

SURVEY FOR:
JASON JANTZER, ET AL
PO BOX 419
PHOENIX, OR 97535

SURVEY BY:
L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
PO BOX 1947
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DATE:
DECEMBER 6, 2023

MAP OF SURVEY

PROPERTY LINE ADJUSTMENT

Located in the N.E. 1/4 of Sec. 9, T.38S, R.1W, W.M.
City of Phoenix Jackson County, Oregon
File # LL23-03

LEGEND:

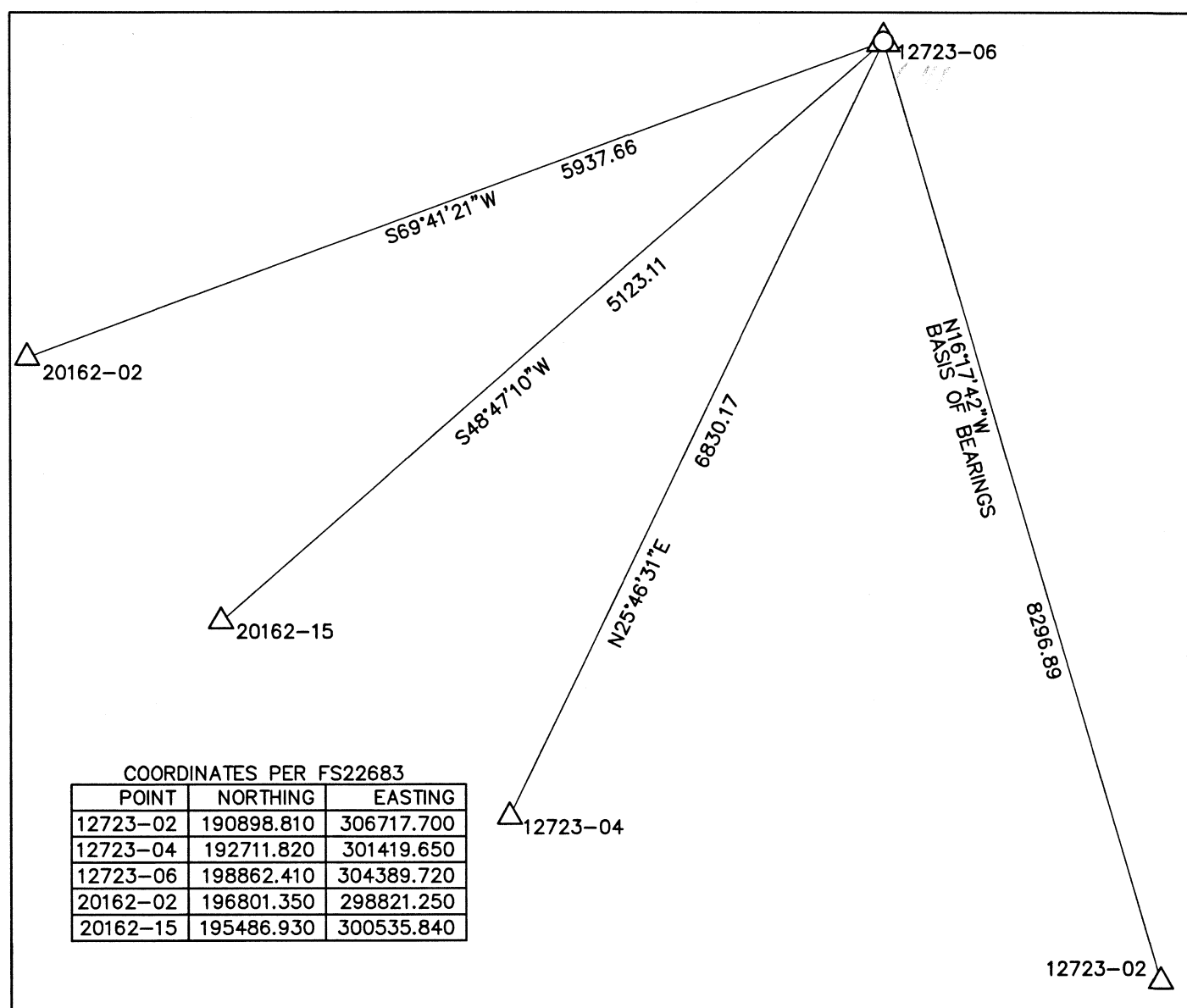
- ⊙ = FD. JACKSON COUNTY SURVEYOR BRASS CAP PER [YEAR] RE'ESTAB'S.
- △ = FD. 1" COPPER PLUG PER FS22683.
- ▲ = FD. 2" ALUMINUM CAP IN CONCRETE PER FS22683.
- ⊗ = FD. 5/8" IRON & PLASTIC CAP MKD. NEATHAMER SURVEYING PER FS20858.
- ⊙ = FD. 5/8" IRON & PLASTIC CAP MKD. THOMAS L505 PER FS11266 OR FS10924.
- ⊙ = FD. 5/8" IRON & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER FS20873 OR FS23602.
- = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- ⊗ = SET BRASS WASHER MKD. L.J. FRIAR & ASSOC. & MAG SPIKE IN AC.
- JCDR = JACKSON COUNTY DEED RECORDS.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- FS = FILED SURVEY #
- L1 = SEE COURSE DATA TABLE.
- {L1} = RECORD DATA PER FS20858.
- { } = RECORD DATA PER DOC. 2006-020546 & 2021-010187, ORJCO.
- { } = RECORD DATA PER FS20873.
- { } = SEE COURSE DATA TABLE.
- SP CH = SPIRAL CHORD.
- SSE1 = SANITARY SEWER EASEMENT PER DOC. 79-11555, ORJCO.
- PE1 = APPROX LOCATION OF POWER EASEMENT PER DOC. 2021-021883, ORJCO.
- SUE1 = SLOPE & UTILITY EASEMENT PER DOC. 2023-002210, ORJCO.
- SUE2 = SLOPE & UTILITY EASEMENT PER DOC. 2023-011666, ORJCO.
- SE1 = SIGN EASEMENT PER DOC. 2023-011666, ORJCO.
- SSE2 = APPROX. LOCATION OF SANITARY SEWER EASEMENT PER V.428, P.250, JCDR.
- SSE3 = APPROX. LOCATION OF SANITARY SEWER EASEMENT PER V.428, P.236, JCDR.
- OPL = ORIGINAL PROPERTY LINE.
- APL = ADJUSTED PROPERTY LINE.
- ATL = ADJUSTED TAX LOT NO.

