

**SURVEY FOR:**  
CLARENCE & SHARON BROWN  
2025 SUNSET DRIVE,  
MEDFORD, OR 97501

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

**DATE:**  
JANUARY 10, 2023

**MAP OF SURVEY**  
**PROPERTY LINE ADJUSTMENT**  
Of Parcels 1 & 2 per Partition Plat No. P-40-2021  
In the S.E. 1/4 of Sec. 35, T.37S., R.2W., W.M.  
In the City of Medford Jackson County, Oregon  
(File No. PLA-22-398)

**LEGEND:**

- ⊙ = FD. COUNTY SURVEYOR'S BRASS CAPPED MONUMENT PER {YEAR} RE-ESTAB'S.
- = FD. 2.5" ALUMINUM CAP MKD. L.J. FRIAR & ASSOC PER MGC OR CCP1B.
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC PER FS22129, CCP1B, FS23096, FS23116 OR 23538.
- ⊗ = FD. 5/8" IRON PIN PER FS3174.
- ⊙ = FD. 2" BRASS WASHER MKD. L.J. FRIAR & ASSOC. & MAG NAIL IN ASPHALT PER FS23096.
- ⊗ = FD 2" BRASS WASHER MKD. L.J. FRIAR & ASSOC. & MAG SPIKE IN ASPHALT PER FS23538.
- = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- CCP1B = CYPRUS CREEK, PHASE 1B (FS21679).
- ( ) = RECORD DATA PER DOC. 2020-013162, ORJCO
- FS = FILED SURVEY #.
- X- = FENCE LINE.
- PUE = PUBLIC UTILITY EASEMENT PER PP #P-40-2021.
- PIE = PRIVATE IRRIGATION FACILITIES EASEMENT FOR PARCEL 1 PER PP #P-40-2021.
- MGC = MEADOWS AT GRIFFIN CREEK (FS16476).
- < > = RECORD DATA PER FS3174.
- L3 = SEE COURSE DATA TABLE.
- PPE = PUBLIC POWER EASEMENT PER DOC. 2021-035705, ORJCO.
- PIE(1) = PRIVATE IRRIGATION FACILITIES EASEMENT FOR ATL2300 PER DOC. #2023-007393, ORJCO.
- PP# = PARTITION PLAT NO.

**BASIS OF BEARINGS:**

SURVEY NO. 22129 AS SHOWN HEREON.

UNIT OF MEASUREMENT = FEET

SCALE: 1" = 40'

**EASEMENTS PER FIRST AM PUBLIC RECORD REPORT #7169-3832498**

RIGHT OF WAY FOR DITCHES PER V. 173, P.391, JCDR. NO DITCHES NOTED ON PROPERTY.  
PUBLIC POWER EASEMENT (PPE) PER DOC. 2021-035705, ORJCO. SHOWN.  
PUBLIC UTILITY EASEMENT (PUE) PER PP# P-40-2021. SHOWN.  
PRIVATE IRRIGATION EASEMENT (PIE) PER PP# P-40-2021. SHOWN.

**\* \* \* CITY OF MEDFORD APPROVALS \* \* \***

FILE NO. PLA-22-398

EXAMINED AND APPROVED THIS 19<sup>TH</sup> DAY OF APRIL, 2023.

BY: Kelly Akin  
FOR PLANNING DIRECTOR

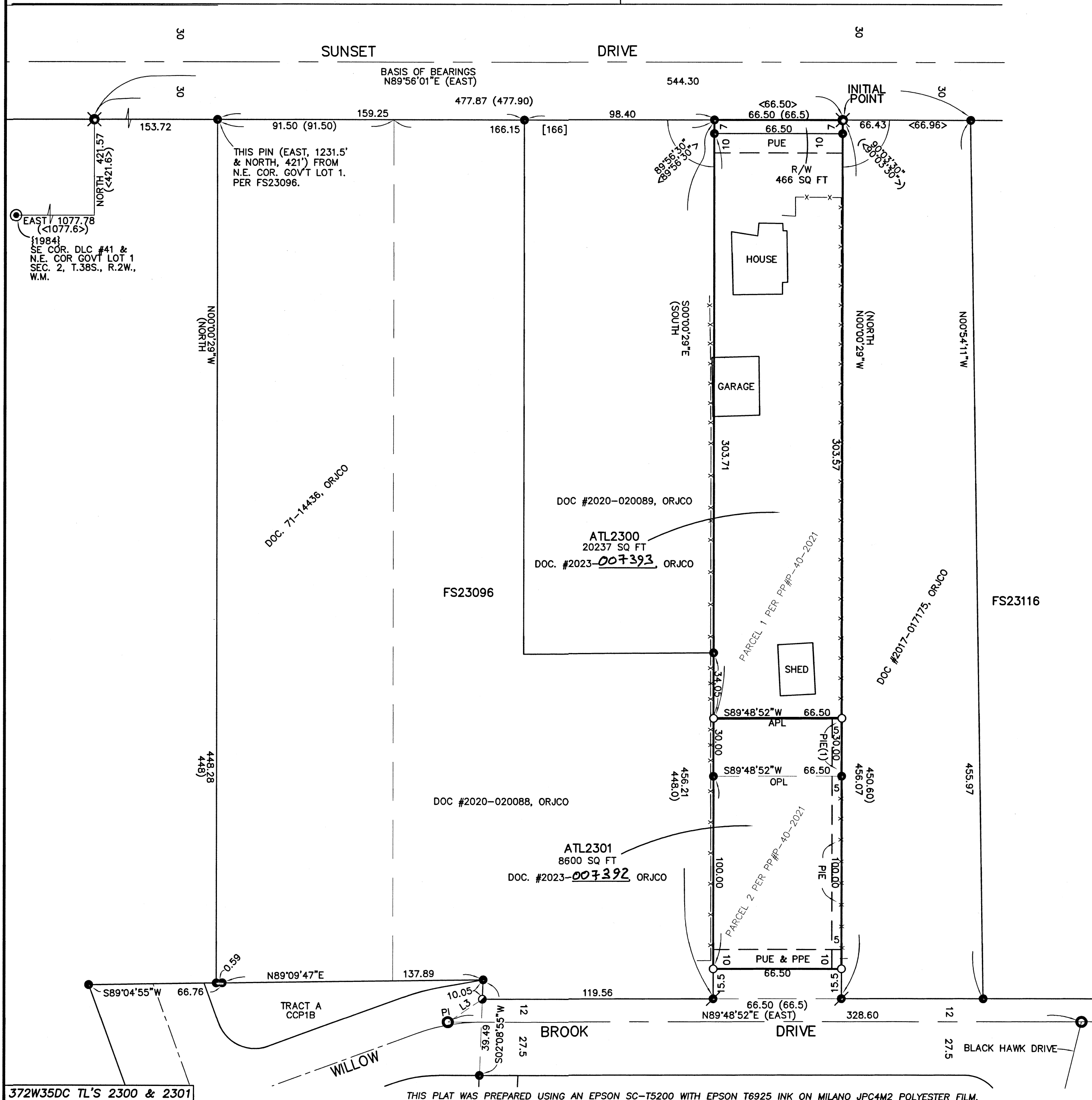
EXAMINED AND APPROVED THIS 18<sup>TH</sup> DAY OF APRIL, 2023.

BY: Jon M. Fouad  
CITY SURVEYOR

**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 PARCELS 1 & 2 PER PP# P-40-2021. SEE CITY OF MEDFORD FILE NO. PLA-22-398.

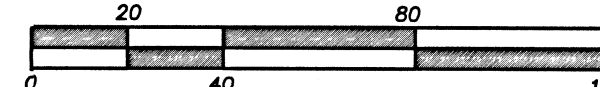
**PROCEDURE:** THE PARENT PARCELS WERE MONUMENTED BY THIS OFFICE DURING FS23538. I COMPUTED THE POSITION OF THE ADJUSTED PROPERTY LINE, SET MONUMENTS AS SHOWN HEREON USING TRIMBLE R10 G.P.S. RECEIVERS AND PREPARED LEGAL DESCRIPTIONS OF THE RESULTANT TRACTS TO BE USED ON THE ADJUSTMENT DEEDS.



**COURSE DATA TABLE**

NUM	BEARING	DIST
L3	S56°11'53\"W	21.60

N



REGISTERED PROFESSIONAL LAND SURVEYOR  
James E. Hibbs  
OREGON  
JULY 17, 1986  
JAMES E. HIBBS  
2234  
RENEWAL DATE 6-30-23

FILED  
Date 4/21/23 By PE  
This Survey Consists Of:  
1 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR