

Map of Survey (Property Line Adjustment)

Located in:
in the Southeast 1/4 of Section 36
Township 36 South, Range 2 West, W.M.,
City of Medford, Jackson County, Oregon

For:
Pioneer Peak, LLC
1258 Applegate Lane
Medford, Oregon 97501
TL 2901/3000

PROPERTY LINE ADJUSTMENT ACCORDING TO CITY
OF MEDFORD MUNICIPAL CODE CHAPTER 10.158
(CITY OF MEDFORD PLANNING FILE NO. PLA-23-132)

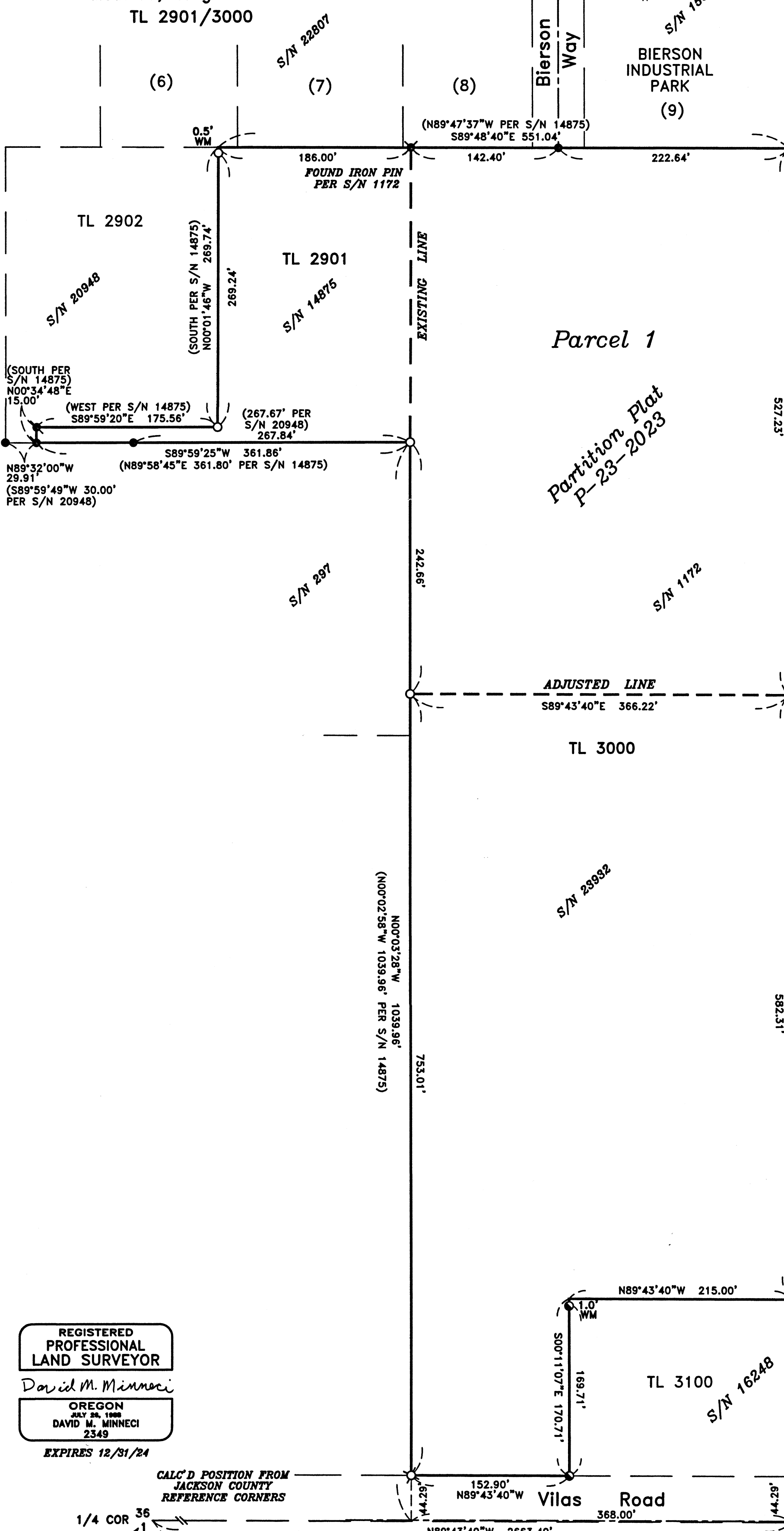
EXAMINED AND APPROVED THIS 31ST DAY OF JULY, 2023

CITY OF MEDFORD PLANNING DIRECTOR

MATT BRINKLEY

EXAMINED AND APPROVED THIS 29TH DAY OF JULY, 2023

CITY OF MEDFORD SURVEYOR



TAX LOT 2901 ADJUSTED PER DOC. NO. 2023-0159987, O.R.J.C.O. 6.70 ACS.

TAX LOT 3000 ADJUSTED PER DOC. NO. 2023-015996, O.R.J.C.O. 6.60 ACS.

FOUND 1" PIPE PER S/N 1172 EXPOSED 6" S76°25'17"E 0.62' (3/4" PIPE EXPOSED 10" S75°15'14"E 0.65' PER S/N 22807)

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250 OREGON REVISED STATUTES

PURPOSE: TO SURVEY, MONUMENT AND RECORD A MAP OF SURVEY FOR A PROPERTY LINE ADJUSTMENT OF TAX LOTS 2901 AND 3000 (CITY OF MEDFORD PLANNING FILE NO. PLA-23-132). THE PROPERTIES ARE DESCRIBED AS PARCEL 2 OF DOCUMENT NO. 2021-021315 AND PARCEL 1 OF PARTITION PLAT P-23-2023.

PROCEDURE: I USED CONTROL AND MONUMENTATION FROM SURVEY NO. 23932 WHICH I RECENTLY FILED AND MONUMENTATION FROM SURVEYS NO. 14875 AND 20948. I CREATED THE EAST END OF THE PANHANDLE AT RECORD DISTANCE NORTHERLY FROM THE SECTION LINE AND THE SOUTHERLY LINE AND 15.00 FOOT JOG FROM EXISTING MONUMENTS OF SURVEYS 14875 AND 20948. I ESTABLISHED THE NORTHERLY LINE AT RECORD DISTANCE AND BEARING DIFFERENCE TO THE SOUTHERLY LINE PER SURVEY NO. 14875. I ESTABLISHED THE NORTH END OF THE WEST LINE AT RECORD DISTANCE WESTERLY OF THE NORTHWEST CORNER OF PARCEL 1 OF PARTITION PLAT P-23-2023.

FILED
Date 8/1/23 by SS
This Survey Consist Of:
1 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY SURVEYOR

HOFFBUHR & ASSOCIATES, INC.
880 GOLF VIEW DR. STE. 201 MEDFORD, OREGON
(541) 779-4641
BY: DAVID M. MINNECI RPLS NO. 2349
SCALE: 1 INCH = 80' JULY 18, 2023
BASIS OF BEARING: SURVEY NUMBER 16248 SECTION LINE

- = SET 5/8" x 24" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2349".
- ⊗ = FOUND MAG SPIKE WITH WASHER STAMPED "LS 2349" IN ASPHALT.
- = FOUND 5/8" x 24" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2349" PER S/N 23932.
- ⊙ = FOUND 5/8" IRON PIN WITH YELLOW PLASTIC CAP STAMPED "LS 2011" PER S/N 14875.
- = FOUND 5/8" IRON PIN WITH YELLOW PLASTIC CAP STAMPED "FARBER PLS 2189" PER S/N 15015 OR 20948.
- ⊗ = FOUND MONUMENT AS NOTED.
- ⊙ = FOUND BRASS DISC AS NOTED.
- S/N = SURVEY NUMBER
- WM = WITNESS MONUMENT

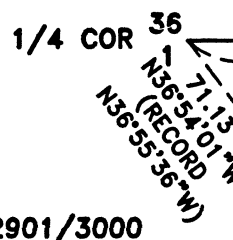
REGISTERED PROFESSIONAL LAND SURVEYOR

David M. Minnecci

OREGON
JULY 28, 1988
DAVID M. MINNECI
2349

EXPIRES 12/31/24

CALC'D POSITION FROM JACKSON COUNTY REFERENCE CORNERS



FOUND BRASS CAP REFERENCE MONUMENTS PER 2006 COUNTY NOTES (BASIS OF BEARING)

FOUND BRASS CAP STAMPED SURVEYOR
36 31
1 6
2003