

**SURVEY FOR:**  
STEVE PENMAN  
5786 PIONEER RD.  
MEDFORD, OR 97501

**SURVEY BY:**  
L.J. FRIAR & ASSOCIATES, P.C.  
CONSULTING LAND SURVEYORS  
PO BOX 1947  
PHOENIX, OR 97535  
PHONE: (541) 772-2782  
EMAIL: LJFRIAR@CHARTER.NET

**DATE:**  
JUNE 9, 2017

### MAP OF SURVEY

PROPERTY LINE ADJUSTMENT  
In Tracts 88 & 112 1/2 ROGUELAND IRRIGATED ORCHARD TRACTS  
& located in the N.E. 1/4 of Sec. 30, T.36S, R.1W, W.M.  
Jackson County, Oregon  
(JCDS File No. 439-17-00009-SUB)

**LEGEND:**

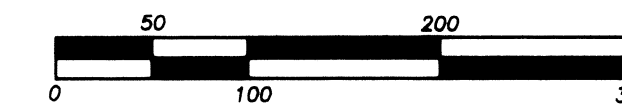
- ⊙ = FD. COUNTY SURVEYOR'S BRASS CAPPED MONUMENT PER [YEAR] RE-ESTAB'S.
- ⊙ = FD. 5/8" IRON PIN PER FS1579.
- ⊙ = FD. 3/4" IRON PIN PER FS4774.
- ⊙ = FD. 5/8" IRON PIN PER FS1432.
- ⊙ = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. B. KAISER RLS52923 PER FS22007.
- ⊙ = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. KAISER RLS803 PER FS18811.
- = 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 MONUMENT.
- ( ) = RECORD DATA AS SHOWN.
- DR = DEED RECORD DATA PER DOC. 2016-022764, ORJCO.
- FS = FILED SURVEY #
- EP = EDGE OF PAVEMENT.
- X- = FENCE LINE.
- { } = RECORD DATA PER DOC. 2016-010109, ORJCO.
- [ ] = RECORD DATA PER RIOTA.
- RIOT = ROGUELANDS IRRIGATED ORCHARD TRACTS.
- RIOTA = ROGUELANDS IRRIGATED ORCHARD TRACTS. (AMENDED PLAT) (FS8395)
- OPL = OLD PROPERTY LINE.
- ATL = ADJUSTED PROPERTY LINE.
- JCDS = JACKSON COUNTY DEVELOPMENT SERVICES.

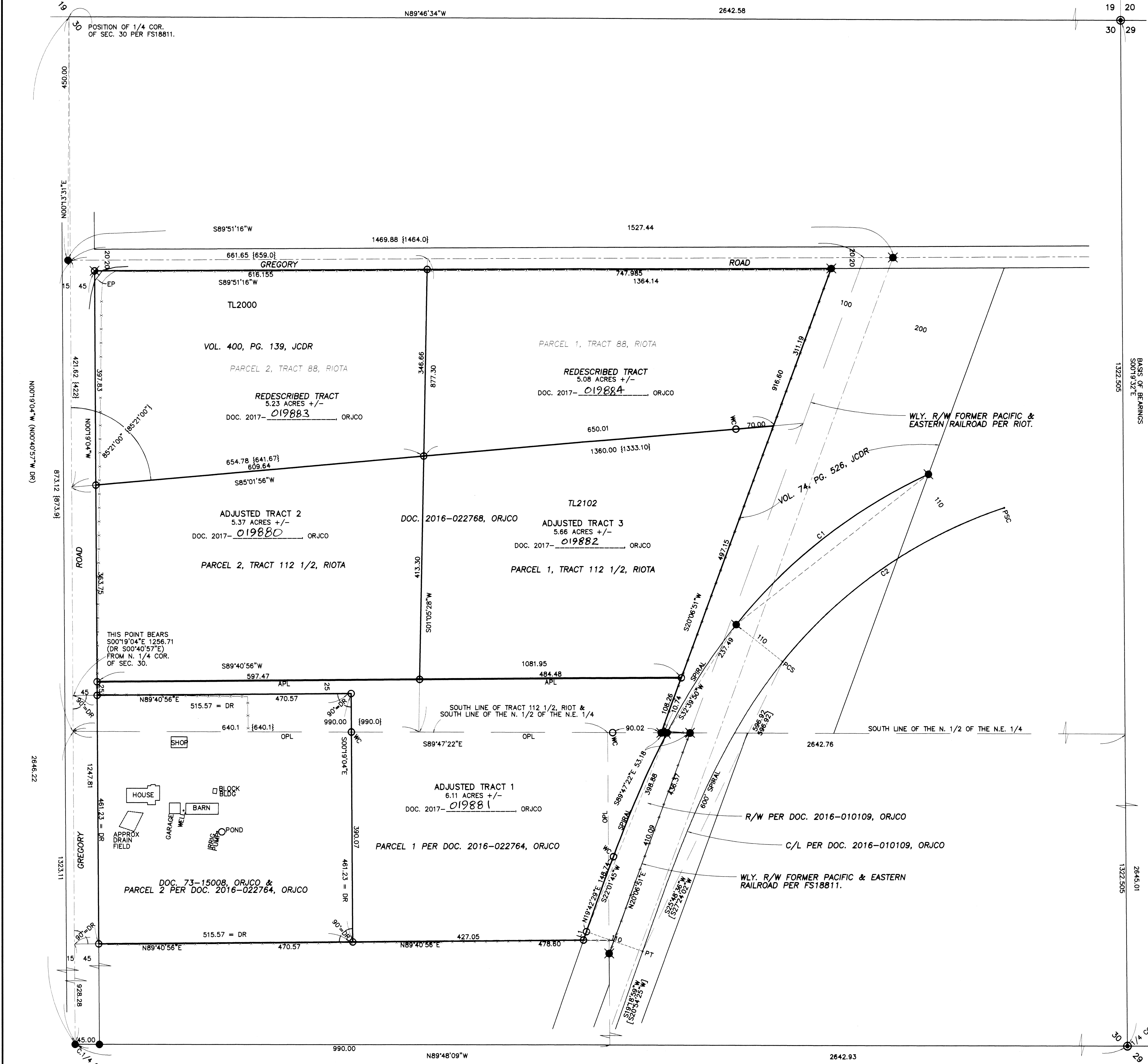
**BASIS OF BEARINGS:**

EAST LINE OF SECTION 30 PER FS18811 AS SHOWN.

UNIT OF MEASUREMENT = FEET SCALE: 1" = 100'



COURSE DATA TABLE				
NUM	DELTA	ARC	RADIUS	CHORD
C1	2819'40"	455.59	991.47	S81°57'43"W 451.58
C2	32°53'00"	505.90	881.47	S55°15'30"W 498.98
[C2]	32°53'00"	505.90	881.47	S56°50'56"W 498.98
NUM	BEARING	DISTANCE		
L1	S19°18'59"W	16.74		



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

**PURPOSE:** TO SURVEY AND MONUMENT THE CORNERS OF THREE ADJUSTED TRACTS CREATED THROUGH A PROPERTY LINE ADJUSTMENT AND MONUMENT PARCEL 2 PER DOC. 2016-022764 AND TWO PROPERTIES WITHIN TRACT 88 OF RIOTA. ON THE SURFACE THESE APPEARS TO BE A PARTITION. HOWEVER, BASED ON INFORMATION SUBMITTED, BY OTHERS, TO JCDS WITH THE APPLICATION FOR A PROPERTY LINE ADJUSTMENT, IT WAS DETERMINED THAT WITHIN THESE THREE TAXLOTS THERE ARE 6 EXISTING LEGAL TRACTS OF LAND. SINCE WE ARE BEGINNING WITH 6 TRACTS AND ENDING UP WITH 6 TRACTS THIS IS NOT A PARTITION BUT RATHER A PROPERTY LINE ADJUSTMENT.

**PROCEDURE:** USING TRIMBLE RB G.P.S. RECEIVERS MADE TIES TO MONUMENTS OF RECORD AS SHOWN HEREON TO CONTROL THIS SURVEY. PARCEL 2 PER DOC. 2016-022764, ORJCO BEING THE SAME AS DOC. 73-15008, ORJCO WAS MONUMENTED BY FS3019. THE MONUMENT FROM THIS SURVEY COULD NOT BE FOUND. USED THE SAME PROCEDURE USED BY FS3019 TO RE-ESTABLISH THE CORNERS OF THIS TRACT. THE SOUTH LINE OF PARCEL 1 PER DOC. 2016-022764, ORJCO WAS HELD PER DEED AS AN EXTENSION OF THE SOUTH LINE OF PARCEL 2 PER SAID DEED. THE SOUTH LINE OF PARCEL 2 WAS HELD AT 90° TO THE NORTH-SOUTH CENTERLINE OF SECTION 30 PER FS3019. THE WEST LINE OF THE RIGHT OF WAY PER DOC. 2016-010109, ORJCO WAS HELD USING DEED RECORD DATA PER SAID DEED AND THE FOUND MONUMENTS PER FS22007. THE EAST LINE OF DOC. 2016-022768, ORJCO WAS HELD AS MONUMENTED BY FS18811. THE LINE BETWEEN TRACT 88 & 112 1/2 OF RIOTA WAS HELD BY FIRST PROPORTIONING THE WESTERLY CORNER. THEN THE PLAT RECORD ANGLE FROM THE WEST LINE CLOCKWISE WAS HELD TO DETERMINE THE DIRECTION OF THIS LINE. THE NORTH-SOUTH LINE OF PARCELS 1 & 2 OF TRACTS 88 & 112 1/2 OF RIOTA WAS DETERMINED BY PROPORTIONING THE NORTHERLY CORNER OF PARCELS 1 & 2 OF TRACT 88 AND THEN THE SOUTHERLY CORNER OF PARCELS 1 & 2 OF TRACT 112 1/2. THE ADJUSTED PROPERTY LINE WAS HELD 25' NORTH OF AND PARALLEL TO THE NORTH LINE OF PARCEL 2 PER DOC. 2016-022764, ORJCO AS APPROVED BY JACKSON COUNTY DEVELOPMENT SERVICES. WITH THE BOUNDARIES RESOLVED I SET MONUMENTS AT THE LOCATIONS AS SHOWN HEREON. I PREPARED LEGAL DESCRIPTIONS OF THE THREE ADJUSTED TRACTS TO BE USED AS EXHIBITS ON THE ADJUSTMENT DEEDS. AS INFORMATION SHOWN ON BOTH RIOT AND RIOTA IS LACKING BY CURRENT SURVEY STANDARDS, I PREPARED LEGAL DESCRIPTIONS OF THE TWO PROPERTIES WITHIN TRACT 88 TO BE USED ON DEEDS SO FROM THIS POINT FORWARD ACCURATE LEGAL DESCRIPTIONS OF THESE WOULD BE OF RECORD.

**JACKSON COUNTY DEVELOPMENT SERVICES**  
FILE NO. 439-17-00009-SUB

EXAMINED AND APPROVED THIS 15<sup>th</sup> DAY OF June, 2017.

BY: *Steve Penman*

REGISTERED PROFESSIONAL LAND SURVEYOR

*Jan 21 Feb*  
OREGON  
JULY 17, 1986  
JAMES E. HIBBS  
RENEWAL DATE: 6-30-19

FILED  
Date 6/16/17 By PS  
This Survey Consists Of:  
1 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR