVEY PROPERTY LINE ADJUSTMENT/CONSOLIDATION

LOCATED IN:
THE N.W. 1/4 SEC. 15, T. 38S., R. 1W., W.M.
CITY OF PHOENIX, JACKSON COUNTY, OREGON

APPROVAL

CITY OF PHOENIX PLANNING
(FILE NO. LL22-03)

EXAMINED AND APPROVED THIS 2nd DAY OF March, 2023

BY: *[Signature]*
PLANNING DIRECTOR

SURVEY FOR:

BLUE HERON R.V. PARK LLC
711 MEDFORD CTR PMB 126
MEDFORD, OREGON 97504

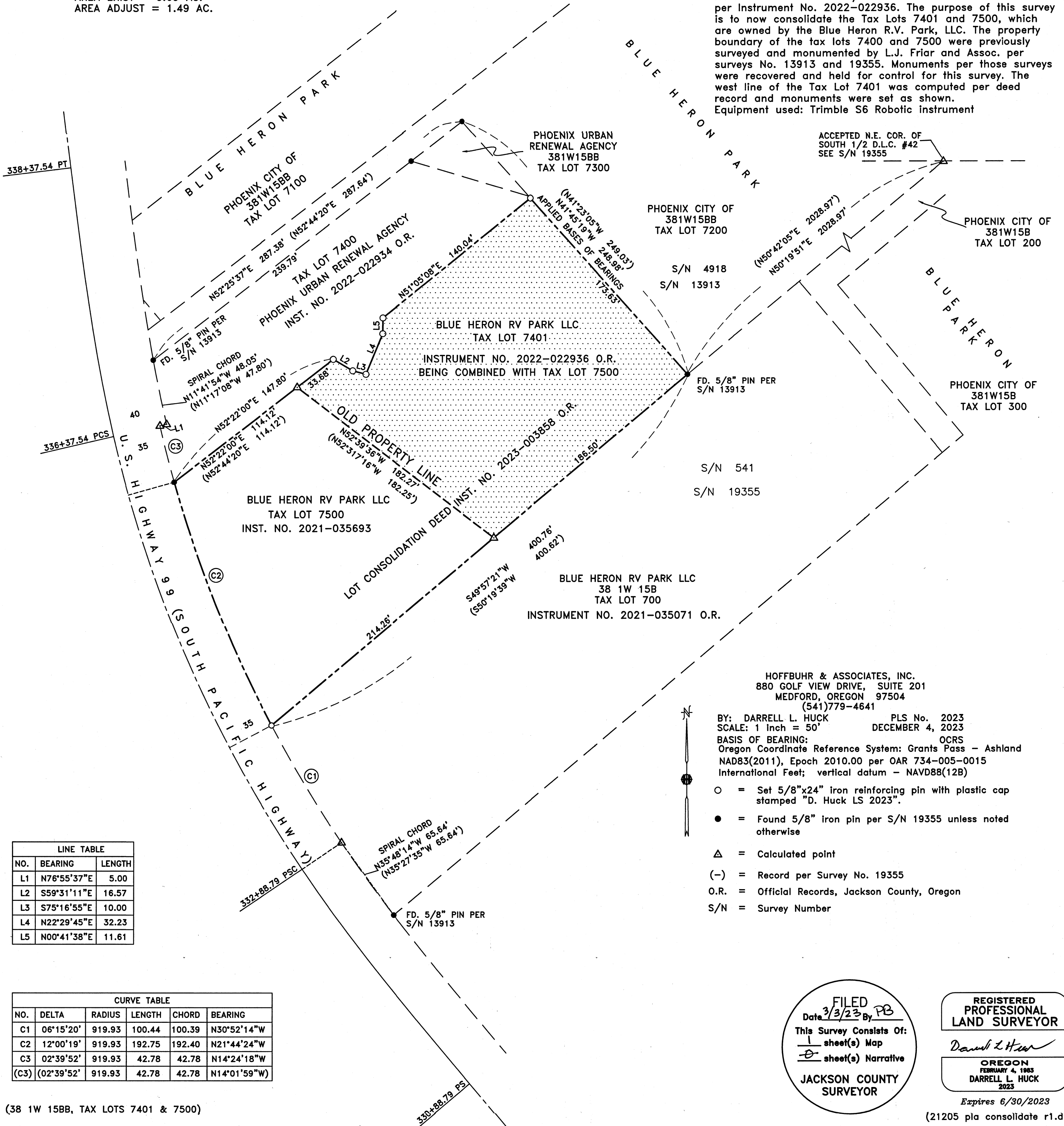
SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES

PURPOSE: To survey and monument a property line adjustment/lot consolidation of 2 properties described in Instrument No. 2022-022936, (tax lot 7401), Instrument No. 2021-035693 (tax lot 7500) of the Official Records of Jackson County, Oregon, and as approved by the City of Phoenix Planning (File No. LL22-03). Tax Lot 7401 is being consolidated with Tax Lot 7500.

PROCEDURE: Tax lot 7401 was originally a part of Tax lot 7400, which was conveyed to the Phoenix Urban Renewal Agency per Instrument No. 2015-032846. In 2022, the Phoenix Urban Renewal Agency created tax lot 7401 by separate deed, Instrument No. 2022-022936, which was conveyed to the Phoenix Urban Renewal Agency. The new tax lot 7401 was then conveyed to the Blue Heron R.V. Park LLC per Instrument No. 2022-022936. The purpose of this survey is to now consolidate the Tax Lots 7401 and 7500, which are owned by the Blue Heron R.V. Park, LLC. The property boundary of the tax lots 7400 and 7500 were previously surveyed and monumented by L.J. Friar and Assoc. per surveys No. 13913 and 19355. Monuments per those surveys were recovered and held for control for this survey. The west line of the Tax Lot 7401 was computed per deed record and monuments were set as shown.
Equipment used: Trimble S6 Robotic instrument

NOTES:
TAX LOT 7401
AREA EXIST = 0.80 AC.
BEING COMBINED WITH TAX LOT 7500

TAX LOT 7500
AREA EXIST = 0.69 AC.
AREA ADJUST = 1.49 AC.



LINE TABLE		
NO.	BEARING	LENGTH
L1	N76°55'37"E	5.00
L2	S59°31'11"E	16.57
L3	S75°16'55"E	10.00
L4	N22°29'45"E	32.23
L5	N00°41'38"E	11.61

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
C1	06°15'20"	919.93	100.44	100.39	N30°52'14"W
C2	12°00'19"	919.93	192.75	192.40	N21°44'24"W
C3	02°39'52"	919.93	42.78	42.78	N14°24'18"W
(C3)	(02°39'52")	919.93	42.78	42.78	N14°01'59"W

HOFFBUHR & ASSOCIATES, INC.
880 GOLF VIEW DRIVE, SUITE 201
MEDFORD, OREGON 97504
(541)779-4641

BY: DARRELL L. HUCK PLS No. 2023
SCALE: 1 inch = 50' DECEMBER 4, 2023
BASIS OF BEARING: OCRS
Oregon Coordinate Reference System: Grants Pass - Ashland
NAD83(2011), Epoch 2010.00 per OAR 734-005-0015
International Feet; vertical datum - NAVD88(12B)

- = Set 5/8"x24" iron reinforcing pin with plastic cap stamped "D. Huck LS 2023".
- = Found 5/8" iron pin per S/N 19355 unless noted otherwise
- △ = Calculated point
- (-) = Record per Survey No. 19355
- O.R. = Official Records, Jackson County, Oregon
- S/N = Survey Number

FILED
Date 3/3/23 By PB
This Survey Consists Of:
1 sheet(s) Map
1 sheet(s) Narrative
JACKSON COUNTY
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR
[Signature]
OREGON
FEBRUARY 4, 1983
DARRELL L. HUCK
2023
Expires 6/30/2023
(21205 pla consolidate r1.dwg)

(38 1W 155B, TAX LOTS 7401 & 7500)