

SURVEY FOR:
RETER FRUIT, LLC
5 SOUTH STAGE RD.
MEDFORD, OR 97501

SURVEY BY:
L.J. FRIAR & ASSOCIATES, P.C.
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DATE:
JULY 14, 2016

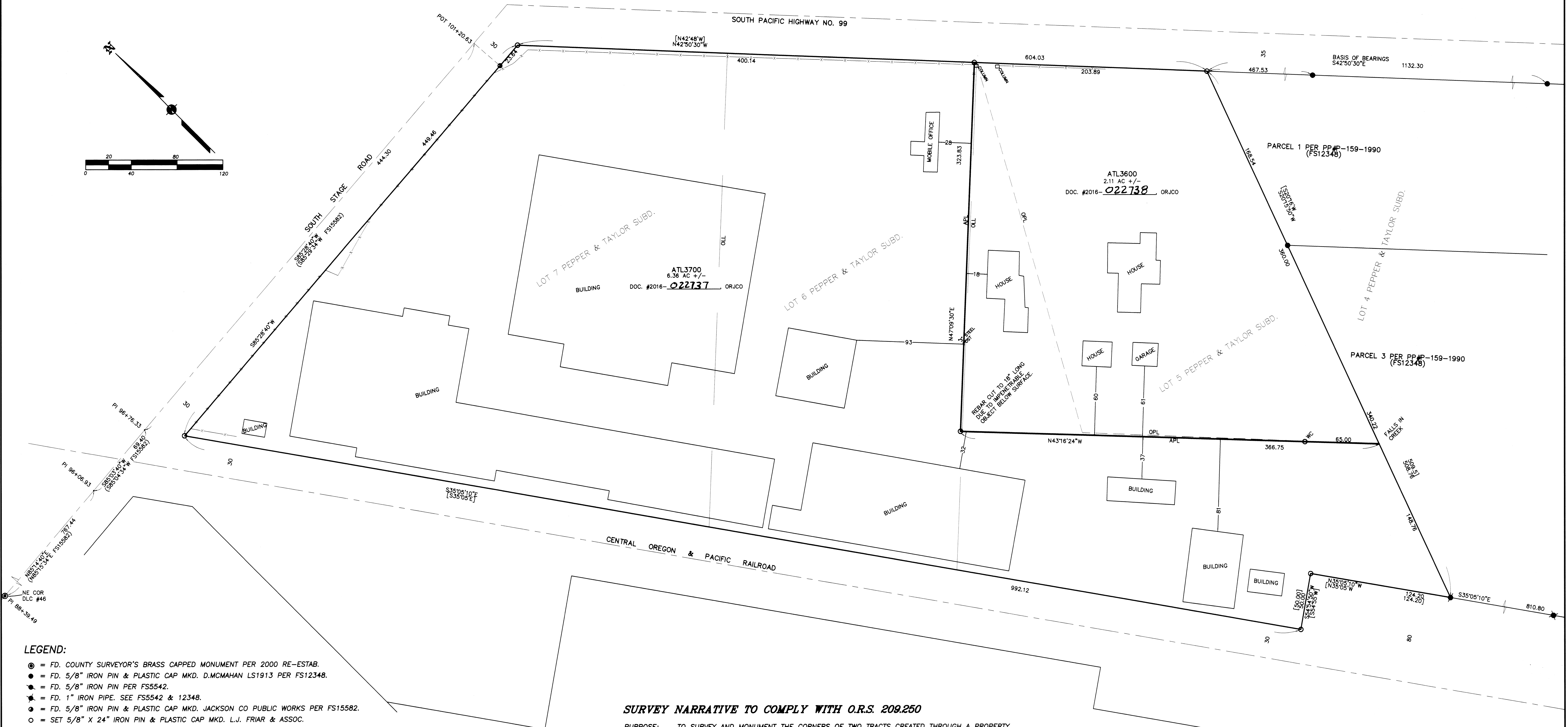
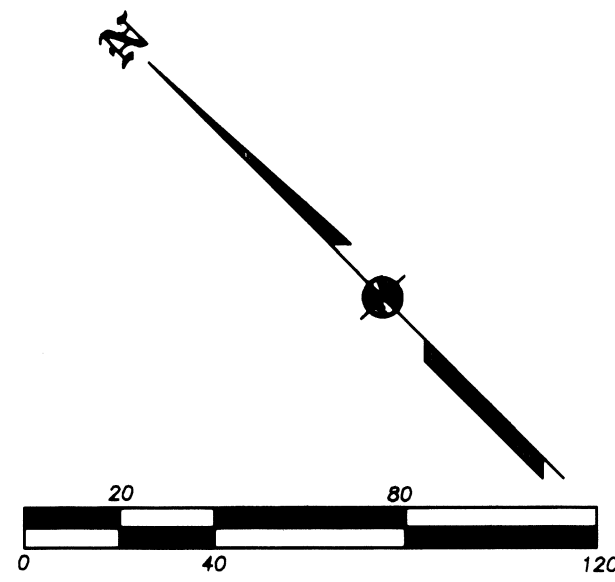
MAP OF SURVEY
Property Line Adjustment
Lots 5, 6 & 7 of PEPPER AND TAYLOR SUBDIVISION,
& located in the S.E. 1/4 of Section 5,
T.38S, R.1W, W.M. Jackson County, Oregon
(JCDS File No. 439-16-00040-SUB)

