

**SURVEY FOR:**  
ST. MARY'S OF MEDFORD, INC.  
816 BLACK OAK DR.  
MEDFORD, OR 97504

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

**DATE:**  
DECEMBER 27, 2023

# MAP OF SURVEY

## PROPERTY LINE ADJUSTMENT

Located in the N.E. 1/4 of Sec. 32, T.37S, R.1W, W.M.  
in the City of Medford Jackson County, Oregon  
(File PLA-23-170)

### EASEMENTS PER TIGOR TITLE POLICY #470322083103-TL DATED 2022-10-04.

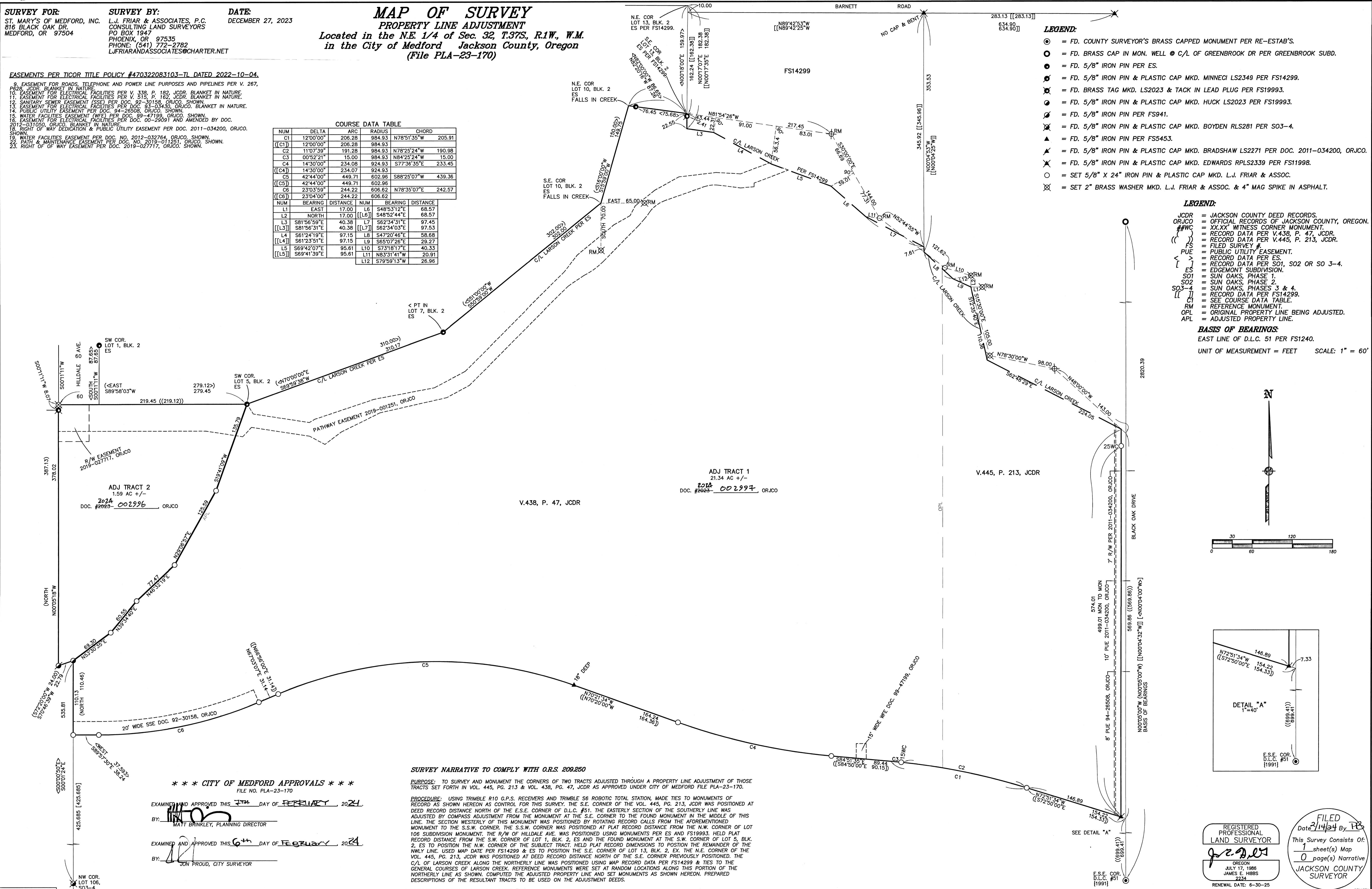
- EASEMENT FOR ROADS, TELEPHONE AND POWER LINE PURPOSES AND PIPELINES PER V. 267, P.268, JCDR. BLANKET IN NATURE.
- EASEMENT FOR ELECTRICAL FACILITIES PER V. 338, P. 182, JCDR. BLANKET IN NATURE.
- EASEMENT FOR ELECTRICAL FACILITIES PER V. 315, P. 162, JCDR. BLANKET IN NATURE.
- SANITARY SEWER EASEMENT (SSE) PER DOC. 92-30158, ORJCO. SHOWN.
- EASEMENT FOR ELECTRICAL FACILITIES PER DOC. 93-03430, ORJCO. BLANKET IN NATURE.
- PUBLIC UTILITY EASEMENT PER DOC. 94-26508, ORJCO. SHOWN.
- WATER FACILITIES EASEMENT (WFE) PER DOC. 89-47199, ORJCO. SHOWN.
- EASEMENT FOR ELECTRICAL FACILITIES PER DOC. 00-29091 AND AMENDED BY DOC. 2012-031050, ORJCO. BLANKET IN NATURE.
- RIGHT OF WAY DEDICATION & PUBLIC UTILITY EASEMENT PER DOC. 2011-034200, ORJCO. SHOWN.
- WATER FACILITIES EASEMENT PER DOC. NO. 2012-032764, ORJCO. SHOWN.
- PATH & MAINTENANCE EASEMENT PER DOC. NO. 2019-011251, ORJCO. SHOWN.
- RIGHT OF WAY EASEMENT PER DOC. 2019-027717, ORJCO. SHOWN.

