

SURVEY FOR:
CHIN FAMILY L.P.
1837 FILMORE DR.
MEDFORD, OR 97504

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

DATE:
APRIL 8, 2024

MAP OF SURVEY

PROPERTY LINE ADJUSTMENT

Of Lot 2 & Tract A of HIDDEN HILLS SUBDIVISION, PHASE 1 & in the N.W. 1/4 of Sec. 16, T37S, R1W, W.M. and in the City of Medford Jackson County, Oregon (Planning File PLA-24-00065)

LEGEND:

- ⊙ = FD. COUNTY SURVEYOR'S BRASS CAPPED MONUMENT PER 2014 RE-ESTAB'S.
- ⊙ = FD. BRASS CAP MKD. LS1913 PER FS15669.
- ⊙ = FD. BRASS CAP MKD. LSS05 PER SH1.
- ⊙ = FD. ALUMINUM CAP MKD. LS2349 PER SLVCL5-6.
- ⊙ = FD. BRASS CAP MKD. LS1656 PER RGE1 OR RGE2.
- ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD THOMAS LS505 PER SH1.
- ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD MINNECI LS2349 PER VS1-2.
- ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. BATH LS1069 PER FS8744.
- ⊙ = FD. 5/8" IRON PIN PER RGE2.
- ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD MINNECI LS2349 PER SLVCL5-6.
- ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER HHS1.
- ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER HHS1.
- ⊙ = FD. 5/8" IRON PIN & ALUMINUM CAP MKD. L.J. FRIAR & ASSOC. PER HHS1.
- ⊙ = FD. BRASS TAG MKD. L.J. FRIAR & ASSOC. & MAG NAIL IN CONCRETE PER HHS1.
- ⊙ = FD. 2" BRASS WASHER MKD. L.J. FRIAR & ASSOC. & MAG SPIKE IN ASPHALT PER HHS1.
- ⊙ = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.

LEGEND:

- JCDR = JACKSON COUNTY DEED RECORDS.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- #WC = # FEET WITNESS CORNER MONUMENT.
- SH1 = STERLING HEIGHTS, UNIT NO. 1 (FS11207)
- FS = FILED SURVEY #
- PUE = PUBLIC UTILITY EASEMENT PER THIS PLAT.
- VS1-2 = VIEWPOINT SUBDIVISION, PHASES 1 & 2 (FS14725).
- 1SP = ONE FOOT STREET PLUG PER THIS PLAT.
- PUE1 = PUBLIC UTILITY EASEMENT PER DOC. 2019-031945, ORJCO.
- RW = RIGHT OF WAY DEDICATION THIS PLAT.
- RW1 = RIGHT OF WAY PER DEDICATION PER DOC. 2019-031946, ORJCO.
- RGE1 = ROYAL GREENS ESTATES, UNIT NO. 1 (FS10739).
- MWCE #1 = WATER FACILITIES EASEMENT PER DOC. #2022-032406, ORJCO.
- RSM = FD. MONUMENT DESTROYED BY CONSTRUCTION, RESET 2" WASHER MKD. L.J. FRIAR & ASSOC. & MAG SPIKE IN FOUND POSITION.
- RGE2 = WATER FACILITIES EASEMENT PER DOC. #2022-032406, ORJCO.
- MWCE #2 = WATER FACILITIES EASEMENT PER DOC. #2022-032406, ORJCO.
- SLVCL5-6 = PRIVATE STORM DRAINAGE EASEMENT (LOTS/TRACT BENEFITTING) PER THIS PLAT.
- PSSE(A) = SRY LAKES VILLAGE AT CEDAR LANDING, PHASES 5 & 6 (FS19831).
- PSSE(B) = RECORD DATA PER VS1-2.
- SDE = PUBLIC STORM DRAINAGE EASEMENT PER THIS PLAT.
- PSSE(C) = PRIVATE SANITARY SEWER EASEMENT (LOTS BENEFITTING) PER THIS PLAT.
- PSSE(D) = RECORD DATA PER SH1.
- PSSE(E) = RECORD DATA PER DOC. 2021-045847, ORJCO.
- PSSE(F) = RECORD DATA PER SLVCL5-6.
- R/W = STREET RIGHT OF WAY DEDICATION PER THIS PLAT.
- RSP = RECORD DATA PER FS8744.
- RSP = FD. MONUMENT DESTROYED BY CONSTRUCTION, RESET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. IN FOUND POSITION.
- SSE = PUBLIC SANITARY SEWER EASEMENT PER THIS PLAT.
- SDE1 = PUBLIC STORM DRAINAGE EASEMENT PER DOC. 02-60847, ORJCO.
- HHS1 = HIDDEN HILL SUBDIVISION, PHASE 1 (FS23774).
- TSWFLME = TEMPORARY STORM WATER FACILITIES LANDSCAPE AND MAINTENANCE EASEMENT PER DOC. 2022-030054, ORJCO.
- OPL = ORIGINAL PROPERTY LINE TO BE ADJUSTED.
- APL = ADJUSTED PROPERTY LINE.
- ATL = ADJUSTED TAX LOT #.

EXCEPTIONS PER FIRST AMERICAN PRRS 7169-4142879 DATED 2024-04-08
 EASEMENTS PER PLAT OF HIDDEN HILLS, PHASE 1. SHOWN.
 EASEMENT FOR ELECTRICAL FACILITIES PER V.230, P.510, V.283, P.596 & V.515, P.183, JCDR. NO SPECIFIC LOCATION GIVEN.
 EXCLUSION FROM THE BOUNDARIES OF THE MEDFORD IRRIGATION DISTRICT BY DOC. NO. 96-042288, ORJCO. AFFECTS TL9000.
 EASEMENT WATER PIPELINES PER V.131, P.514 & V.161, P.343, JCDR. NO SPECIFIC LOCATION GIVEN.
 COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS PER V.434, P.297, JCDR. BUILDING SETBACK LINE (BSL) SHOWN.
 AFFIDAVIT FOR GUEST HOUSE LIVING QUARTERS PER DOC. 81-09268, ORJCO. NO LONGER APPLICABLE AS THERE IS NO LONGER A GUEST HOUSE ON TL9000.
 EASEMENT FOR STORM DRAINAGE (SDE1) PER DOC. 02-60847, ORJCO. SHOWN.
 WATER FACILITIES EASEMENT OER DOC. 2022-032406, ORJCO. SHOWN.
 TEMPORARY STORM WATER FACILITIES LANDSCAPE AND MAINTENANCE EASEMENT (TSWFLME) PER DOC. 2022-030054, ORJCO. SHOWN.
 COVENANT & RELEASE OF LIABILITY PER DOC. 2022-030055, ORJCO. BLANKET OVER SUBJECT PROPERTY.
 COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS PER DOC. 2022-034076. BLANKET.

***** CITY OF MEDFORD APPROVALS *****
FILE NO. PLA-24-00065

EXAMINED AND APPROVED THIS 18th DAY OF APRIL, 2024.

BY: *[Signature]*
MATT BRINKLEY, PLANNING DIRECTOR

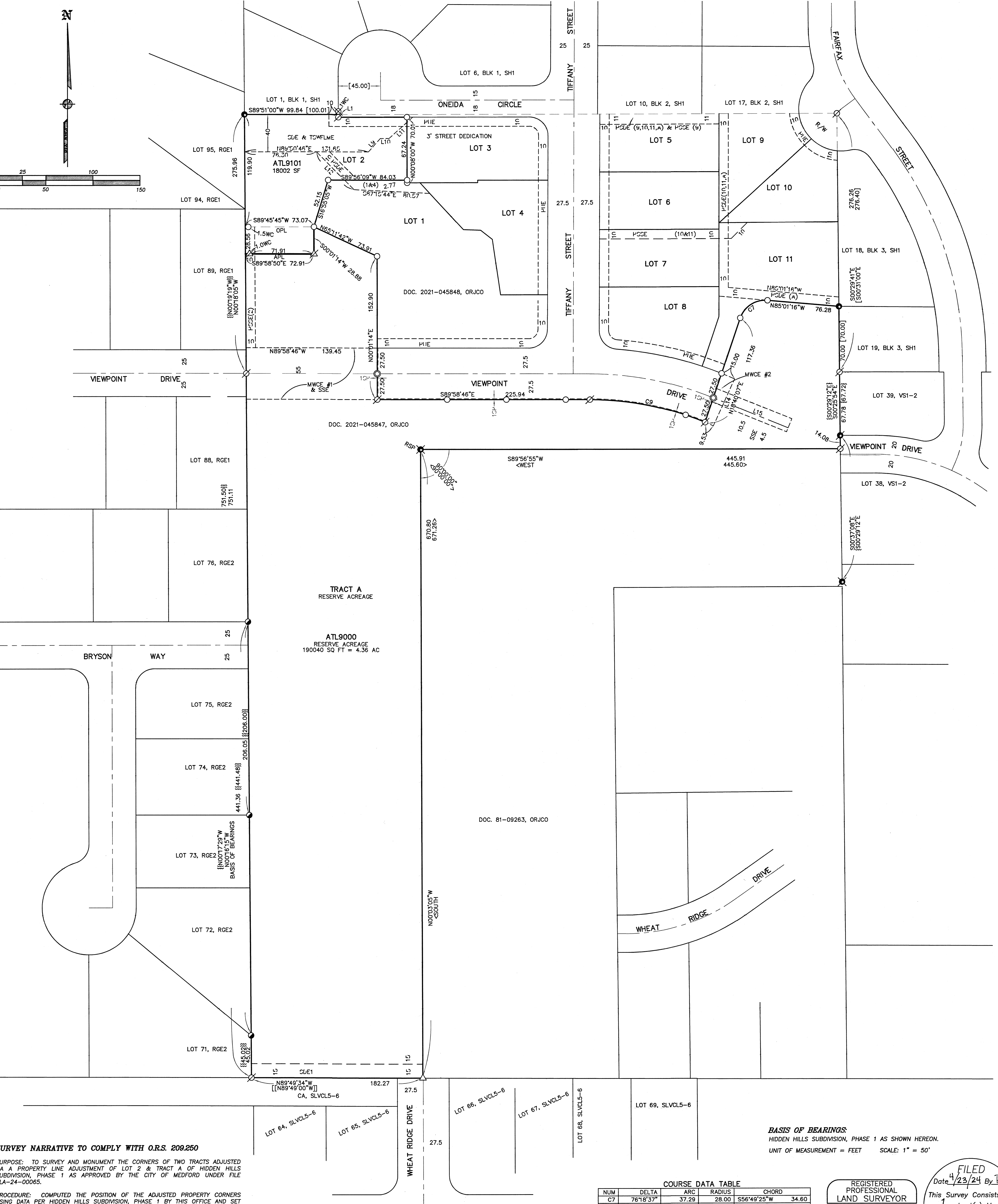
EXAMINED AND APPROVED THIS 18th DAY OF APRIL, 2024.

BY: *[Signature]*
DARREN GOHEEN, INTERIM CITY SURVEYOR

ADJUSTMENT DEEDS

ATL9101 = DOC. 2024-007842, ORJCO

ATL9000 = DOC. 2024-007845, ORJCO



SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.260
 PURPOSE: TO SURVEY AND MONUMENT THE CORNERS OF TWO TRACTS ADJUSTED VIA A PROPERTY LINE ADJUSTMENT OF LOT 2 & TRACT A OF HIDDEN HILLS SUBDIVISION, PHASE 1 AS APPROVED BY THE CITY OF MEDFORD UNDER FILE PLA-24-00065.
 PROCEDURE: COMPUTED THE POSITION OF THE ADJUSTED PROPERTY CORNERS USING DATA PER HIDDEN HILLS SUBDIVISION, PHASE 1 BY THIS OFFICE AND SET MONUMENTS AS SHOWN HEREON USING TRIMBLE R10 G.P.S. RECEIVERS. PREPARED DESCRIPTIONS OF THE ADJUSTED TRACTS TO USED ON THE ADJUSTMENT DEEDS.

COURSE DATA TABLE

NUM	DELTA	ARC	RADIUS	CHORD	
C7	76°18'37"	37.29	28.00	S56°49'25"W 34.60	
C9	22°37'17"	125.35	317.50	N78°40'08"W 124.54	
NUM	BEARING	DISTANCE	NUM	BEARING	DISTANCE
L1	N00°09'00"W	2.83	L12	N45°00'00"W	56.40
L9	S41°31'10"W	18.90	L13	S45°00'00"W	24.37
L10	N89°50'46"E	9.30	L14	S24°21'42"W	55.00
L11	S47°25'58"W	34.17	L15	N67°57'08"W	85.70

BASIS OF BEARINGS:
HIDDEN HILLS SUBDIVISION, PHASE 1 AS SHOWN HEREON.
UNIT OF MEASUREMENT = FEET SCALE: 1" = 50'

REGISTERED PROFESSIONAL LAND SURVEYOR
[Signature]
JULY 17, 1986
JAMES E. HIBBS
RENEWAL DATE: 6-30-25

FILED
Date 4/23/24 By *[Signature]*
This Survey Consists Of:
1 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR