

SURVEY FOR:

MICHAEL FORNEY, ET AL
4610 PAYNE ROAD
MEDFORD, OR 97504

SURVEY BY:

L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
PO BOX 1947
PHOENIX, OR 97535
PHONE: (541) 772-2782
LJFRIARANDASSOCIATES@CHARTER.NET
WWW.FRIARANDASSOCIATES.COM

DATE:

JULY 4, 2023

MAP OF SURVEY

In Lot 51 of ROYAL ORCHARD TRACT NO. 3 &
located in the S.1/2 of Sec. 14, T.38S., R.1W., W.M.
Jackson County, Oregon

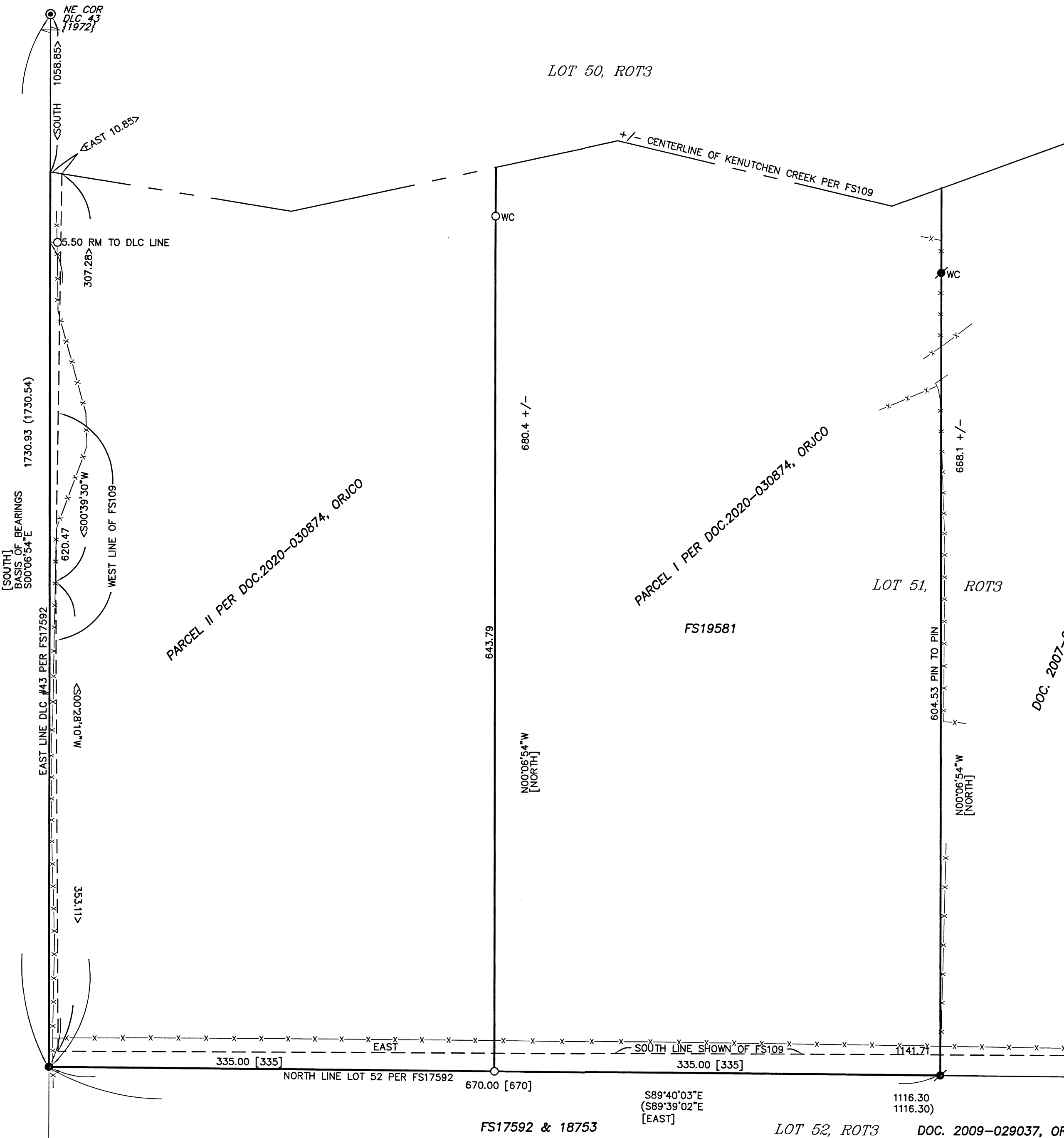
LEGEND:

- ⊙ = FD. COUNTY SURVEYOR BRASS CAPPED MONUMENT PER {YEAR} RE-ESTAB'S.
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER FS17592.
- ⦿ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER FS19581.
- = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- WC = WITNESS CORNER MONUMENT.
- () = RECORD DATA PER FS19581.
- [] = ROYAL ORCHARD TRACT NO. 3.
- { } = RECORD DATA PER DOC. 2020-030874, ORJCO.
- [] = OVERHEAD UTILITY LINES.
- JCDR = JACKSON COUNTY DEED RECORDS.
- PPOLE = POWER POLE.
- < > = RECORD DATA PER FS109.
- X- = FENCE LINE.

BASIS OF BEARINGS:

SURVEY NO. 17592 AS SHOWN HEREON.

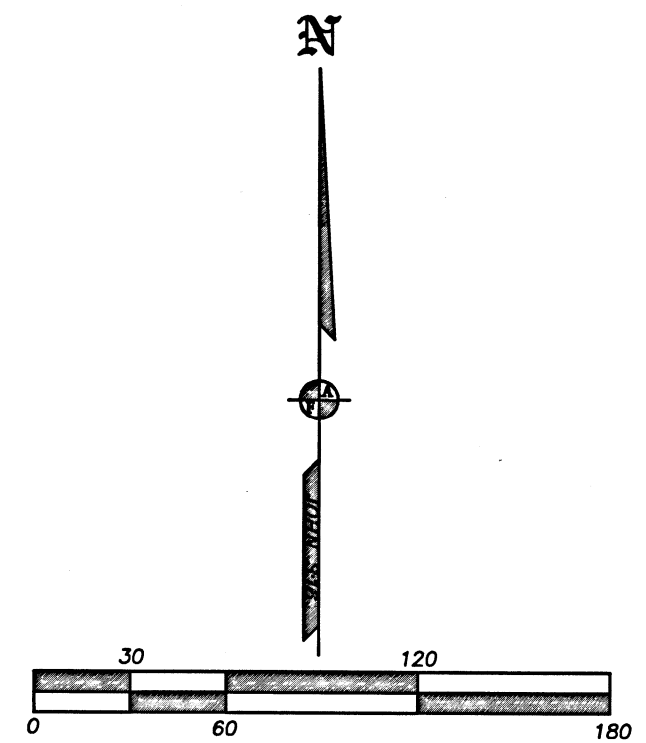
UNIT OF MEASUREMENT = FEET SCALE: 1" = 60'



SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

PURPOSE: TO SURVEY AND MONUMENT THE CERTAIN CORNERS OF PARCELS I & II PER DOC. 2020-030874, ORJCO.

PROCEDURE: USING TRIMBLE R10 G.P.S. RECEIVERS, MADE TIES TO MONUMENTS OF RECORD AS SHOWN HEREON AS CONTROL. THE EAST LINE OF PARCEL I WAS HELD A MONUMENTED BY FS19581. THE DIVIDING LINE BETWEEN PARCELS I & II WAS HELD AT DEED RECORD DISTANCE & PARALLEL TO THE EAST LINE OF PARCEL I. THE SOUTH LINE WAS HELD AS MONUMENTED BY FS17592. FS17592 & 19581 BY THIS OFFICE AS WELL AS OTHER SURVEYS MADE LIGHT OF THE PROBLEMS OF TRYING TO POSITION LOTS CREATED BY THE ROYAL ORCHARD TRACT NO. 3. BY THIS REFERENCE THE NARRATIVES OF THOSE SURVEYS ARE INCORPORATED INTO THIS SURVEY. FS109 APPEARED TO ATTEMPT TO APPLY A FIX TO THIS SITUATION ALONG CERTAIN LINES. HOWEVER AS NOTED ON THE SURVEY NO MONUMENTS WERE SET BY THE SURVEY AND THE LINES DESCRIBED WERE DONE BY USING "EXISTING PROPERTY LINES". AS IT APPEARS THAT FENCE LINES WERE USED TO DESCRIBE TRACTS FROM FS109, I COULD NOT DETERMINE A GOOD FIT BETWEEN FS109 AND THE CURRENT EXISTING FENCE LINES ON THE WEST OR SOUTH LINES. THESE FENCES ALSO DO NOT APPEAR TO OLD ENOUGH TO HAVE EXISTED IN 1948 WHEN FS109 WAS DONE. THIS INTRODUCES ANOTHER PROBLEM AS NOW I HAVE TWO SEPARATE ISSUES TO TRY TO RECONCILE. AS THE PROPERTY TO THE NORTH IS A PORTION OF LOT 50, ROT3 THE LINE BETWEEN THAT PROPERTY AND THE SUBJECT PROPERTIES IS KENUTCHEN CREEK SO THERE IS NO DEED PROBLEM HERE. THE PROPERTY TO THE SOUTH IS DESCRIBED AS LOT 52, ROT3. AMBIGUITIES ARE INTRODUCED IF FS109 IS ADHERED TO IN DETERMINING THE SOUTH BOUNDARY OF PARCELS I & II. THE PROPERTY TO THE WEST HAS ITS EAST LINE DESCRIBED AS THE EAST LINE OF D.L.C. #43 WHICH ALSO INTRODUCES AMBIGUITIES BETWEEN IT AND PARCEL II IF FS109 IS ADHERED TO. AT THIS POINT I AM UNABLE TO DETERMINE THE CORRECT LOCATION OF THE WEST LINE OF PARCEL II OR THE SOUTH LINES OF PARCELS I & 2 AND SET MONUMENTS AT THE LOCATIONS SHOWN HEREON SO THE OWNERS CAN DECIDE WHAT COURSE OF ACTION THEY WOULD LIKE TO DO TO ADDRESS THE AMBIGUITIES.



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

FILED
Date 8/30/23 By PB
This Survey Consists Of:
1 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR