

SURVEY FOR:  
ROGUE HOLDINGS, LLC  
870 S. OREGON ST.  
JACKSONVILLE, OR 97530

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

DATE:  
OCTOBER 31, 2023

# MAP OF SURVEY

## PROPERTY LINE ELIMINATION

In the S.W. 1/4 of Sec. 24, T.37S., R.2W., W.M. &  
in the City of Medford Jackson County, Oregon  
(Medford File No. PLA-23-276)

### LEGEND:

- ⊙ = FD. COUNTY SURVEYOR'S BRASS CAPPED MONUMENT PER {YEAR} RE-ESTAB'S.
- = FD. BRASS CAP CENTERLINE MONUMENT PER FS11121.
- ⊗ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER FS17301 OR FS19574.
- ⊗ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. D.HUCK LS2023. PER FS13096.
- ⊗ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. NEATHAMER SURVEYING PER FS20350.
- ⊗ = FD. 5/8" IRON PIN PER FS1312.
- ▲ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. VOORHIES PLS2635 PER FS15797.
- = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.

- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- PFE = POWER FACILITIES EASEMENT PER V.482, P.474, JCDR.
- FS = FILED SURVEY #
- L1 = SEE COURSE DATA TABLE
- WME = WATER MAIN EASEMENT PER V.378, P.435, JCDR. NO WIDTH STATED.
- OPL = EXISTING PROPERTY LINE TO BE ELIMINATED.
- ATL = ADJUSTED TAX LOT #
- ( ) = RECORD DATA PER DOC. 2023-012562, ORJCO.

### BASIS OF BEARINGS:

SURVEY NO. 18629 AS SHOWN HEREON.

UNIT OF MEASUREMENT = FEET SCALE: 1" = 20'

COURSE DATA TABLE		
NUM	BEARING	DISTANCE
L1	S89°38'47"E	30.00
L2	S58°19'33"W	15.16

\*\*\* CITY OF MEDFORD APPROVALS \*\*\*  
FILE NO. PLA-23-276

EXAMINED AND APPROVED THIS 7th DAY OF NOVEMBER, 2023.

BY: MATH BRUNLLA, PLANNING DIRECTOR

EXAMINED AND APPROVED THIS 7th DAY OF NOVEMBER, 2023.

BY: JON PROUD, CITY SURVEYOR

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

PURPOSE: TO SURVEY AND MONUMENT THE CORNERS ONE TRACT, BEING A CONSOLIDATION OF PARCELS I, II, III & IV PER DOC. 2023-012562, ORJCO APPROVED UNDER CITY OF MEDFORD FILE PLA-23-276.

PROCEDURE: USING TRIMBLE R10 G.P.S. RECEIVERS AND TRIMBLE S6 ROBOTIC TOTAL STATION, MADE TIES TO MONUMENTS OF RECORD AS SHOWN HEREON TO CONTROL THE R/W AND THE EXTERIOR OF THE TRACT TO BE THE FINAL CONSOLIDATION. THE PORTION OF PINECROFT AVENUE THAT WAS VACATED WAS ORIGINALLY CONVEYED TO JACKSON COUNTY VIA VOL. 379, PG. 53, JCDR "FOR THE EXPRESS PURPOSE TO BE USED AS A PUBLIC ROAD". BASED ON THIS LANGUAGE STATED IN THE DEED, IN MY OPINION, THIS DEED IS A DEDICATION OF LAND FOR PUBLIC PURPOSES INSTEAD OF A DEED IN FEE TITLE, AS SUCH WHEN THE PUBLIC PORTION WAS VACATED BY THE CITY OF MEDFORD AS DISCLOSED IN DOC. 2009-002339, ORJCO THE PROPERTY WOULD THEN BECOME VESTED TO THE ADJOINING PROPERTY FROM WHICH IS ORIGINALLY WAS A PART OF. IN THIS CASE, ALL 30' OF PINECROFT AVENUE BECOMES VESTED TO PARCELS III & IV SET FORTH IN DOC. 2023-012562, ORJCO. I THEN SET MONUMENTS AS SHOWN HEREON AND PREPARED DESCRIPTION OF THE RESULTANT TRACT TO BE USED ON THE ADJUSTMENT DEED.

### EXCEPTIONS PER FIRST AM PRRS 7169-4095563 DATED 2023-10-23

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 LEVES AND ASSESSMENTS THEREOF, WATER AND IRRIGATION RIGHTS, EASEMENTS FOR DITCHES AND CANALS AND REGULATIONS CONCERNING THE SAME. AFFECTS TL'S 900 & 1100.
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. AFFECTS TL'S 2500 & 2700.
9. EASEMENT FOR POWER FACILITIES PER V.50, P.282, JCDR. AFFECTS TL'S 900 & 1100. NON-SPECIFIC LOCATION GIVEN.
10. EASEMENT FOR POWER FACILITIES PER V.226, P.411, V.233, P.183, V.282, P.200 & V.282, P.202, JCDR. AFFECTS TL'S 900 & 1100. NON-SPECIFIC LOCATION GIVEN. EASEMENT FOR POWER FACILITIES PER V.482, P.474, JCDR. AFFECTS TL'S 900 & 1100. SHOWN.
11. EASEMENT FOR CANALS & DITCHES PER V.245, P.286, JCDR. AFFECTS TL'S 2500 & 2700. NON-SPECIFIC LOCATION GIVEN.
12. EASEMENT FOR POWER FACILITIES PER V.282, P.201 & V.283, P.149, JCDR. AFFECTS TL'S 2500 & 2700. NON-SPECIFIC LOCATION GIVEN.
13. EASEMENT FOR WATER MAINS PER V.378, P.435, JCDR. AFFECTS TL'S 900 & 1100. SHOWN.
14. COVENANT AFFECTING LAND PER DOC. 74-11420, ORJCO. AFFECTS TL1100. IF APPEARS THIS COVENANT NO LONGER APPLIES ARE THE TRAILER & HOUSE SET FORTH IN DOCUMENT HAVE BEEN REMOVED.
15. AVIGATION, NOISE & HAZARD EASEMENT PER DOC. 03-70291, ORJCO. BLANKET OVER TL'S 2500 & 2700.
16. VACATION ORDINANCE NO. 2009-15 PER DOC. 2009-002339, ORJCO. AFFECTS TL'S 1100, 2500 & 2700. EASEMENT FOR EXISTING PUBLIC UTILITIES RETAINED. SHOWN.