

MAP OF SURVEY
PROPERTY LINE ADJUSTMENT

For
NEW SPIRIT VILLAGE
550 Ashland Loop Road
Ashland, OR 97520

Located in:
The S.E. 1/4 of Sec. 26, T.37S., R.2W., W.M.
in the City of Medford, Jackson County, Oregon

PROPERTY LINE ADJUSTMENT ACCORDING TO
CITY OF MEDFORD MUNICIPAL CODE CHAPTER 10.158
(PLANNING FILE NO. PLA-23-080)

EXAMINED AND APPROVED THIS 25th DAY OF MAY, 2023

CITY OF MEDFORD PLANNING DIRECTOR

EXAMINED AND APPROVED THIS 25th DAY OF MAY, 2023

CITY OF MEDFORD SURVEYOR

JOHN PROPP

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES

PURPOSE: To survey and monument a property line adjustment of two tracts described as Parcel 1 and Parcel 2 of deed instrument No. 2021-047607, Official Records, Jackson County, Oregon and as approved by the City of Medford Planning Department (File No. PLA-23-080)

PROCEDURE: The north line of Tax Lot 2200 is determined by holding a found 3/4" iron pipe, as called for by deed, which agrees with the deed record distance from the E.N.E. corner of D.L.C. No. 76. A 3/4" iron pipe of unknown origin, was found at the northeast property corner to be in agreement with deed record and was held for the property corner. These 2 pipes were then accepted as best evidence to control the bearing of the north boundary of the Tax Lot 2200. The east line has been surveyed per filed Survey No. 23641 and monuments per that survey were located and held for alignment. A 3/4" iron pipe of unknown origin was located at the southeast corner which fits deed record location and was held for the southeast corner. It should be noted that this southerly line, by holding deed record distance, falls north of the north line of Donation Land Claim 87, thereby creating an apparent deed gap with the Tax Lot 100. The deed for the Tax Lot 100, specifically calls for the north boundary to be the north line of the Donation Land Claim 87. The north line of the Tax Lots 2203 and 3101 was computed per deed record dimensions per Instruments No. 2016-02433 and 2018-26822. The north right-of-way line of Meadows Lane was computed per road dedication described per Instrument No. 2023-004070 and the Lozier Lane right-of-way was computed per Survey No. 22844. The west line of Tax Lot 2200 is coincident with the east lines of the tier of tax lots 2500 thru 2800 and tax lot 2201. According to deed record, their east lines are 352.00 feet west of the east line of D.L.C. 76. I hold the record 352.00 feet to compute the west line of Tax Lot 2200, which is in agreement with monuments as found per surveys No. 12646 and 14007.

Equipment used: A Trimble R8 system in RTK mode was used to measure found controlling monuments and a Trimble S6 Robotic Instrument was used to set the new monuments.

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 = 60' APRIL 19, 2023
BASIS OF BEARING: SURVEY NO. 23328
WEST VIEW VILLAGE PHASES 1, 2 AND 3

- ⊗ = Set 5/8"x30" iron reinforcing pin with plastic cap stamped "D. Huck LS 2023".
- = Found monument as noted
- ⊙ = Found brass cap monument as noted
- ⊕ = Found alum cap marked City of Medford per S/N 22844
- ⊗ = Found alum cap marked "HOFFBUHR & ASSOC. INC" per West View Village, Phases 1, 2 & 3
- △ = Calculated point
- (-) = Record per Jackson County Surveyor fifth re-estab dtd August 18, 2022
- ((-)) = Record per Survey No. 23641
- {-} = Record per Survey No. 12646
- {{-}} = Record per Survey No. 14007
- [-] = Record per deed Inst. No. 2021-047607
- [[-]] = Record per deed Inst. No. 22844
- S/N = Survey Number
- O.R. = Official Records, Jackson County, Oregon
- D/R = Deed Record per Inst. No. 2010-015416 & Inst. No. 2020-036026
- WIT. COR. = Witness Corner

AREA: T.L. 2200 : EXISTING = 256,414 SQ. FT.
T.L. 2200: ADJUSTED = 245,414 SQ. FT.

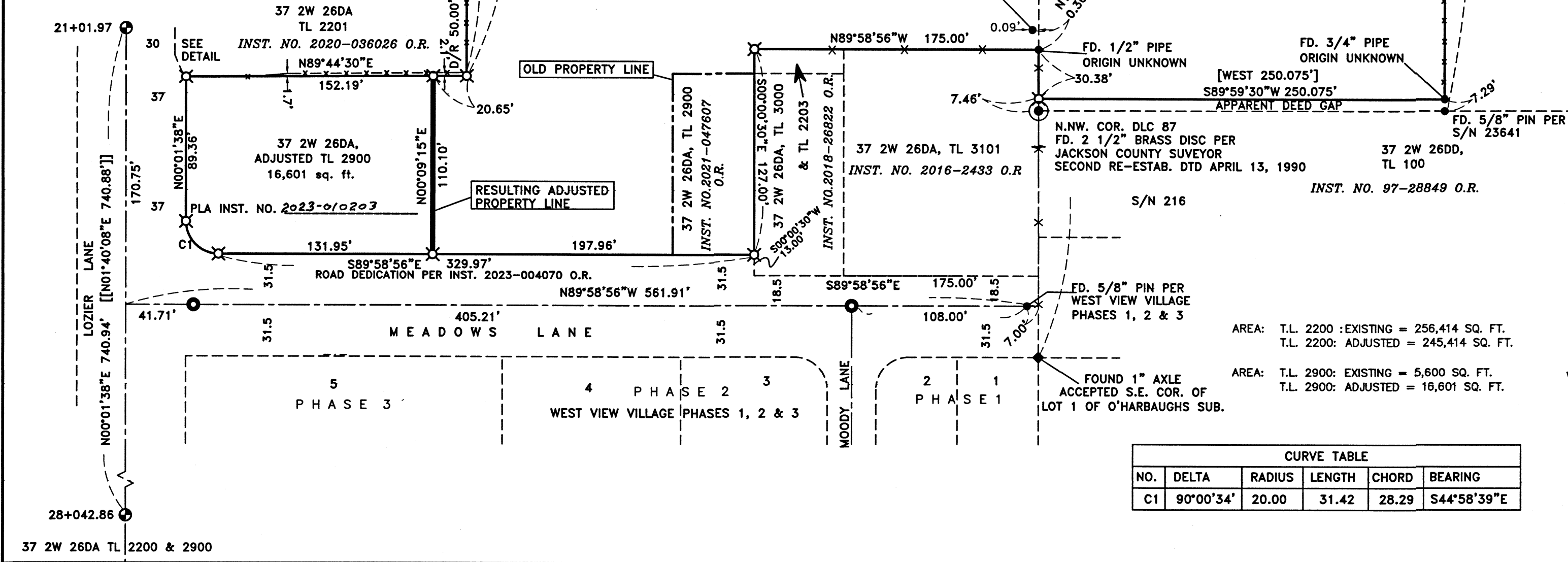
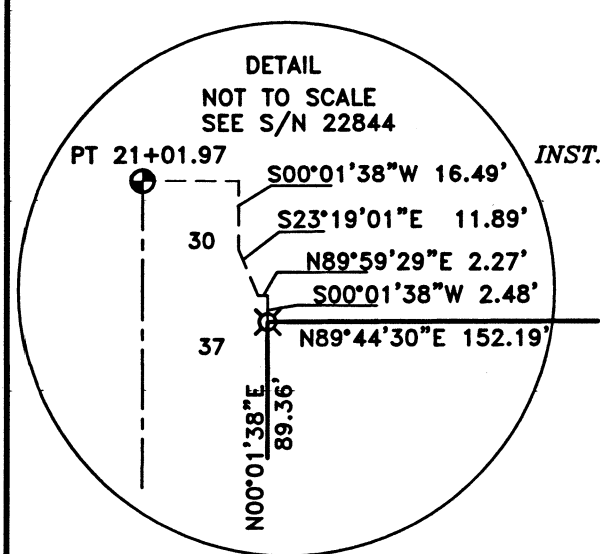
AREA: T.L. 2900: EXISTING = 5,600 SQ. FT.
T.L. 2900: ADJUSTED = 16,601 SQ. FT.

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
C1	90°00'34"	20.00	31.42	28.29	S44°58'39"E

FILED
Date 5/23/23 By PB
This Survey Consists Of:
sheet(s) Map
sheet(s) Narrative
JACKSON COUNTY
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR
DARRELL L. HUCK
JACKSON COUNTY
SURVEYOR
FEBRUARY 4, 1983
DARRELL L. HUCK
2023
Expires 6/30/2025

(23018 pla mos.dwg)



37 2W 26DA TL 2200 & 2900