

PROPERTY LINE ADJUSTMENT ACCORDING TO
CITY OF MEDFORD MUNICIPAL CODE CHAPTER 10.158
(PLANNING FILE NO. PLA-23-352)

MAP OF SURVEY
PROPERTY LINE ADJUSTMENT

EXAMINED AND APPROVED THIS 24TH DAY OF FEBRUARY, 2024
CITY OF MEDFORD PLANNING DIRECTOR
MATT BEINKLEY

Located in:
Lots 25 & 26 of INNSBRUCK RIDGE AT VISTA POINTE, PHASE 1 AND PHASE 2
in the Northeast 1/4 of Section 22,
Township 37 South, Range 1 West, W.M.,
in the City of Medford, Jackson County, Oregon

EXAMINED AND APPROVED THIS 16 DAY OF FEB, 2024
CITY OF MEDFORD SURVEYOR
Jon Froud

FOR:

CHARLES & CONNIE BROOK
4408 MURRYHILL TERRACE
MEDFORD, OR. 97504

37 1W 22AD
TAX LOT 1826

ADJUSTED PER DEED INSTRUMENT NO. 2024-002520, O.R.
AREA OF ADJUSTED: 23,622 SQ.FT.

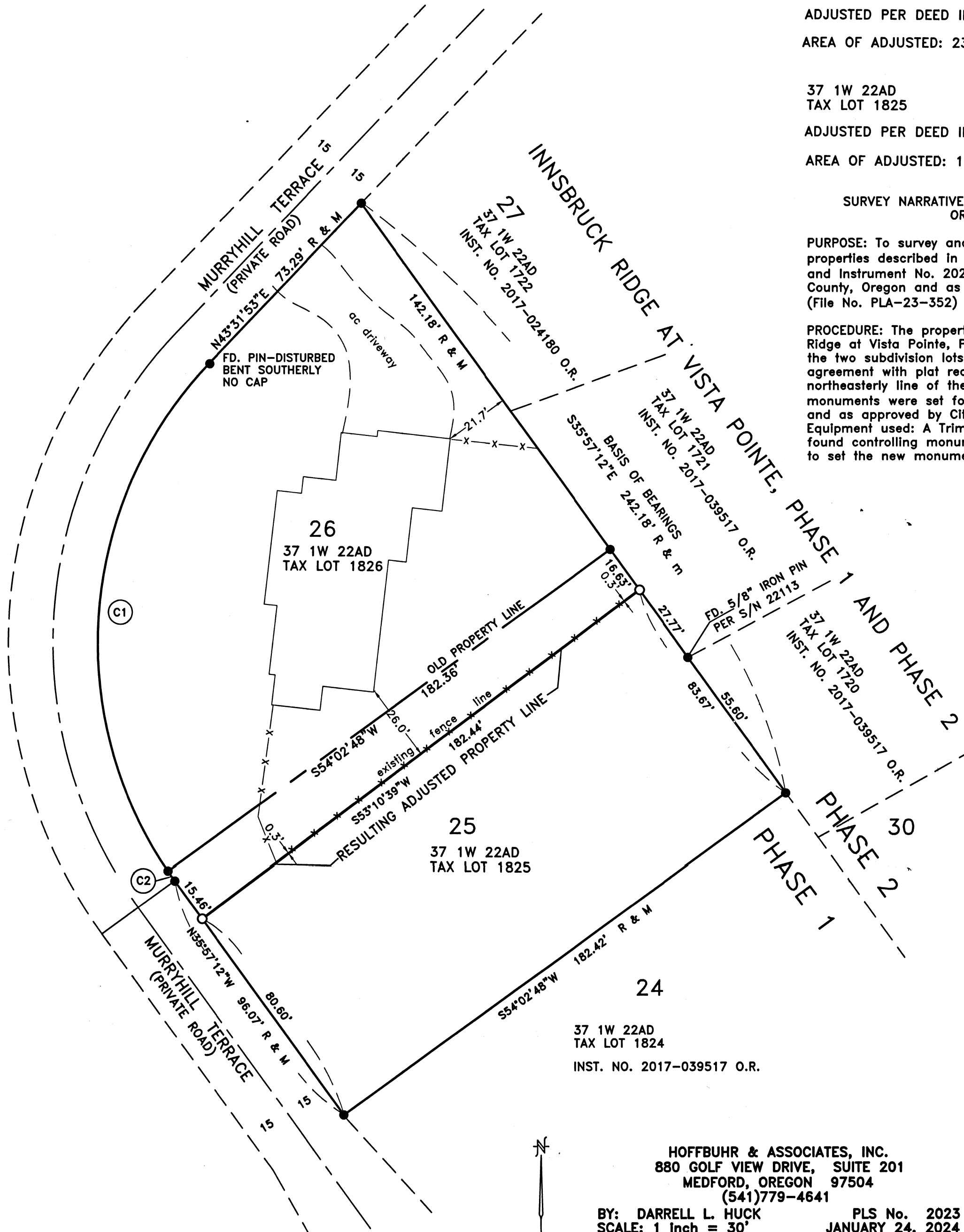
37 1W 22AD
TAX LOT 1825

ADJUSTED PER DEED INSTRUMENT NO. 2024-002519, O.R.
AREA OF ADJUSTED: 14,956 SQ.FT.

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES

PURPOSE: To survey and monument a property line adjustment of two properties described in deeds Instrument No. 2022-012929 (tax lot 1825) and Instrument No. 2020-043671 (tax lot 1826), Official Records, Jackson County, Oregon and as approved by the City of Medford Planning Department (File No. PLA-23-352)

PROCEDURE: The properties being adjusted are Lots 25 and 26 of Innsbruck Ridge at Vista Pointe, Phase 1 and Phase 2. Property corner monuments of the two subdivision lots were located and were found to be in close agreement with plat record dimensions and were held for control. The northeasterly line of the Lots 25 and 26 was held for basis of bearings. New monuments were set for the new adjusted property line, per clients' direction and as approved by City of Medford Planning Department. Equipment used: A Trimble R8 system in RTK mode was used to measure found controlling monuments and a Trimble S6 Robotic instrument was used to set the new monuments.



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
C1	77°49'01"	135.00'	183.35'	169.58'	N04°27'33"E
C2	01°40'04"	135.00'	3.93'	3.93'	N35°07'10"W

HOFFBUHR & ASSOCIATES, INC.
880 GOLF VIEW DRIVE, SUITE 201
MEDFORD, OREGON 97504
(541)779-4641

BY: DARRELL L. HUCK PLS No. 2023
SCALE: 1 inch = 30' JANUARY 24, 2024
BASIS OF BEARING: SURVEY NO. 21600
NORTHEASTERLY LINE OF LOTS 25 & 26

○ = Set 5/8"x24" iron reinforcing pin with plastic cap stamped "D. Huck LS 2023".
● = Found 5/8" Iron pin per Survey No. 21600, unless noted otherwise

O.R. = Official Records, Jackson County, Oregon
R = Record per Innsbruck Ridge at Vista Pointe, Phase 1 and Phase 2 (Survey No. 21600)
R & M = Record and measured
S/N = Survey Number

FILED
Date 2/27/24 By PB
This Survey Consists Of:
1 sheet(s) Map
0 sheet(s) Narrative
JACKSON COUNTY
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Darrell L. Huck
OREGON
FEBRUARY 4, 1983
DARRELL L. HUCK
2023
Expires 8/30/2025