

SURVEY FOR: Meadows at Crooked Creek, LLC
613 Market St.
Medford, OR 97504

DATE: JULY 27, 2023

SURVEY BY: L.J. Friar & Associates, P.C.
Consulting Land Surveyors
P.O. Box 1947
Phoenix, Oregon 97535
Phone: (541) 772-2782
lfriarandassociates@charter.net

MAP OF SURVEY

PROPERTY LINE ADJUSTMENT
Located in the N.W. 1/4 of Sec. 6, T38S, R1W, W.M.
and in the City of Medford
Jackson County, Oregon
(File No. PLA-23-189)

EASEMENTS PER FIRST AM PRRS 7169-3998955 DATED 2023-07-26

3. 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.
 4. THE PREMISES HEREIN DESCRIBED ARE WITHIN AND SUBJECT TO THE STATUTORY POWERS OF THE ROGUE VALLEY SEWER SERVICES.
 5. SEWER EASEMENT PER DOC. 2022-028945, ORJCO. SHOWN.
- THE FOLLOWING MATTERS AFFECT PARCEL 2 (TAX LOT 600):
11. THE RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE PREMISES HEREIN DESCRIBED LYING WITHIN THE LIMITS OF STREETS, ROADS AND HIGHWAYS.
 12. EASEMENT FOR ELECTRICAL FACILITIES PER V.323, P.308, & VOL. 360, P.183, JCDR. SPECIFIC LOCATION NOT DISCLOSED.
- THE FOLLOWING MATTERS AFFECT PARCEL 3 (TAX LOT 402 & 4200):
14. THE RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE PREMISES HEREIN DESCRIBED LYING WITHIN THE LIMITS OF STREETS, ROADS AND HIGHWAYS.
 - 15 & 16. EASEMENT FOR ELECTRICAL FACILITIES PER V.235, P.336, JCDR & DOC. 68-10236, ORJCO. SPECIFIC LOCATION NOT DISCLOSED.
 - 17 & 18. EASEMENT FOR SEWER LINES PER DOC. 77-12525 & 77-13205, ORJCO. SHOWN.
 - 19 & 21. EASEMENT FOR ROAD & UTILITY PURPOSES PER DOC. 94-29041, 94-29044 & 94-29045, ORJCO. EXTINGUISHED UNDER THE DOCTRINE OF MERGER OF TITLE AS THE DOMINANT & SERVIENT PROPERTIES ARE OWNED BY THE SAME OWNER.
 20. RIGHT OF WAY FOR THE MEDFORD IRRIGATION DISTRICT CANAL PER DOC. 94-29042, ORJCO. WIDTH NOT STATED.
 22. EASEMENTS AS SHOWN ON THE RECORDED PLAT/PARTITION. NONE CREATED BY PLAT.

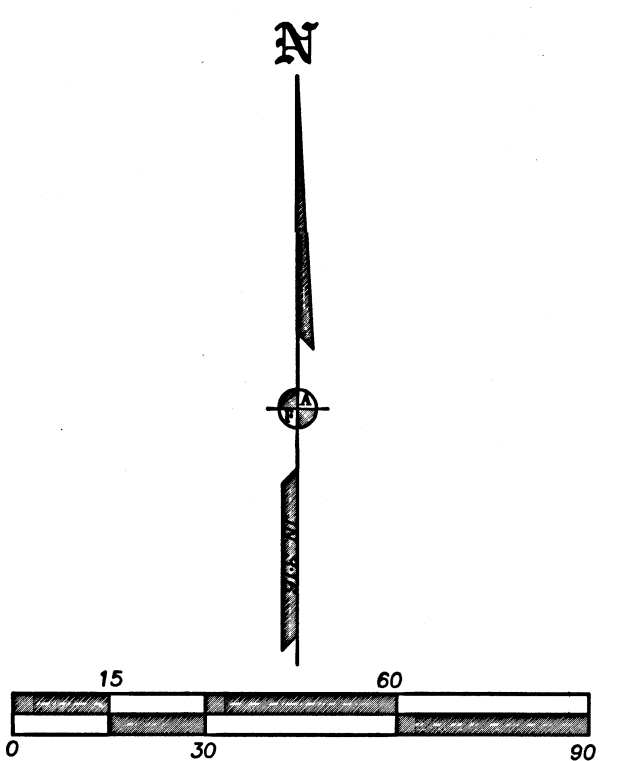
SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