NUM	BEARING	DISTANCE
L1	N53°46'57"W	17.19
{L1}	N53°29'31"W	15.98
L2	N53°46'57"W	20.57
L3	N07°28'36"W	4.16
L4	N53°29'44"W	38.56
L5	S81°53'04"W	4.24
L6	N54°05'56"W	44.66
L7	N52°15'49"W	22.15
L8	N53°46'57"W	17.69

BASIS OF BEARINGS:

SURVEY NO. 22683 AS SHOWN.

UNIT OF MEASUREMENT = FEET SCALE: 1" = 30'



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

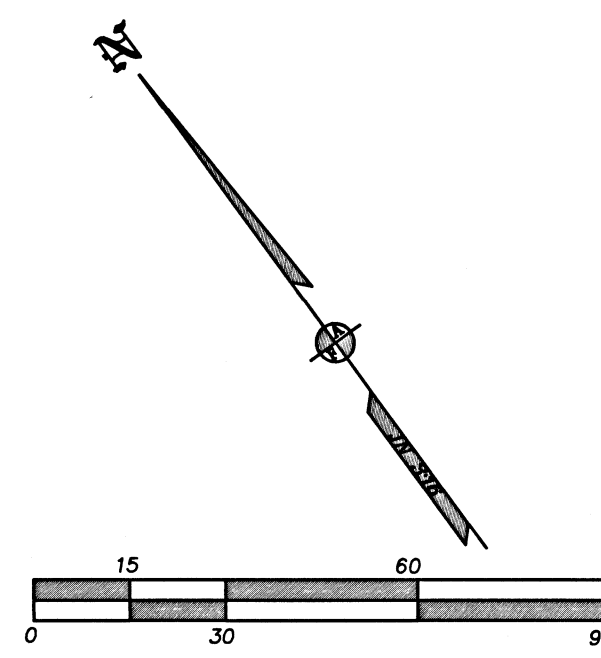
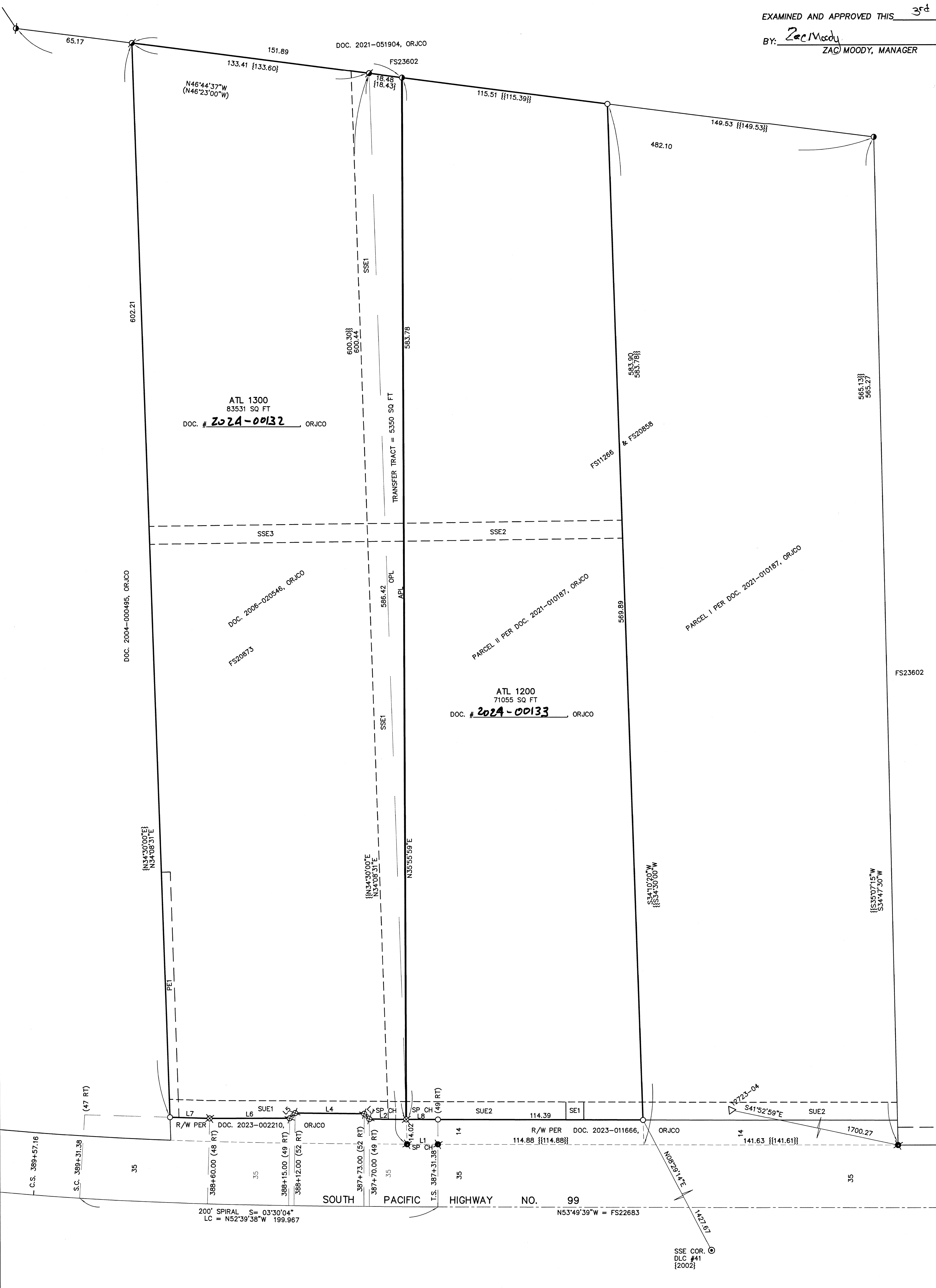
PURPOSE: TO SURVEY AND MONUMENT THE CORNERS OF TWO TRACTS ADJUSTED THROUGH A PROPERTY LINE ADJUSTMENT OF THOSE TRACTS SET FORTH IN DOC. 2006-020546 & PARCEL II OF DOC. 2021-010187, ORJCO. SEE CITY OF PHOENIX FILE LL23-03 FOR APPROVAL OF ADJUSTMENT.

PROCEDURE: MUCH OF THE CONTROL WORK IN THE IMMEDIATE VICINITY WAS DONE BY THIS OFFICE DURING FS23602 AND IS UTILIZED BY THIS SURVEY. USING TRIMBLE R10 G.P.S. RECEIVERS AND TRIMBLE S8 ROBOTIC TOTAL STATION, MADE TIES TO ADDITIONAL MONUMENTS OF RECORD ALONG SOUTH PACIFIC HIGHWAY NO. 99. TO CONTROL THE R/W AND VARIOUS BOUNDARY LINES. THE R/W OF SOUTH PACIFIC HWY WAS POSITIONED USING MAP RECORD DATA PER FS22683 WHICH IS THE BASIS OF BEARING CONTROL FOR THIS SURVEY AND DOCUMENT NOS. 2023-002210 & 2023-011666, ORJCO. THE NORTHWESTERLY LINE OF DOC. #2006-020546, ORJCO WAS HELD PARALLEL TO THE SOUTHEASTERLY LINE PER DEED. THE EASTERLY & SOUTHERLY CORNERS OF PARCEL II OF DOC. 2021-010187, ORJCO WERE POSITIONED AT MAP RECORD DISTANCE PER FS20858 AS SHOWN. THE ADJUSTED PROPERTY LINE WAS ESTABLISHED AS AGREED UPON BY THE TWO OWNERS. I THEN SET MONUMENTS AS SHOWN HEREON AND PREPARED LEGAL DESCRIPTIONS OF THE RESULTANT TRACTS TO BE USED ON THE ADJUSTMENT DEEDS.

CITY OF PHOENIX PLANNING
FILE NO. LL23-03

EXAMINED AND APPROVED THIS 3rd DAY OF January, 2024.

BY: Zac Moody
ZAC MOODY, MANAGER



REGISTERED PROFESSIONAL LAND SURVEYOR

 OREGON
 JULY 17, 1986
 JAMES E. HIBBS
 #234
 RENEWAL DATE 6-30-25

FILED
 Date: 1/4/24 By: PCB
 This Survey Consists Of:
 1 sheet(s) Map
 0 page(s) Narrative
 JACKSON COUNTY SURVEYOR