

**MAP OF SURVEY
(PROPERTY LINE ADJUSTMENT)**

JACKSON FILE NO.: 439-17-00023-SUB

For
JAMES L. LOWMAN

Located in:
The SW 1/4 of SECTION 35 T.37S., R.1W., and the North 1/2 of SECTION 2, T.38S., R.1W., Willamette Meridian, in the City of Medford, Jackson County Oregon

LINE	BEARING	DISTANCE
L1	S89°35'45"E	17.30'
L2	N00°43'15"E	856.50'
L3	N64°42'15"E	246.80'
L4	S32°42'15"W	212.80'
L5	N07°46'15"E	478.60'
L6	N48°17'15"E	283.60'
L7	S57°40'15"W	333.50'
L8	N22°15'15"E	722.30'
L9	S00°05'45"E	275.40'
L10	S47°52'15"W	235.20'
L11	S75°10'15"W	269.90'
L12	N18°16'15"E	206.20'
L13	N21°04'45"W	177.40'
L14	N27°57'15"E	152.00'
L15	N06°57'45"W	694.10'
L16	N89°35'45"W	50.00'
L17	N13°02'29"W	132.97'
L18	N89°58'58"E	29.96'
L19	N10°21'08"W	138.19'

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
DECEMBER 06, 2011
MACKENZIE C. WYNTERGREEN
84224
RENEWS: JUNE 30, 2018

HOFFBUHR & ASSOCIATES, INC.
880 GOLF VIEW DRIVE, SUITE 201
MEDFORD, OREGON 97504
(541)779-4641
BY: MACKENZIE C. WYNTERGREEN PLS No. 84224
SCALE: 1 inch = 100 feet November 09, 2017
BASIS OF BEARING: SURVEY NUMBER 8760

- LEGEND**
- = FOUND MONUMENT AS NOTED
 - ⊙ = FOUND DONATION LAND CLAIM CORNER AS NOTED
 - = SET 5/8" X 24" IRON PIN WITH PLASTIC CAP STAMPED "HOFFBUHR & ASSOC"
 - = CALCULATED POSITION
 - S/N = SURVEY NUMBER
 - O.R. = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON
 - () = PER S/N 8760
 - [] = PER DEED DOCUMENT NUMBER 2016-036838

SW COR. D.L.C. 56
FOUND 3" BRASS CAP
PER COUNTY SURVEYOR
FOURTH
RE-ESTABLISHMENT NOTES,
DATED JULY, 15 1987

[S89°35'45"E 1600.36']
[S89°35'45"E 1600.25']
20'20"
FOUND 5/8" REBAR W/YPC "BOYDEN
PLS 281"
2 WITNESS CORNERS FOUND, "1'
W'LY AND 1' S'LY" PER S/N 15429

S89°35'45"E 2733.58' PER S/N 1784
(S89°35'45"E 564.50')
S89°35'45"E 564.50'
COAL MINE ROAD
(S89°35'45"E 519.93')
S89°35'45"E 519.93'

1034.43'
FOUND 5/8" REBAR W/YPC
"R. BATH L.S. 1069"
PER S/N 15388

SET 2 WITNESS CORNERS,
N89°35'45"W, 1.00' AND
S00°42'48"W, 1.00' FROM
CALCULATED CORNER

LOWMAN, JAMES L.
TAX LOT 602
DEED DOCUMENT NUMBER: 2017-037645 O.R.
ACREAGE BEFORE ADJUSTMENT: 39.47 ACRES
ACREAGE AFTER ADJUSTMENT: 19.86 ACRES

APPROVAL
(FILE NO.: 439-17-00023-SUB)
Francis W. Dunning
JACKSON COUNTY DEVELOPMENT SERV.
Nov. 24, 2017
DATE

20'
INGRESS/EGRESS
EASEMENT PER
INSTRUMENT NUMBER
95-10325 & 95-10324

20'
INGRESS/EGRESS
EASEMENT PER
INSTRUMENT NUMBER
95-10325 & 95-10324

FILED
Date 11/30/17 By PB
This Survey Consists Of:
2 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY
SURVEYOR

[N00°39'15"E 836.14']
(N00°39'15"E 836.14')
N00°39'15"E 836.15'

N00°39'15"E 836.20'

[N00°42'48"E 836.54']
(N00°42'48"E 836.54')
N00°42'48"E 837.20'

OLD INSTRUMENT NUMBER 95-10324 O.R.

FOUND 5/8" REBAR W/YPC
"R. BATH L.S. 1069"
PER S/N 15388

S89°34'30"E 1083.55' PER S/N 15388
S89°32'26"E 1083.56'

FOUND 5/8" REBAR W/YPC
"R. BATH L.S. 1069"
PER S/N 15388

OLD INSTRUMENT NUMBER 95-10325 O.R.

LOWMAN, JAMES L.
TAX LOT 602
DEED DOCUMENT NUMBER: 2017-037644 O.R.
ACREAGE BEFORE ADJUSTMENT: 39.47 ACRES
ACREAGE AFTER ADJUSTMENT: 6.93 ACRES

N00°39'15"E 286.44'

ADJUSTED PROPERTY LINES

[N00°42'48"E 286.34']
(N00°42'48"E 286.34')
N00°43'17"E 297.56'

S88°55'26"E
(S88°56'15"E)
[S88°56'15"E]
62.70'
(62.69')
[62.69']
S89°27'31"E
(S89°48'17"E)
[S89°48'17"E]
154.35'
(155.21')
[155.21']

FOUND 5/8" SMOOTH
REBAR, EXPOSED 4"

SW COR. D.L.C. 55
FOUND 2 1/2" BRASS
CAP PER COUNTY
SURVEYOR SECOND
RE-ESTABLISHMENT NOTES,
DATED JULY 15, 1987

FOUND 3/4" IRON PIPE,
WITH REBAR INSIDE,
EXPOSED 5"

LOWMAN, JAMES L. TRUSTEE
TAX LOT 100
DEED DOCUMENT NUMBER: 2017-037646 O.R.
ACREAGE BEFORE ADJUSTMENT: 168.65 ACRES
ACREAGE AFTER ADJUSTMENT: 181.33 ACRES
UNSURVEYED LOT

NW COR. D.L.C. 53
FOUND 3" BRASS CAP PER
COUNTY SURVEYOR FOURTH
RE-ESTABLISHMENT NOTES,
DATED JANUARY 17, 1995

NOTE: DUE TO HIGH
TRAFFIC POSITION WAS
DETERMINED FROM
REFERENCE MONUMENTS.

A DISTANCE-DISTANCE
INTERSECTION WAS
DETERMINED FROM THE 2"
SQUARE HEAD BOLT AND
THE 5/8" W/YPC
"JACKSON COUNTY" TO
THE NORTHWEST AS
SHOWN.

THE REFERENCE MONUMENT
TO THE SOUTHEAST WAS
LOCATED AS WELL,
WHEREAS THE REFERENCE
MONUMENT TO THE SW
HAS BEEN OBLITERATED.

FOUND 5/8" REBAR
W/YPC "R. BATH L.S.
1069" N12°E, 0.86'
PER S/N 15388

FOUND 5/8"
REBAR W/YPC
"BOYDEN PLS 281"
PER S/N 15429

[N89°54'22"W 1298.37']
(N89°54'22"W 1298.37')
N89°54'22"W 1298.39'

N89°54'22"W 6873.30'
(N89°54'22"W 6873.07')
BASIS OF BEARING

LOWMAN, JAMES L. TRUSTEE
TAX LOT 100
DEED DOCUMENT NUMBER: 2012-34855 O.R.
ACREAGE BEFORE ADJUSTMENT: 168.65 ACRES
ACREAGE AFTER ADJUSTMENT: 181.33 ACRES
UNSURVEYED LOT

SEE PAGE 2

NE COR. D.L.C. 54
FOUND 3" BRASS CAP PER
COUNTY SURVEYOR SECOND
RE-ESTABLISHMENT NOTES,
DATED MARCH 16, 1972

FILED
 Date 11/30/17 By PB
 This Survey Consists Of:
2 sheet(s) Map
2 page(s) Narrative
**JACKSON COUNTY
 SURVEYOR**

**MAP OF SURVEY
 (PROPERTY LINE ADJUSTMENT)
 JACKSON FILE NO.: 439-17-00023-SUB**

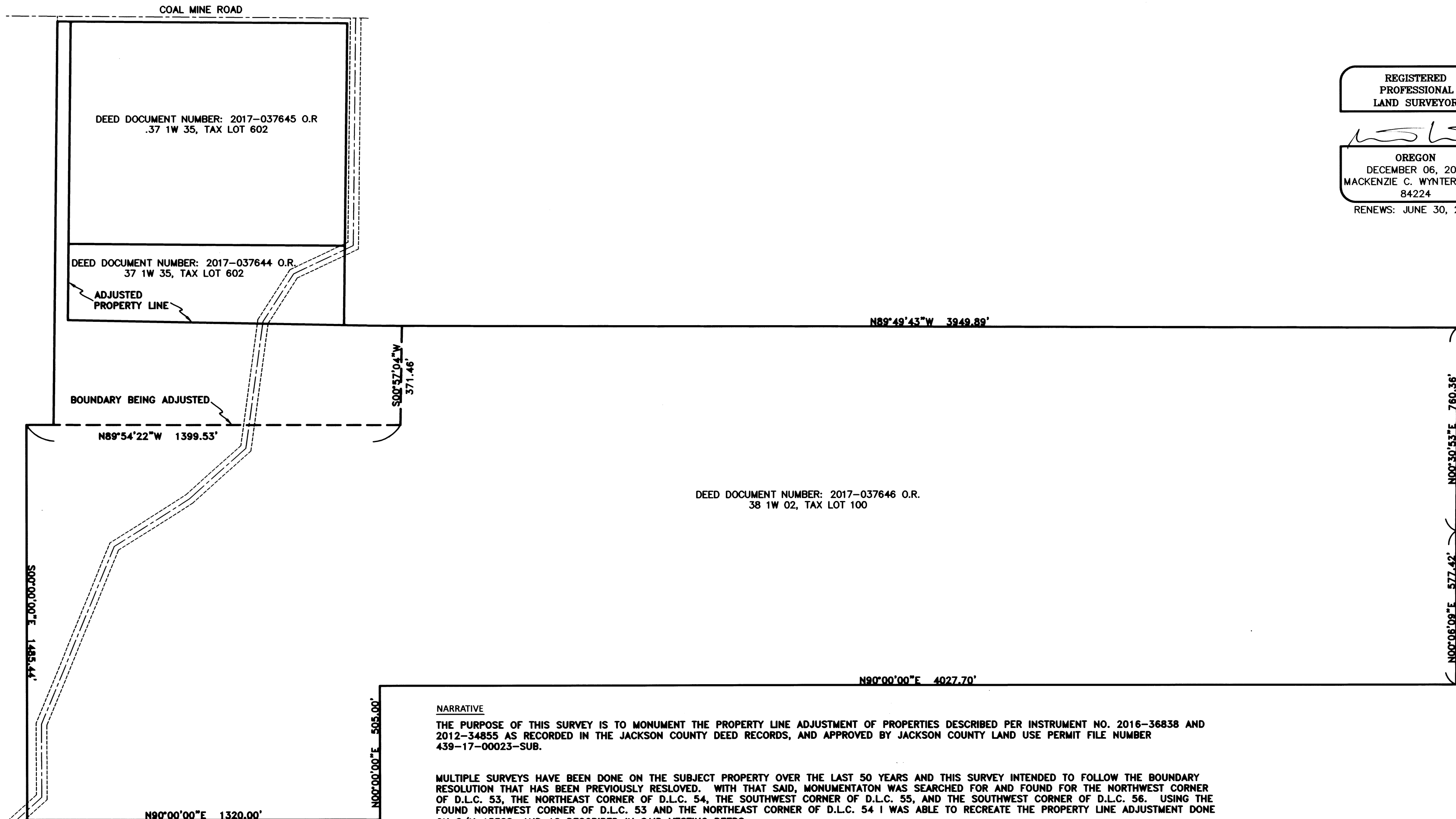
JAMES L. LOWMAN

Located in:
 The SW 1/4 of SECTION 35 T.37S., R.1W., and the North 1/2 of
 SECTION 2, T.38S., R.1W., Willamette Meridian, in the City of Medford,
 Jackson County Oregon

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

[Signature]

OREGON
 DECEMBER 06, 2011
 MACKENZIE C. WYNTERGREEN
 84224
 RENEWS: JUNE 30, 2018



NARRATIVE
 THE PURPOSE OF THIS SURVEY IS TO MONUMENT THE PROPERTY LINE ADJUSTMENT OF PROPERTIES DESCRIBED PER INSTRUMENT NO. 2016-36838 AND 2012-34855 AS RECORDED IN THE JACKSON COUNTY DEED RECORDS, AND APPROVED BY JACKSON COUNTY LAND USE PERMIT FILE NUMBER 439-17-00023-SUB.

MULTIPLE SURVEYS HAVE BEEN DONE ON THE SUBJECT PROPERTY OVER THE LAST 50 YEARS AND THIS SURVEY INTENDED TO FOLLOW THE BOUNDARY RESOLUTION THAT HAS BEEN PREVIOUSLY RESLOVED. WITH THAT SAID, MONUMENTATION WAS SEARCHED FOR AND FOUND FOR THE NORTHWEST CORNER OF D.L.C. 53, THE NORTHEAST CORNER OF D.L.C. 54, THE SOUTHWEST CORNER OF D.L.C. 55, AND THE SOUTHWEST CORNER OF D.L.C. 56. USING THE FOUND NORTHWEST CORNER OF D.L.C. 53 AND THE NORTHEAST CORNER OF D.L.C. 54 I WAS ABLE TO RECREATE THE PROPERTY LINE ADJUSTMENT DONE ON S/N 15388, AND AS DESCRIBED IN SAID VESTING DEEDS.

THE CENTERLINE OF COAL MINE ROAD WAS DETERMINED FROM HOLDING THE FOUND SOUTHWEST CORNER OF D.L.C. 56 AND MONUMENTS ALONG THE SOUTH RIGHT-OF-WAY LINE, AS SHOWN.

THE J. A. GRAFFIS ROAD WAS DETERMINED BY HOLDING RECORD COURSES CALCULATED FROM THE SOUTHEAST CORNER OF D.L.C 56. UNFORTUNATELY, THE SOUTHEAST CORNER OF D.L.C. 56 HAS BEEN LOST, AND THIS SURVEY USED THE DIMENSIONS AS SHOWN ON S/N 1784 TO CALCULATE THE POSITION.

ALL FOUND MONUMENTS AND SET CORNERS WERE ESTABLISHED WITH A TRIMBLE R8 GNSS RECIVER, UTILIZING THE O.R.G.N.

HOFFBUHR & ASSOCIATES, INC.
 880 GOLF VIEW DRIVE, SUITE 201
 MEDFORD, OREGON 97504
 (541)779-4641

BY: MACKENZIE C. WYNTERGREEN PLS No. 84224
 SCALE: 1 inch = 300 feet November 09, 2017
 BASIS OF BEARING: SURVEY NUMBER 8760

37 1W 35, TAX LOT 602
 38 1W 02, TAX LOT 100
 (17047 PLA.DWG)