

SURVEY BY:

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 Consulting Land Surveyors
 P.O. Box 1947
 Phoenix, Oregon 97535
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SURVEY FOR:

Springbrook Park LLC
 1175 E. Main St., Suite 2B
 Medford, OR 97504

DATE:

OCTOBER 24, 2023

**MAP OF SURVEY
 PROPERTY LINE ADJUSTMENT**

**Lots 43 & 44 of Springbrook Park, Phases 3-5 and
 Tract E of Springbrook Park, Phase 6
 In the N.W. 1/4 of Sec. 8, T.37S., R.1W., W.M. &
 in the City of Medford Jackson County, Oregon
 (File PLA-22-275)**

LEGEND:

- ⊗ = FD. 1" IRON PIPE & 2" BRASS CAP PER FS11857.
 - ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER SP1-2. SP3-5 OR SP6.
 - ⊖ = FD. 2" BRASS CAP IN CONC. MKD. LS1913 PER FS16711.
 - ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. HOFFBUHR & ASSOC. INC PER FS19274.
 - ⊙ = FD. ALUMINUM CAP MKD. L.J. FRIAR & ASSOC. PER SP3-5.
 - = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- JCDR = JACKSON COUNTY DEED RECORDS.
 ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
 #WC = #.00 FOOT WITNESS CORNER MONUMENT.
 FS = FILED SURVEY #.
 PUE = 10' PUBLIC UTILITY EASEMENT PER SP1-2.
 PE = 20' PUBLIC PEDESTRIAN ACCESS EASEMENT PER SP1-2.
 R/W = RIGHT OF WAY.
 -X- = FENCE LINE.
 OP2 = OWEN PARK SUBDIVISION, UNIT 2 (FS13153).
 PUE1 = 10' PUBLIC UTILITY EASEMENT PER SP3-5.
 SP1-2 = SPRINGBROOK PARK, PHASES 1 & 2 (FS22903)
 C1/L1 = SEE COURSE DATA TABLE.
 SP3-5 = SPRINGBROOK PARK, PHASES 3-5 (FS23384)
 DCRAE = DECLARATION OF COVENANTS & RESTRICTIONS & ACCESS EASEMENT PER DOC. 2020-005922, ORJCO.
 W1 = SEE DCRAE COURSE DATA TABLE.
 SP6 = SPRINGBROOK PARK, PHASE 6 (FS23493).
 APL = ADJUSTED PROPERTY LINE.
 OPL = ORIGINAL PROPERTY LINE.
 ATL = ADJUSTED TAX LOT #.

