

SURVEY FOR:
RIVER LANE HOMES, LLC
3020 COLEMAN CREEK RD.
MEDFORD, OR 97501

SURVEY BY:
L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
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DATE:
FEBRUARY 9, 2015

MAP OF SURVEY

Property Line Adjustment
In Lots 1 & 2, VAWTER SUBDIVISION & located
in the S.W. 1/4 of Sec. 1, T.38S, R.1W, W.M.
Jackson County, Oregon
(JCDS File No. 439-14-00075-SUB)

- LEGEND:**
- = FD. 1.5" IRON PIPE IN CONCRETE PER VS.
 - ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. HUCK PLS2023 PER FS16093.
 - ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. KAISER RLS803 PER FS8699.
 - = FD. 5/8" IRON PIN PER FS2285
 - = FD. 5/8" IRON PIN PER FS1109.
 - ⊗ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. NEATHAMER SURVEYING PER FS20672.
 - = SET 5/8" X 24" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- JCDR = JACKSON COUNTY DEED RECORDS.
ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
WC = WITNESS CORNER.
{ } = RECORD DATA AS SHOWN.
[] = PLAT RECORD DATA PER VS.
FS = FILED SURVEY #.
VS = VAWTER SUBDIVISION.
-X- = FENCE LINE.
DR = DEED RECORD DATA.
L1 = SEE COURSE DATA TABLE.
OPL = ORIGINAL PROPERTY LINE.
APL = ADJUSTED PROPERTY LINE.
ATL = ADJUSTED TAX LOT #.
MID = MEDFORD IRRIGATION DISTRICT.

*** JACKSON COUNTY DEVELOPMENT SERVICES ***
FILE NO. 439-14-00075-SUB

EXAMINED AND APPROVED THIS 18th DAY OF February, 2015.

By: *Tracie Nickel*
TRACIE NICKEL, PLANNER III

BASIS OF BEARINGS:
GEODETIC NORTH BASED ON G.P.S. MEASUREMENTS.
UNIT OF MEASUREMENT = FEET SCALE: 1" = 50'



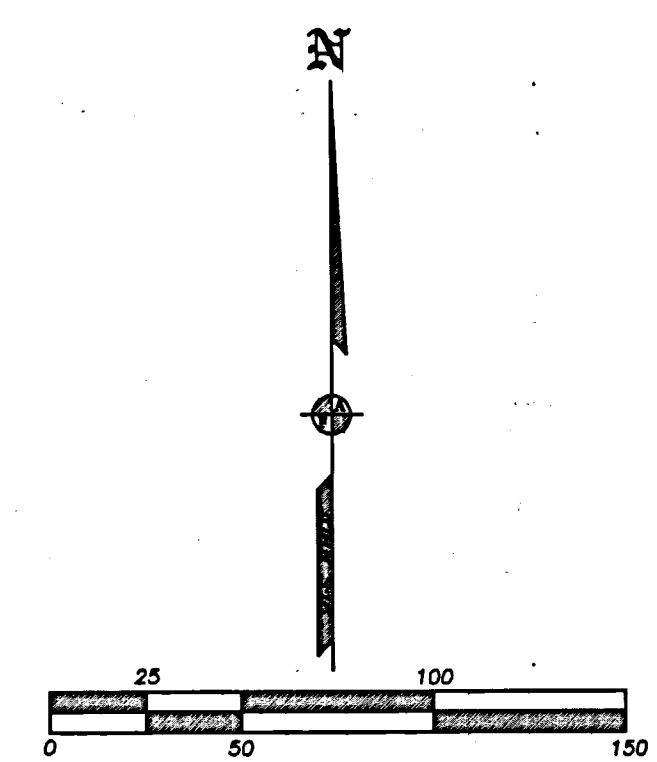
SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

PURPOSE: TO SURVEY AND MONUMENT TWO TRACTS CREATED THROUGH A PROPERTY LINE ADJUSTMENT (SEE COUNTY FILE #439-14-00075-SUB) AND TO MONUMENT THE CORNERS OF THOSE TRACTS SET FORTH IN DOC. 77-00957 & 77-10723, ORJCO.

PROCEDURE: USING TRIMBLE R6 GPS RECEIVERS AND TOPCON GPT-6003C TOTAL STATION, MADE TIES TO THE MONUMENTS SHOWN HEREON TO CONTROL THE RIGHT OF WAY OF OLD STAGE ROAD AS WELL AS THE SOUTH LINE OF LOTS 1, 2 & 3 OF VAWTER SUBDIVISION. USING THE MEASURED DISTANCE BETWEEN THE SE COR. OF LOT 3 AND THE NE COR. OF LOT 4 DIVIDED BY THE PLAT RECORD DISTANCE GAVE ME A PROPORTION TO USE IN DETERMINING THE SOUTH CORNER BETWEEN LOTS 1 & 2 AND 2 & 3. DATA SHOWN ON FS1109 DETERMINED THE PROPORTION USED TO POSITION THE NORTH CORNER BETWEEN LOTS 1 & 2 AND 2 & 3. HELD THE FOUND MONUMENT AT THE SE CORNER OF THE SUBJECT TRACT AND HELD MAP RECORD ANGLE PER FS20672 TO COMPUTE THE DIRECTION OF THE EASTERLY LINE. HELD DEED RECORD DISTANCE FROM THE SE CORNER OF LOT 1 PER VOL 299, PG.215, JCDR TO POSITION THE SW CORNER. THE WESTERLY LINE WAS HELD PARALLEL TO THE EAST LINE OF LOT 1 PER DEED. HELD DEED RECORD DISTANCE TO POSITION THE NW CORNER OF DOC. 77-00956, ORJCO. THE NORTH LINE OF SAID TRACT WAS HELD PARALLEL TO THE SOUTH LINE PER DEED. LOCATED THE CENTERLINE THE OF THE MID WEST CANAL. THE NORTH AND SOUTH LINES OF THE CANAL EASEMENT WERE HELD AT 15 FEET PERPENDICULAR TO THE SURVEYED CENTERLINE. THE NE COR. OF DOC. 2005-051071, ORJCO WAS POSITION DEED RECORD DISTANCE SE FROM THE COMPUTED POSITION OF THE PIN PER FS4091. HELD DEED RECORD ANGLE AT THIS CORNER TO COMPUTE THE DIRECTION OF THE EAST LINE OF SAID TRACT. PROCEEDED TO SET AT THE LOCATIONS SHOWN HEREON. PREPARED LEGALS DESCRIPTIONS OF THE RESULTANT TRACTS FOR USE ON THE ADJUSTMENT DEEDS.

COURSE DATA TABLE

NUM	BEARING	DISTANCE
L1	N76°12'31"W	20.04
L2	S68°24'43"E	53.55
L3	S10°36'49"W	15.36
L4	S67°48'21"E	30.75
L5	S66°33'23"E	37.99
L6	S59°25'01"E	11.43
L7	S59°25'01"E	19.17
L8	S54°57'33"E	11.65
L9	S54°57'33"E	22.05
L10	S10°36'49"W	15.29
L11	S51°46'38"E	87.73
L12	S50°08'28"E	29.46
L13	S55°00'42"E	28.99
L14	S68°38'14"E	27.68
L15	N76°55'31"W	17.62



REGISTERED PROFESSIONAL LAND SURVEYOR
James E. Hibbs
OREGON
JULY 17, 1988
JAMES E. HIBBS
2224
RENEWAL DATE: 6-30-15

FILED
Date 2/23/15 By PE
This Survey Consists of:
1 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR