## Map of Survey (Lot Line Adjustment) \* \* \* APPROVALS \* \* \* Located in: CITY OF CENTRAL POINT FILE NO. LLA-22003 in the Southeast 1/4 of Section 2, EXAMINED AND APPROVED THIS 222 DAY OF JULY Township 37 South, Kange 2 West, W.M., CITY ADMINISTRATOR PLANNING DIRECTOR City of Central Point, Jackson County, Oregon TFTM, L.L.C., et al P.O Box 970 TAX LOT 2100 ADJUSTED PER DOC. NO. 2023-012565 O.R.J.C.O. Medford Oregon 97501 0.85 ACS. TAX LOT 2101 ADJUSTED PER DOC. NO. 2023-012566, O.R.J.C.O. 1.68 ACS. TAX LOT 2200 ADJUSTED PER DOC. NO. 2023-012564, O.R.J.C.O. PINE STREET 0.95 ACS. (S84°21'41"E 47.83" PER S/N 19566) S84°23'30"E 47.89' (BASIS OF BEARING) N89'52'30"E 399.41' 182.43 216.98 `S09\*23'00" E 11.64' DESTROYED (SEE LEGEND) DOC. NO. 2019-009863, ORIGINAL ACREAGE = 0.75 ACS. DOC. NO. 2022-020309, ORIGINAL ACREAGE = 0.90 ACS. CAP DESTROYED TL 2100 20.83° N89\*52'30"E Parcel 1 TL 2200 P-20-2007 (2700)SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250 OREGON REVISED STATUTES N16.43.00.A PURPOSE: TO SURVEY AND MONUMENT A PROPERTY LINE ADJUSTMENT OF THOSE TRACTS DESCRIBED IN DOCS. NO. 2019-009863, 2022-020309, AND 2022-020250, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON (CITY OF CENTRAL POINT PLANNING FILE NO. LLA-22003). THE OBJECTIVE IS TO ADJUST THE COMMON LINE BETWEEN TAX LOTS 2100, 2101 AND 2200 TO FACILITATE FUTURE BEAR S89°47'00"W 45.33 IMPROVEMENTS. EXISTING LINE PROCEDURE: OUR OFFICE HAS PREVIOUSLY SURVEYED THESE PROPERTIES IN 1998 (SURVEY NO. 15938, 2007 (SURVEY NO. 19566) AND 2022 (SURVEY NO. 23675). USING DESTROYED-CONTROL FROM THE LATEST SURVEY, I VERIFIED THE EXISTENCE OF THE PREVIOUS MONUMENTATION AND SET MONUMENTS TO ESTABLISH THE MOST RECENTLY AD-CAP 23.50' / ~25.99' N00'07'30"W \_N89'52'30' JUSTED PROPERTY LINE. ADJUSTED LINE EQUIPMENT USED: TRIMBLE S6 ROBOTIC INSTRUMENT & TRIMBLE R8 GNSS. CREEK N89°43'00"E 176.00' 130.72 38.00' >12.00' N00'07'30"W S89°47'00"W 168.72 TL 2101 (400)Parcel 2 P-20-2007 HOFFBUHR & ASSOCIATES, INC. (2600)880 GOLF VIEW DR. STE. 201 MEDFORD, (541) 779-4641 \*\*RECEIVED\*\* BY: DAVID M. MINNECI RPLS NO. 2349 Date 6/26/23 By PB SCALE: 1 INCH = 40' BASIS OF BEARING: JANUARY 24, 2023 DOC. NO. 2022-020250 **SURVEY NO. 19566** ORIGINAL ACREAGE = 1.84 ACS. (NORTH LINE PARCEL 1) This survey Consists of: SET 5/8" x 24" IRON PIN WITH PLASTIC \_ sheet(s) Map pages(s) Narrative CAP STAMPED "D. MINNECI LS 2349". SET LEAD PLUG AND TACK WITH WASHER STAMPED "LS 2349". IN CONCRETE CURBING. **JACKSON COUNTY** FOUND 5/8" IRON PIN WITH PLASTIC CAP SURVEYOR STAMPED "D. MINNECI LS 2349" PER S/N 23675. S16\*48'25"E 5.91' (S16°50'30" E 6.00' PER S/N 15938) FOUND MAG SPIKE WITH METAL WASHER STAMPED "LS 2349" PER S/N 23675. REGISTERED FOUND 5/8" IRON PIN WITH PLASTIC CAP **PROFESSIONAL** STAMPED "D. MINNECI LS 2349" PER S/N 19566. LAND SURVEYOR FOUND LEAD PLUG AND TACK WITH METAL WASHER S89\*52'30"W 330.76' STAMPED "LS 2349" IN CONCRETE SIDEWALK OR (330.80' PER S/N 19566) (3400)Dand M. Minneci CURB PER S/N 19566 OREGON JULY 26, 1988 DAVID M. MINNECI FOUND 3/4" IRON PIPE PER S/N 376. FOUND 5/8" IRON PIN AS NOTED. (NO CAP-ORIGIN UNKNOWN) 2349 EXPIRES 12/31/24 37S 2W 02D-2100, 2101, 2200 C:\DWG\2022\22084MOS.DWG)