*** JACKSON COUNTY DEVELOPMENT SERVICES ***

FILE NO. 439-16-00040-SUB

EXAMINED AND APPROVED THIS 15 DAY OF July, 2016.

BY: Charles Bennett



- LEGEND:**
- ⊙ = FD. COUNTY SURVEYOR'S BRASS CAPPED MONUMENT PER 2000 RE-ESTAB.
 - = FD. 5/8" IRON PIN & PLASTIC CAP MKD. D.MCMAHAN LS1913 PER FS12348.
 - ⦿ = FD. 5/8" IRON PIN PER FS5542.
 - ★ = FD. 1" IRON PIPE. SEE FS5542 & 12348.
 - ⦿ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. JACKSON CO PUBLIC WORKS PER FS15582.
 - = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
 - FS = FILED SURVEY #.
 - ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON
 - JCDR = JACKSON COUNTY DEED RECORDS.
 - X- = CHAIN LINK FENCE. (HEIGHT AS NOTED)
 - PP# = PARTITION PLAT NO.
 - OPL = OLD PROPERTY LINE.
 - APL = ADJUSTED PROPERTY LINE.
 - ATL = ADJUSTED TAX LOT.
 - WC = WITNESS CORNER MONUMENT.
 - OLL = ORIGINAL LOT LINE TO BE VACATED.
 - { } = RECORD DATA AS SHOWN.
 - [] = RECORD DATA PER PEPPER & TAYLOR SUBD.
 - WC = WITNESS CORNER MONUMENT.

BASIS OF BEARINGS:
SURVEY NO. 12348 AS SHOWN HEREON.
UNIT OF MEASUREMENT: FEET SCALE: 1" = 40'

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

PURPOSE: TO SURVEY AND MONUMENT THE CORNERS OF TWO TRACTS CREATED THROUGH A PROPERTY LINE ADJUSTMENT & VACATION. SEE PLANNING FILE 439-16-00040-SUB.

PROCEDURE: USING TRIMBLE R6 & R8 G.P.S. RECEIVERS MADE TIES TO MONUMENTS OF RECORD AS SHOWN HEREON TO CONTROL THIS SURVEY. THE EASTERLY LINE WAS HELD AS MONUMENTED PER FS12348. UTILIZED MONUMENTS PER FS5542 & 12348 TO CONTROL THE DIRECTION OF THE HIGHWAY 99 R/W AND THE RAILROAD R/W. HELD PLAT RECORD DISTANCE FROM THE SOUTHERLY CORNER OF LOT 5 TO POSITION THE ANGLE POINTS IN THE RAILROAD RIGHT WAY. MUCH OF THE SOUTH STAGE ROAD R/W MONUMENTS PER FS15582 HAVE BEEN DESTROYED. TO POSITION THIS R/W, I ROTATED THE BEARINGS FROM FS15582 COUNTERCLOCKWISE 00°00'54" AT THE N.E. CORNER OF DLC #46. USING MAP RECORD DISTANCES, I COMPUTED THE CENTERLINE AND OFFSET IT 30' SOUTHERLY WHICH FIT THE MONUMENT FOUND AT POT 101+20.63 (30' RIGHT. WITH THE EXTERIOR BOUNDARY POSITIONED, THE ADJUSTED PROPERTY LINE WAS ESTABLISHED PER THE CLIENT'S INSTRUCTIONS. I THEN SET MONUMENTS AT THE LOCATIONS AS SHOWN HEREON. PREPARED LEGAL DESCRIPTIONS TO BE USED ON THE ADJUSTMENT DEEDS.

REGISTERED PROFESSIONAL LAND SURVEYOR
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE: 6-30-17

FILED
Date 7/15/16 By JB
This Survey Consists Of:
1 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR