

**SURVEY FOR:**  
AYALA FAMILY, LLC  
132 W. MAIN ST., #202  
MEDFORD, OR 97501

**SURVEY BY:**  
L.J. FRIAR & ASSOCIATES, P.C.  
CONSULTING LAND SURVEYORS  
PO BOX 1847  
PHOENIX, OREGON 97535  
PHONE: (541) 772-2782  
LJFRIAR@ASSOCIATES.CHARTER.NET

**DATE:**  
JULY 30, 2023

**MAP OF SURVEY**  
**PROPERTY LINE ADJUSTMENT**  
In the S.W. 1/4, Sec. 6, T.38S, R.1W, W.M.  
& in the S.E. 1/4 of Sec. 1, T.38S, R.2W, W.M.  
In the City of Medford Jackson County, Oregon  
(File No. PLA-23-186)

- LEGEND:**
- ⊙ = FD. COUNTY SURVEYOR'S BRASS CAPPED MONUMENT PER {YEAR} RE-ESTAB'G.
  - = FD. 3" PIPE. SEE FS9890.
  - ⊘ = FD. 1" PIPE PER FS9890.
  - = FD. 5/8" IRON PIN & PLASTIC CAP MKD. JACKSON C.S. PER FS9923.
  - ⊗ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC PER FS18588 OR FS23474.
  - ⊗ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. JACKSON CO. PUBLIC WORKS PER FS15582.
  - = FD. 5/8" IRON PIN & PLASTIC CAP MKD. MCMAHON LS1912 PER FS20186.
  - ⊗ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. FARBER PLS2189 PER FS15517.
  - = SET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
  - ⊗ = SET 2" BRASS WASHER MKD. L.J. FRIAR & ASSOC. & MAG NAIL IN CONCRETE.

- JCDR = JACKSON COUNTY DEED RECORDS.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- DR1 ( ) = DEED RECORD DATA PER V.202, P.82, JCDR.
- DR ( ) = RECORD DATA PER DOC. 80-03219 OR 92-11379, ORJCO.
- DR < > = DEED RECORD DATA PER DOC. 2021-003071, ORJCO.
- FS = FILED SURVEY #.
- DR2 < > = DEED RECORD DATA PER V.115, P.115, JCDR.
- X- = FENCE LINE.
- PSE = PUMP STATION EASEMENT DOC. 82-02741, ORJCO.
- WFE1 = 20' WIDE WATER FACILITIES EASEMENT DOC. 2004-010282, ORJCO.
- RE1 = 20' WIDE ROAD EASEMENT V.188, P.426 & V.209, P.436, JCDR.
- RE2 = 20' WIDE ROAD EASEMENT V.188, P.426, V.209, P.436, JCDR & DOC. 80-07055, ORJCO.
- 2WC = 2.00" WITNESS CORNER MONUMENT.
- KVS = KINGS VIEW SUBDIVISION (FS15491).
- OPL = ORIGINAL PROPERTY LINE.
- APL = ADJUSTED PROPERTY LINE.
- ATL = ADJUSTED TAX LOT #.

EXCEPTIONS PER FIRST AM PRRS 7169-4081854 DATED 2023-07-26

6. THE PREMISES HEREIN DESCRIBED ARE WITHIN AND SUBJECT TO THE STATUTORY POWERS OF THE ROGUE VALLEY SEWER SERVICES.
7. THESE PREMISES ARE SITUATED IN THE MEDFORD IRRIGATION DISTRICT, AND SUBJECT TO THE LEVIES AND ASSESSMENTS THEREOF, WATER AND IRRIGATION RIGHTS, EASEMENTS FOR DITCHES AND CANALS AND REGULATIONS CONCERNING THE SAME.
8. THE RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE PREMISES HEREIN DESCRIBED LYING WITHIN THE LIMITS OF STREETS, ROADS AND HIGHWAYS.
9. EASEMENT FOR WELL AND WATER PIPE LINE PER V.211, P.384 AND V.226, P. 253, JCDR. NOT ON SUBJECT PROPERTY.
10. EASEMENT FOR PRIVATE RIGHT OF WAY PER V.329, P.391 AND V.344, P.193, JCDR. NOT ON SUBJECT PROPERTY.
11. EASEMENT FOR WATER PUMP STATION (PSE) PER DOC. 82-02741, ORJCO. NOT ON SUBJECT PROPERTY.
12. EASEMENT FOR INGRESS AND EGRESS PER DOC. 02-35734, ORJCO. SHOWN.
13. EASEMENT FOR WATER SYSTEM FACILITIES (WFE) PER DOC. 2004-010282, ORJCO. SHOWN

**\*\*\* CITY OF MEDFORD APPROVALS \*\*\***  
FILE NO. PLA-23-186

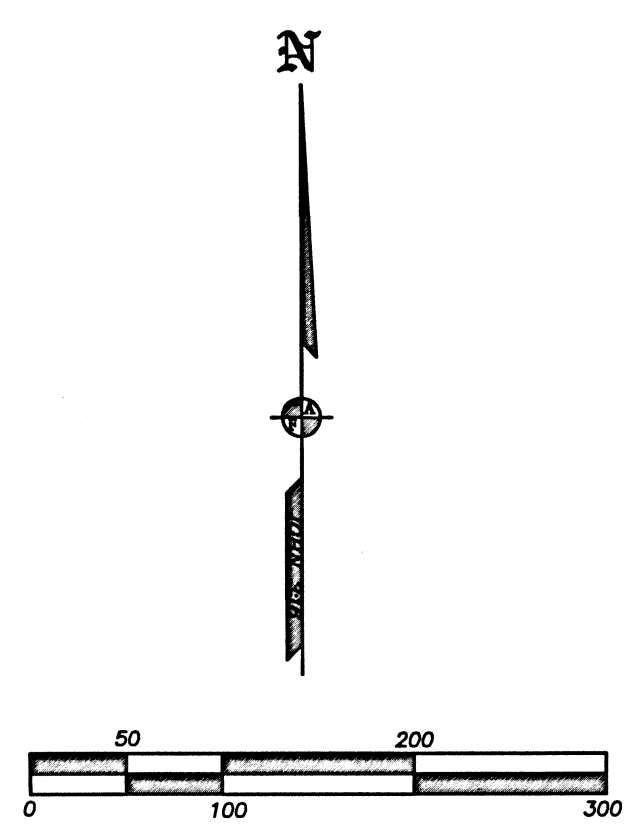
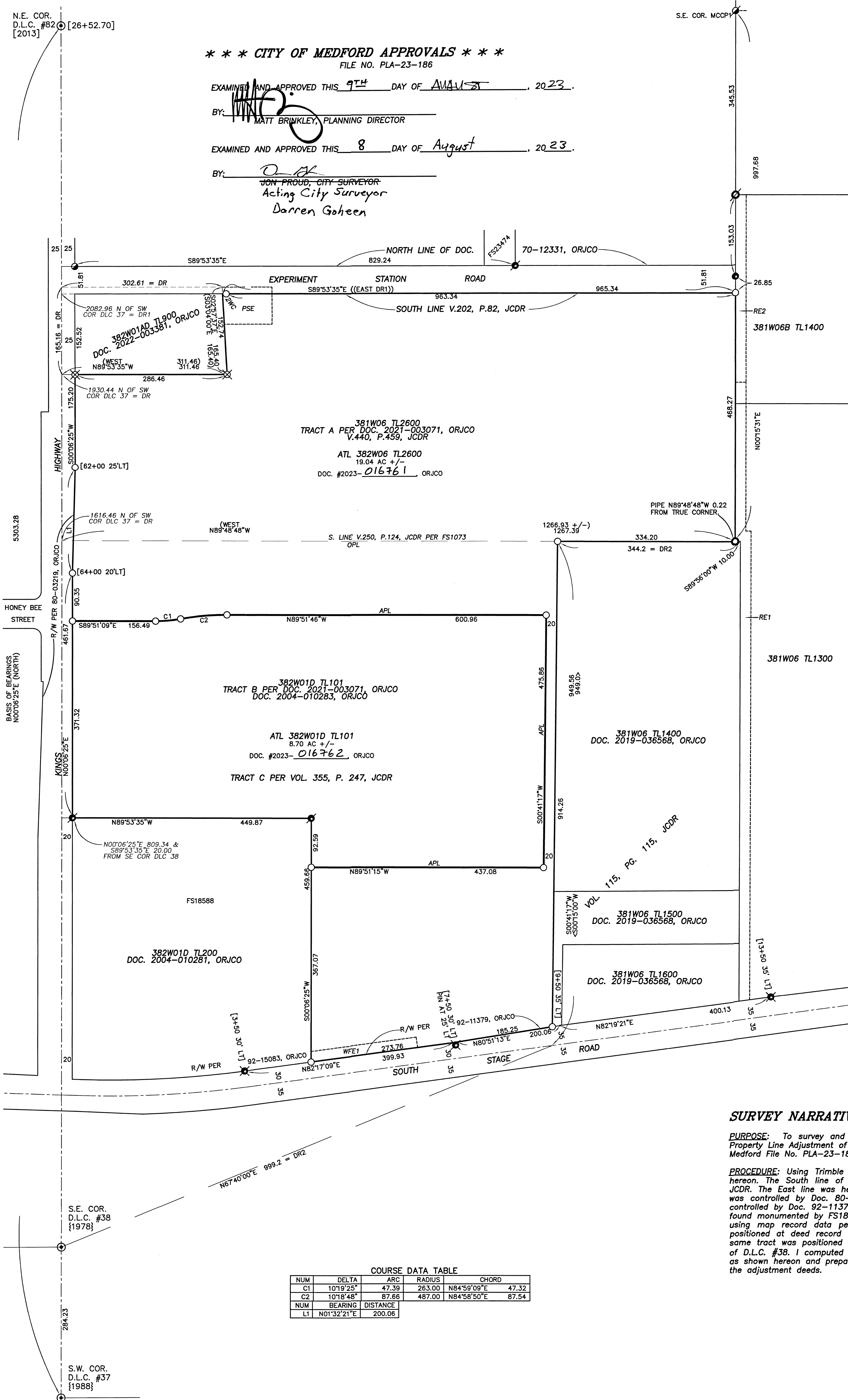
EXAMINED AND APPROVED THIS 9<sup>TH</sup> DAY OF August, 2023.

BY: [Signature]  
MATT BRINKLEY, PLANNING DIRECTOR

EXAMINED AND APPROVED THIS 8 DAY OF August, 2023.

BY: [Signature]  
JON PROUD, CITY SURVEYOR  
Acting City Surveyor  
Darren Goheen

**BASIS OF BEARINGS:**  
CENTERLINE OF KINGS HIGHWAY PER KVS.  
UNIT OF MEASUREMENT = FEET SCALE: 1" = 100'



**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 Tracts A & B per Doc. 2021-003071, ORJCO. See City of Medford File No. PLA-23-186.

**PROCEDURE:** Using Trimble R10 G.P.S. receivers made ties to monuments as shown hereon. The South line of Experiment Station Road was controlled by V. 202, P.82, JCDR. The East line was held as found monumented. The East line of Kings Highway was controlled by Doc. 80-03219, ORJCO. The North line of South Stage Road was controlled by Doc. 92-11379 & monuments per FS15582. The South line was held as found monumented by FS18588. The N.E. corner of V.115, P.115, JCDR was positioned using map record data per FS9890. The N.W. corner of the same tract, was then positioned at deed record distance West of the N.E. corner. The S.W. corner of the same tract was positioned at deed record bearing and distance from the S.E. corner of D.L.C. #38. I computed the position of the adjusted property line, set monuments as shown hereon and prepared legal descriptions of the resultant tracts to be used on the adjustment deeds.

**COURSE DATA TABLE**

NUM	DELTA	ARC	RADIUS	CHORD
C1	10°19'25"	47.39	263.00	N84°59'09"E 47.32
C2	10°18'48"	87.66	487.00	N84°58'50"E 87.54
NUM	BEARING	DISTANCE		
LT	N01°32'21"E	200.08		

REGISTERED PROFESSIONAL LAND SURVEYOR  
[Signature]  
 OREGON  
 JULY 17, 1986  
 JAMES E. HIBBS  
 2234  
 RENEWAL DATE 6-30-25

FILED  
 Date 8/11/23 By JS  
 This Survey Consists Of:  
1 sheet(s) Map  
0 page(s) Narrative  
 JACKSON COUNTY SURVEYOR