

PROPERTY LINE ADJUSTMENT ACCORDING TO
CITY OF MEDFORD MUNICIPAL CODE CHAPTER 10.158
(PLANNING FILE NO. PLA-23-362)

MAP OF SURVEY

PROPERTY LINE ADJUSTMENT

EXAMINED AND APPROVED THIS 14TH DAY OF MARCH, 2024

CITY OF MEDFORD PLANNING DIRECTOR
MATT BRINKLEY

EXAMINED AND APPROVED THIS 13 DAY OF MARCH, 2024

CITY OF MEDFORD SURVEYOR
Jon Frou

Located in:
Lots 49 & 50 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

FOR:

WILLARD ARCHIE
3021 Mt. Thielson Drive
Medford, Or. 97504

37 1W 22AD
TAX LOT 1701

ADJUSTED PER DEED INSTRUMENT NO. 2024-004764, O.R.
AREA OF ADJUSTED: 32,640 SQ.FT.

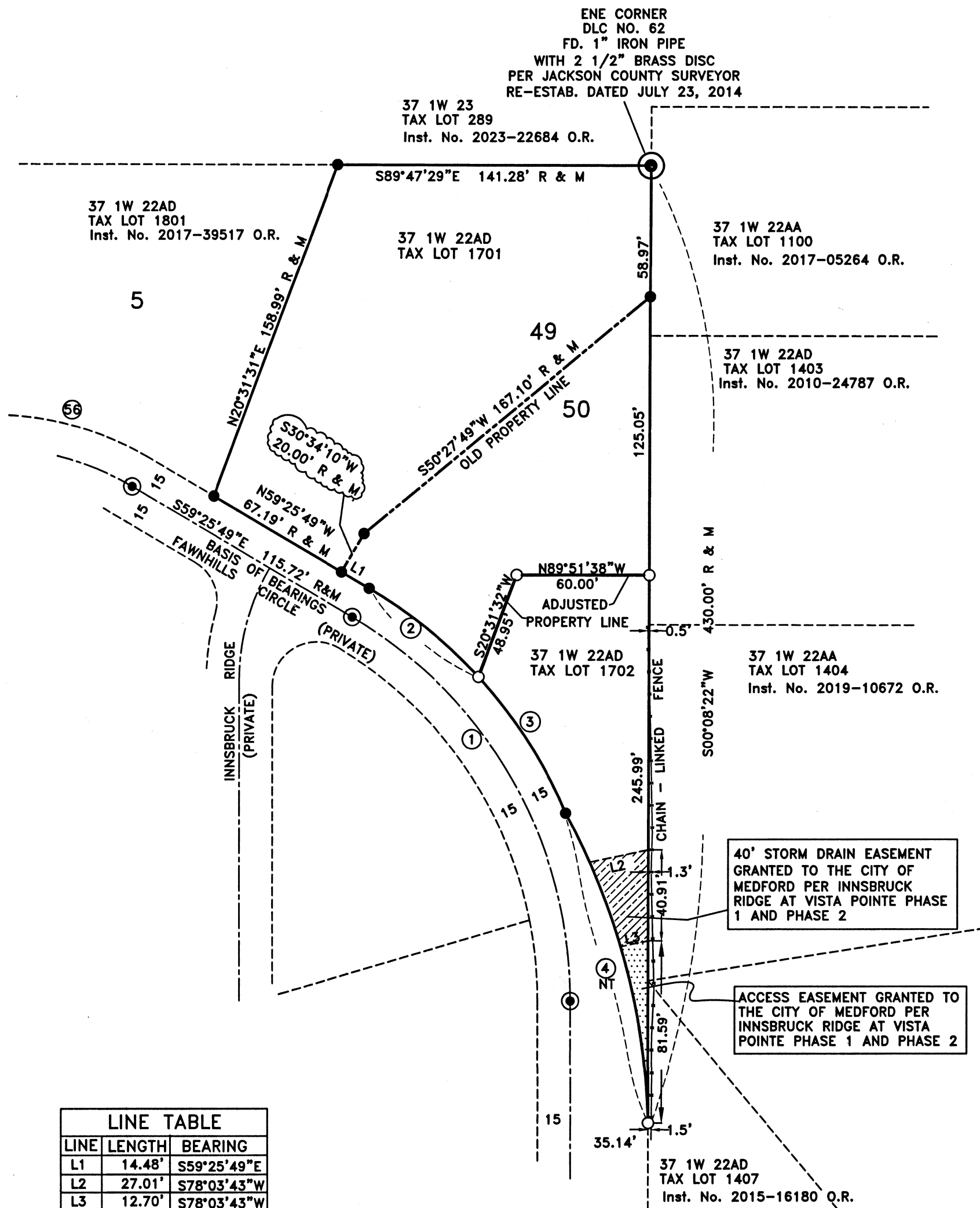
37 1W 22AD
TAX LOT 1702

ADJUSTED PER DEED INSTRUMENT NO. 2024-004765, O.R.
AREA OF ADJUSTED: 8,264 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. 2023-006503 (tax lot 1701) and Instrument No. 2023-012890 (tax lot 1702), Official Records, Jackson County, Oregon and as approved by the City of Medford Planning Department (File No. PLA-23-362)

PROCEDURE: The properties being adjusted are Lots 49 and 50 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. Centerline monuments, as found, in Fawnhills Circle 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.



LINE	LENGTH	BEARING
L1	14.48'	S59°25'49\"E
L2	27.01'	S78°03'43\"W
L3	12.70'	S78°03'43\"W

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	59°33'20"	200.00'	207.89'	198.85'	S29°39'09\"E
2	16°54'20"	215.00'	63.44'	63.21'	S50°58'40\"E
3	19°31'30"	215.00'	73.27'	72.91'	S32°45'45\"E
4	27°44'30"	300.00'	145.25'	143.84'	S14°57'02\"E
5	46°29'34"	115.00'	93.32'	90.78'	S56°30'20\"E
6	25°33'26"	115.00'	51.30'	50.87'	S20°28'50\"E
7	18°20'33"	115.00'	36.82'	36.66'	S01°28'11\"W
8	36°50'39"	115.00'	73.95'	72.68'	S29°03'47\"W
9	127°14'13"	85.00'	188.76'	152.30'	N16°08'00\"W
10	11°03'59"	485.00'	93.68'	93.53'	S41°57'07\"W
11	84°05'58"	20.00'	29.36'	26.79'	N87°24'06\"E



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 = 50' 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
- ⊙ = Fd 5/8" rebar w/ alum. cap stamped "HOFFBUHR AND ASSOC., INC." per plat of Innsbruck Ridge at Vista Pointe, Phase 1 and 2 unless noted otherwise

- CMSDE = City of Medford Storm Drain Easement
- NT = Nontangent curve
- 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 3/19/24 By DB
This Survey Consists Of:
1 sheet(s) Map
1 sheet(s) Narrative
JACKSON COUNTY
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Darrell L. Huck
OREGON
FEBRUARY 4, 1983
DARRELL L. HUCK
5223

Expires 6/30/2025

(23110 pla mos R1.dwg)