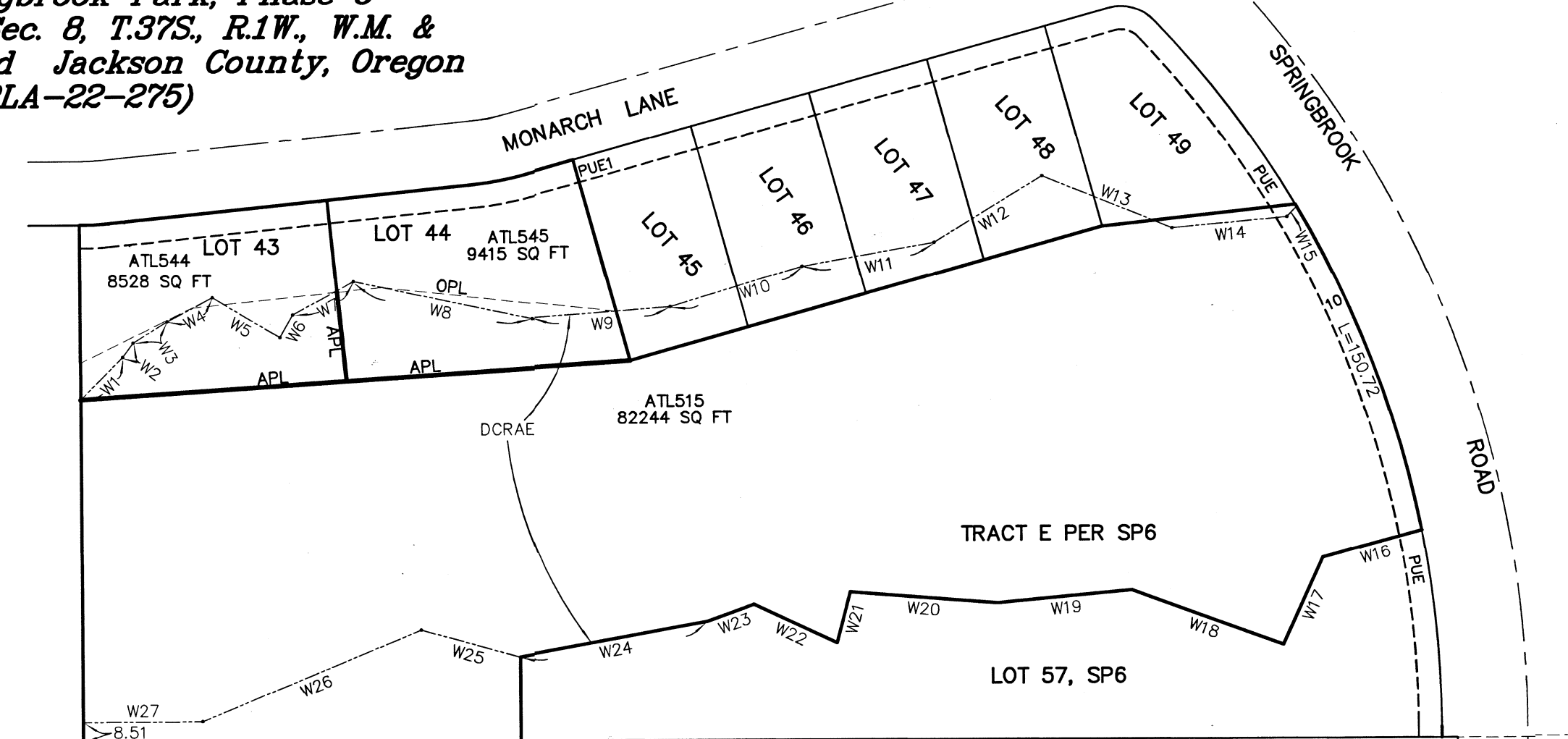
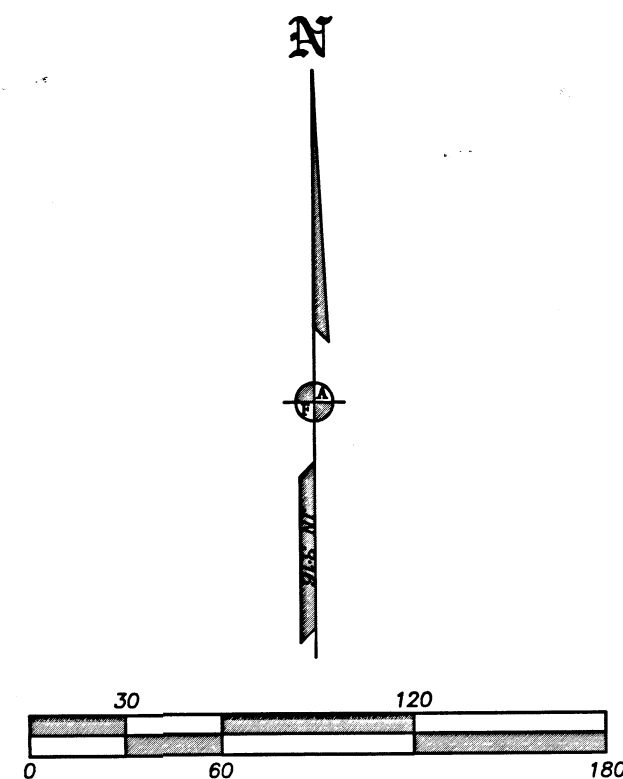
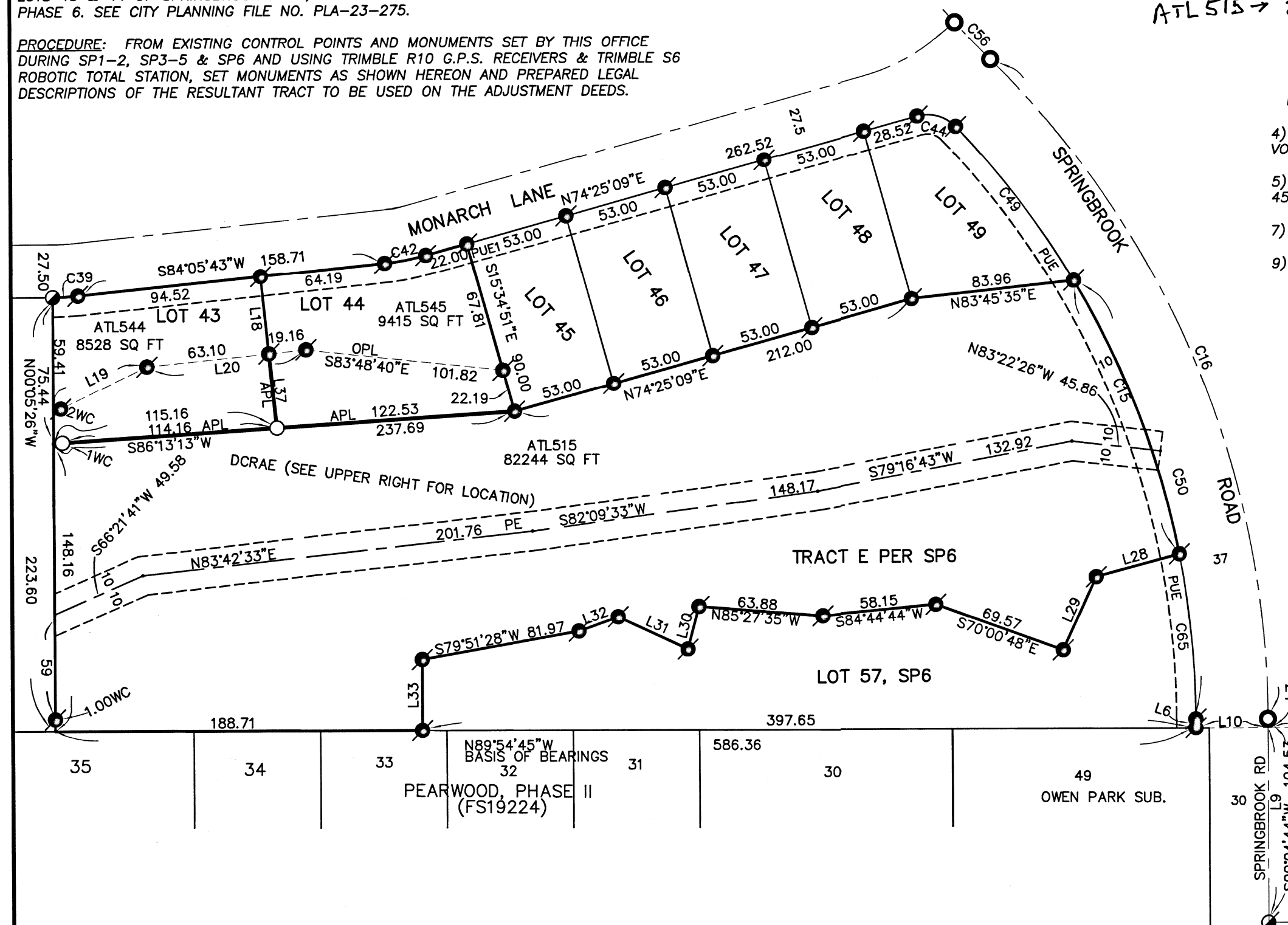
BASIS OF BEARINGS:

SPRINGBROOK PARK, PHASES 1 & 2 AS SHOWN.
 UNIT OF MEASUREMENT = FEET SCALE: 1" = 60'

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

PURPOSE: TO SURVEY AND MONUMENT THE PROPERTY LINES OF 3 ADJUSTED TRACTS BEING LOTS 43 & 44 OF SPRINGBROOK PARK, PHASES 3-5 AND TRACT E OF SPRINGBROOK PARK, PHASE 6. SEE CITY PLANNING FILE NO. PLA-23-275.

PROCEDURE: FROM EXISTING CONTROL POINTS AND MONUMENTS SET BY THIS OFFICE DURING SP1-2, SP3-5 & SP6 AND USING TRIMBLE R10 G.P.S. RECEIVERS & TRIMBLE S6 ROBOTIC TOTAL STATION, SET MONUMENTS AS SHOWN HEREON AND PREPARED LEGAL DESCRIPTIONS OF THE RESULTANT TRACT TO BE USED ON THE ADJUSTMENT DEEDS.



ADJUSTMENT BEARINGS
 ATL544 → 2023-024778
 ATL545 → 2023-024777
 ATL515 → 2023-024779

- EASEMENTS PER FIRSTAM PRRS 7169-4098799 DATED 2023-10-24**
- 4) EASEMENT FOR IRRIGATION DITCH OR PIPE RESERVED IN VOL. 165, PGS. 180-181 & VOL. 168, PG. 424, JCDR. EXTINGUISHED VIA SP1-2.
 - 5) EASEMENT FOR ELECTRIC TRANSMISSION AND DISTRIBUTION LINES PER VOL. 565, PG. 451 & VOL. 572, PG. 132, JCDR. NO SPECIFIC LOCATION GIVEN.
 - 7) PUE, PE, IFE & SDE PER SP1-2, SP3-5 & SP-6. SHOWN.
 - 9) DCRAE PER DOC. 2020-005922, ORJCO. SHOWN.

DCRAE COURSE DATA TABLE

NUM	BEARING	DISTANCE	NUM	BEARING	DISTANCE
W1	N44°38'04"E	25.72	W22	N64°55'53"W	39.47
W2	N36°11'03"E	7.69	W23	S70°17'33"W	21.51
W3	N58°14'48"E	17.40	W24	S79°51'28"W	81.97
W4	N62°09'29"E	22.12	W25	N74°34'35"W	44.34
W5	S59°14'04"E	33.86	W26	S67°32'29"W	102.33
W6	N29°40'37"E	11.20	W27	S89°37'47"W	51.46
W7	N61°39'55"E	29.91	W28	N80°45'30"E	3.29
W8	S78°05'52"E	78.69	W29	S84°44'44"E	44.96
W9	N85°47'02"E	59.80	W30	S76°35'18"E	53.82
W10	N73°15'15"E	59.66	W31	N83°51'33"E	56.32
W11	N79°59'00"E	57.93	W32	N71°10'52"E	53.75
W12	N58°39'54"E	54.66	W33	N83°54'04"E	7.43
W13	S68°03'40"E	60.58	W34	S88°28'45"E	6.84
W14	N84°45'23"E	49.78	W35	S74°22'32"E	34.74
W15	N43°26'55"E	6.09	W36	N49°24'19"E	22.68
W16	S74°51'55"W	44.34	W37	N75°25'21"E	26.26
W17	S24°32'02"W	41.29	W38	S45°03'19"E	38.42
W18	N70°00'48"W	69.57	W39	S73°49'39"W	46.80
W19	S84°44'44"W	58.15	W40	S77°41'22"W	50.11
W20	N85°27'35"W	63.88	W41	S31°17'12"E	25.93
W21	S14°58'33"W	22.71	W42	S83°59'38"W	32.56

***** CITY OF MEDFORD APPROVALS *****
 FILE NO. PLA-23-275

EXAMINED AND APPROVED THIS 1ST DAY OF DECEMBER, 2023.
 BY: MATT BRINKLEY, PLANNING DIRECTOR

EXAMINED AND APPROVED THIS 29th DAY OF November, 2023.
 BY: JOHN PROUD, CITY SURVEYOR

COURSE DATA TABLE

NUM	DELTA	ARC	RADIUS	CHORD
C15	19°38'03"	151.81	443.00	N20°47'59"W 151.07
C16	45°09'14"	378.28	480.00	N22°29'53"W 368.57
C39	05°48'51"	12.94	127.50	N87°00'09"E 12.93
C42	09°40'35"	21.53	127.50	N79°15'26"E 21.51
C44	62°00'20"	21.64	20.00	N74°34'41"W 20.60
C49	12°57'31"	100.19	443.00	N37°05'46"W 99.98
C50	30°41'44"	237.33	443.00	N15°16'08"W 234.50
C56	03°10'14"	26.56	480.00	S43°29'23"E 26.56
C65	11°03'41"	85.52	443.00	N05°27'06"W 85.39

COURSE DATA TABLE

NUM	BEARING	DISTANCE
L6	S00°04'44"W	4.57
L7	S00°04'44"W	4.57
L9 (OP2)	N00°04'44"E	99.96
	N00°04'50"E	99.88
L10	N89°54'45"W	37.00
L18	S05°54'17"E	40.00
L19	S63°58'43"W	53.63
L20	S84°05'43"W	82.26
L28	N74°51'55"E	44.34
L29	N24°32'02"E	41.29
L30	S14°58'33"W	22.71
L31	N64°55'53"W	39.47
L32	S70°17'33"W	21.51
L33	S00°05'15"W	36.42
L37	S05°54'17"E	38.66

REGISTERED PROFESSIONAL LAND SURVEYOR

James E. Hibbs
 OREGON
 JULY 17, 1986
 JAMES E. HIBBS
 2234
 RENEWAL DATE 6-30-25

FILED
 Date 12/11/23 By SS
 This Survey Consists Of:
1 sheet(s) Map
0 page(s) Narrative
 JACKSON COUNTY SURVEYOR