PURPOSE: To survey and monument the exterior corners of two tracts adjusted through a Property Line Adjustment. The parent tracts are Tract C per MCCP1 & 2013-030550, ORJCO. See City of Medford File No. PLA-23-189.

PROCEDURE: Using Trimble R10 G.P.S. receivers, made additional ties to monuments of record as shown hereon. Held the West line of Doc. 2013-03550 as found monumented, the exterior of Tract C per MCCP1 were monumented by this office during FS23131, 23271 and 23474. With boundaries positioned, I computed the adjusted property line and set monuments as shown hereon. Prepared descriptions of the resultant tracts to be used on the adjustment deeds.

- LEGEND:**
- ⊙ = FD. COUNTY SURVEYOR'S BRASS CAPPED MONUMENT PER [YEAR] RE-ESTAB'S.
 - = FD. 5/8" IRON PIN & PLASTIC CAP MKD. FARBER PLS2189 PER FS15517 OR 16173.
 - ⊗ = FD. 5/8" IRON PIN PER FS2789.
 - ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER MCC1, FS23271 OR 23474.
 - ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. HOFFBUHR & ASSOC PER FS20186.
 - ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. EDWARDS LS2339. DEED MONUMENT.
 - = SET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
 - JCDR = JACKSON COUNTY DEED RECORDS.
 - ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
 - FS = FILED SURVEY #.
 - () = DEED RECORD DATA PER DOC. 2018-036581, ORJCO.
 - () = MEADOWS AT CROOKED CREEK, PHASE 1 (FS23131).
 - MCC1 = FENCE LINE.
 - X- = WITNESS CORNER MONUMENT.
 - WC = DEED RECORD DATA PER DOC. 96-08114, ORJCO.
 - < > = 15' WIDE SANITARY SEWER EASEMENT FOR ROGUE VALLEY SEWER SERVICE PER DOC. 77-12525 & 77-13205, ORJCO.
 - () = DEED RECORD DATA PER DOC. 2017-042998, ORJCO OR AS NOTED.
 - () = WITNESS CORNER MONUMENT.
 - #/# = MEADOWS AT CROOKED CREEK, PHASE 1 (FS23131).
 - MCCP1 = SANITARY SEWER EASEMENT FOR ROGUE VALLEY SEWER SERVICE PER DOC. 77-06840, ORJCO.
 - RVS2 = IRRIGATION PIPELINE EASEMENT PER V.485, P.273, JCDR.
 - RVS3 = SANITARY SEWER EASEMENT FOR ROGUE VALLEY SEWER SERVICE PER DOC. 2022-028945, ORJCO.
 - IFE = IRRIGATION PIPELINE EASEMENT PER V.485, P.273, JCDR.
 - RVS3 = SANITARY SEWER EASEMENT FOR ROGUE VALLEY SEWER SERVICE PER DOC. 2022-028945, ORJCO.
 - OPL = ORIGINAL PROPERTY LINE.
 - APL = ADJUSTED PROPERTY LINE.
 - ATL = ADJUSTED TAX LOT #.

BASIS OF BEARINGS:
CENTERLINE OF KINGS HIGHWAY PER MCC1 AS SHOWN.
UNIT OF MEASUREMENT = FEET SCALE: 1" = 30'



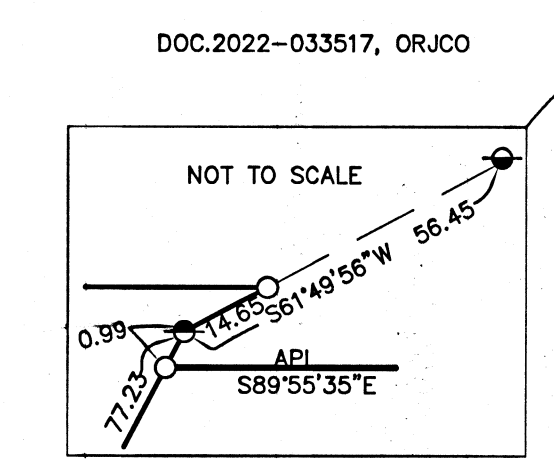
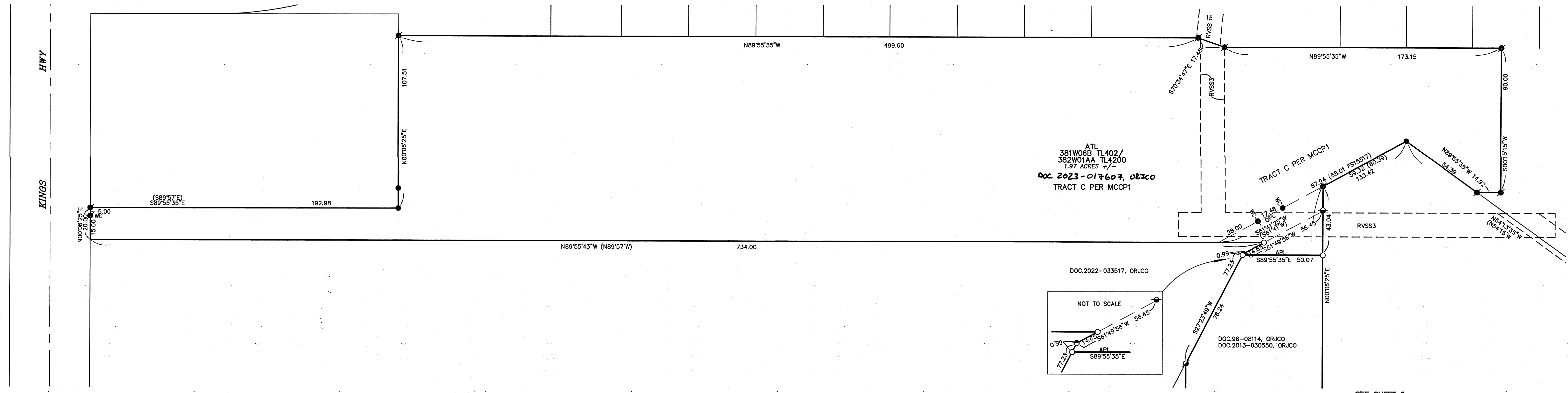
*** CITY OF MEDFORD APPROVALS ***
FILE NO. PLA-23-189

EXAMINED AND APPROVED THIS 12th DAY OF SEPTEMBER, 2023.

BY: MATT BRINKLEY, PLANNING DIRECTOR

EXAMINED AND APPROVED THIS 25th DAY OF AUGUST, 2023.

BY: JON PROUD, CITY SURVEYOR



SEE SHEET 2

382W01AA TL4200
381W06B TL'S 402 & 600

THIS PLAT WAS PREPARED USING AN EPSON SC-T5200 WITH EPSON T6925 INK ON MILANO JPC4M2 POLYESTER FILM.

REGISTERED PROFESSIONAL LAND SURVEYOR
JULY 17, 1986
JAMES E. WBBSS
2224
RENEWAL DATE 6-30-25

FILED
Date 9/15/23 By: LB
This Survey Consists Of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

SURVEY FOR:
Meadows at Crooked Creek, LLC
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Medford, OR 97504

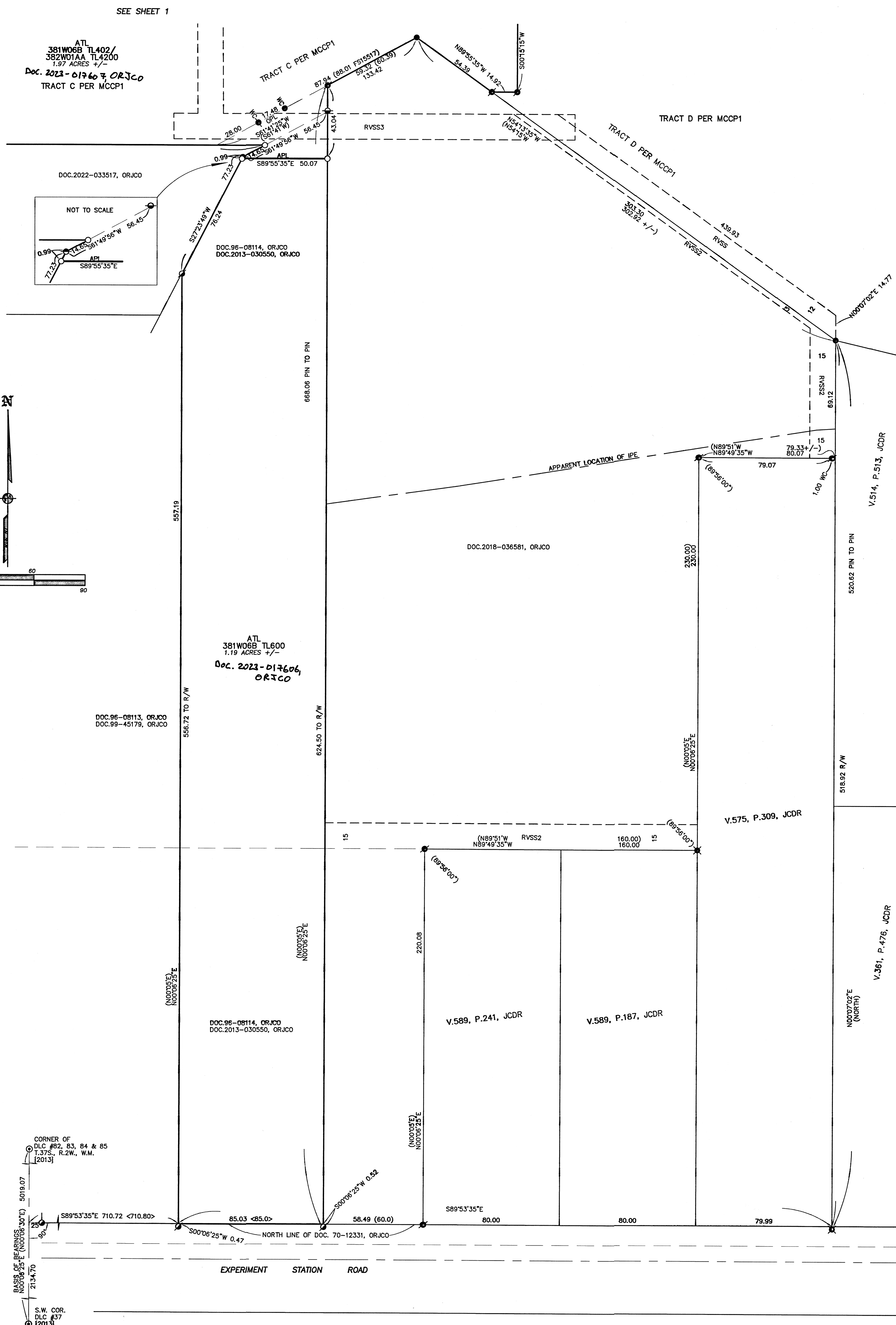
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Date 9/15/23 By JEB
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2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

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