COURSE DATA TABLE					
NUM	DELTA	ARC	CHORD		
C1	12'00"00"	206.28	984.93		
[(C1)]	12'00"00"	206.28	984.93		
C2	11'07'39"	191.28	984.93		
C3	00'52'21"	15.00	984.93		
C4	14'30'00"	234.07	924.93		
[(C4)]	14'30'00"	234.07	924.93		
C5	42'44'00"	449.71	602.96		
[(C5)]	42'44'00"	449.71	602.96		
C6	23'03'59"	244.22	606.82		
[(C6)]	23'04'00"	244.22	606.82		
NUM	BEARING	DISTANCE	NUM	BEARING	DISTANCE
L1	EAST	17.00	L6	S48°53'12"E	68.57
L2	NORTH	17.00	[(L6)]	S48°52'44"E	68.57
L3	S81°56'59"E	40.38	L7	S62°34'31"E	97.45
[(L3)]	S81°56'31"E	40.38	[(L7)]	S62°34'03"E	97.53
L4	S61°24'19"E	97.15	L8	S47°20'46"E	58.68
[(L4)]	S61°23'51"E	97.15	L9	S65°07'26"E	29.27
L5	S69°42'07"E	95.61	L10	S73°18'17"E	40.33
[(L5)]	S69°41'39"E	95.61	L11	N83°31'41"W	20.91
			L12	S79°59'13"W	26.96

- LEGEND:**
- = FD. COUNTY SURVEYOR'S BRASS CAPPED MONUMENT PER RE-ESTAB'S.
  - = FD. BRASS CAP IN MON. WELL @ C/L OF GREENBROOK DR PER GREENBROOK SUBD.
  - = FD. 5/8" IRON PIN PER ES.
  - = FD. 5/8" IRON PIN & PLASTIC CAP MKD. MINNECI LS2349 PER FS14299.
  - ⊗ = FD. BRASS TAG MKD. LS2023 & TACK IN LEAD PLUG PER FS19993.
  - = FD. 5/8" IRON PIN & PLASTIC CAP MKD. HUCK LS2023 PER FS19993.
  - = FD. 5/8" IRON PIN PER FS941.
  - ⊗ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. BOYDEN RLS281 PER SO3-4.
  - ▲ = FD. 5/8" IRON PIN PER FS5453.
  - ⊗ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. BRADSHAW LS2271 PER DOC. 2011-034200, ORJCO.
  - ⊗ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. EDWARDS RPLS2339 PER FS19998.
  - = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
  - ⊗ = SET 2" BRASS WASHER MKD. L.J. FRIAR & ASSOC. & 4" MAG SPIKE IN ASPHALT.

- LEGEND:**
- JCDR = JACKSON COUNTY DEED RECORDS.
  - ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
  - #W/C = XX"X" WITNESS CORNER MONUMENT.
  - (#W/C) = RECORD DATA PER V.438, P. 47, JCDR.
  - (#W/C) = RECORD DATA PER V.445, P. 213, JCDR.
  - FS = FILED SURVEY #.
  - PUE = PUBLIC UTILITY EASEMENT.
  - > = RECORD DATA PER ES.
  - < = RECORD DATA PER SO1, SO2 OR SO 3-4.
  - ES = EDGEMONT SUBDIVISION.
  - SO1 = SUN OAKS, PHASE 1.
  - SO2 = SUN OAKS, PHASE 2.
  - SO3-4 = SUN OAKS, PHASES 3 & 4.
  - (#W/C) = RECORD DATA PER FS14299.
  - [(C)] = SEE COURSE DATA TABLE.
  - RM = REFERENCE MONUMENT.
  - OPL = ORIGINAL PROPERTY LINE BEING ADJUSTED.
  - APL = ADJUSTED PROPERTY LINE.

**BASIS OF BEARINGS:**  
EAST LINE OF D.L.C. 51 PER FS1240.  
UNIT OF MEASUREMENT = FEET SCALE: 1" = 60'



ADJ TRACT 2  
1.59 AC +/-  
DOC. #2023-002996 ORJCO

V.438, P. 47, JCDR

ADJ TRACT 1  
21.34 AC +/-  
DOC. #2023-002997 ORJCO

V.445, P. 213, JCDR

### 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 VOL. 445, PG. 213 & VOL. 438, PG. 47, JCDR AS APPROVED UNDER CITY OF MEDFORD FILE PLA-23-170.

**PROCEDURE:** USING TRIMBLE R10 G.P.S. RECEIVERS AND TRIMBLE S6 ROBOTIC TOTAL STATION, MADE TIES TO MONUMENTS OF RECORD AS SHOWN HEREON AS CONTROL FOR THIS SURVEY. THE S.E. CORNER OF THE VOL. 445, PG. 213, JCDR WAS POSITIONED AT DEED RECORD DISTANCE NORTH OF THE E.S.E. CORNER OF D.L.C. #51. THE EASTERLY SECTION OF THE SOUTHERLY LINE WAS ADJUSTED BY COMPASS ADJUSTMENT FROM THE MONUMENT AT THE S.E. CORNER TO THE FOUND MONUMENT IN THE MIDDLE OF THIS LINE. THE SECTION WESTERLY OF THIS MONUMENT WAS POSITIONED BY ROTATING RECORD CALLS FROM THE AFOREMENTIONED MONUMENT TO THE S.S.W. CORNER. THE S.S.W. CORNER WAS POSITIONED AT PLAT RECORD DISTANCE FROM THE N.W. CORNER OF LOT 106 SUBDIVISION MONUMENT. THE R/W OF HILLDALE AVE. WAS POSITIONED USING MONUMENTS PER ES AND FS19993. HELD PLAT RECORD DISTANCE FROM THE S.W. CORNER OF LOT 1, BLK. 2, ES AND THE FOUND MONUMENT AT THE S.W. CORNER OF LOT 5, BLK. 2, ES TO POSITION THE N.W. CORNER OF THE SUBJECT TRACT. HELD PLAT RECORD DIMENSIONS TO POSITION THE REMAINDER OF THE NWLY LINE. USED MAP DATE PER FS14299 & ES TO POSITION THE S.E. CORNER OF LOT 13, BLK. 2, EX. THE N.E. CORNER OF THE VOL. 445, PG. 213, JCDR WAS POSITIONED AT DEED RECORD DISTANCE NORTH OF THE S.E. CORNER PREVIOUSLY POSITIONED. THE C/L OF LARSON CREEK ALONG THE NORTHERLY LINE WAS POSITIONED USING MAP RECORD DATA PER FS14299 & TIES TO THE GENERAL COURSES OF LARSON CREEK. REFERENCE MONUMENTS WERE SET AT RANDOM LOCATIONS ALONG THIS PORTION OF THE NORTHERLY LINE AS SHOWN. COMPUTED THE ADJUSTED PROPERTY LINE AND SET MONUMENTS AS SHOWN HEREON. PREPARED DESCRIPTIONS OF THE RESULTANT TRACTS TO BE USED ON THE ADJUSTMENT DEEDS.

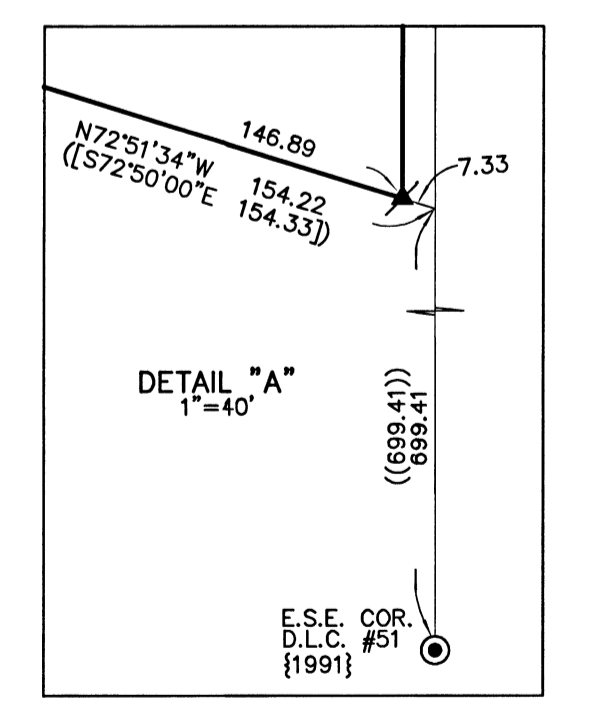
\*\*\* CITY OF MEDFORD APPROVALS \*\*\*  
FILE NO. PLA-23-170

EXAMINED AND APPROVED THIS 7<sup>th</sup> DAY OF FEBRUARY, 2024

BY: MATT BRINKLEY, PLANNING DIRECTOR

EXAMINED AND APPROVED THIS 6<sup>th</sup> DAY OF FEBRUARY, 2024

BY: JON PROUD, CITY SURVEYOR



REGISTERED PROFESSIONAL LAND SURVEYOR  
J. J. Friar  
OREGON JULY 17, 1988  
JAMES E. HBSB 2234  
RENEWAL DATE: 6-30-25

FILED  
Date 2/14/24 By: JPF  
This Survey Consists Of:  
1 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR