

MAP OF SURVEY
PROPERTY LINE ADJUSTMENT
 Located in the N.E. 1/4 of Sec. 30, T.38S., R.1W., W.M.
 Jackson County, Oregon
 (JCDS File No. 439-18-00058-SUB)

SURVEY FOR:
 LEANDLAND, LLC
 6087 COLEMAN CREEK ROAD
 MEDFORD, OR 97501

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

DATE:
 FEBRUARY 27, 2019

LEGEND:

- ⊙ = FD. COUNTY SURVEYOR'S BRASS CAPPED MONUMENT PER <YEAR> RE-ESTAB'S.
- = FD. B.L.M. BRASS CAPPED MONUMENT PER 2008 B.L.M. SURVEY.
- = FD. 5/8" IRON PIN PER FS6065.
- ⊕ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. KAMPMANN PLS28B3 PER FS17762.
- ⊗ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. J. FERGUSON 1943 PER FS9830.
- ⊗ = FD. PK NAIL PER FS9830.
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER FS20396 OR 21511;
- ⊗ = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.

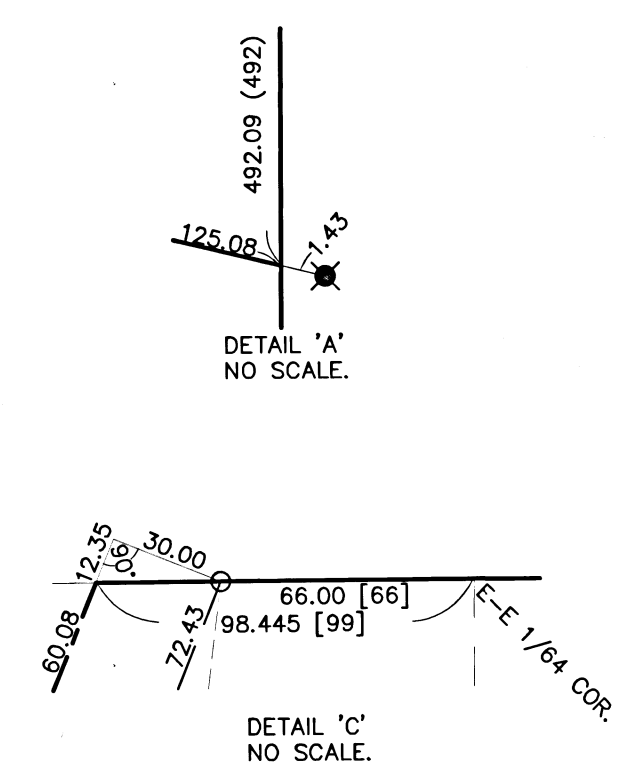
ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
 1WC = 1.00 FOOT WITNESS CORNER MONUMENT.
 () = RECORD DATA AS SHOWN.
 DR = DEED RECORD DATA.
 FS = FILED SURVEY #.
 -X- = FENCE LINE.
 RM = REFERENCE MONUMENT TO FRACTIONAL SECTION CORNER.
 L1 = SEE COURSE DATA TABLE.
 [] = RECORD DATA PER V.428, P.138, JCDR.
 [] = RECORD DATA PER DOC. 2004-008608, ORJCO.
 JCDR = JACKSON COUNTY DEED RECORDS.
 OPL = ORIGINAL PROPERTY LINE.
 APL = ADJUSTED PROPERTY LINE.
 ATL = ADJUSTED TAX LOT NO.

BASIS OF BEARINGS:

SURVEY NO. 21511 AS SHOWN HEREON.

UNIT OF MEASUREMENT = FEET

SCALE: 1" = 100'



COURSE DATA TABLE

NUM	BEARING	DISTANCE
L1	N67°54'06"W	19.455
L2	N67°54'06"W	30.00

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

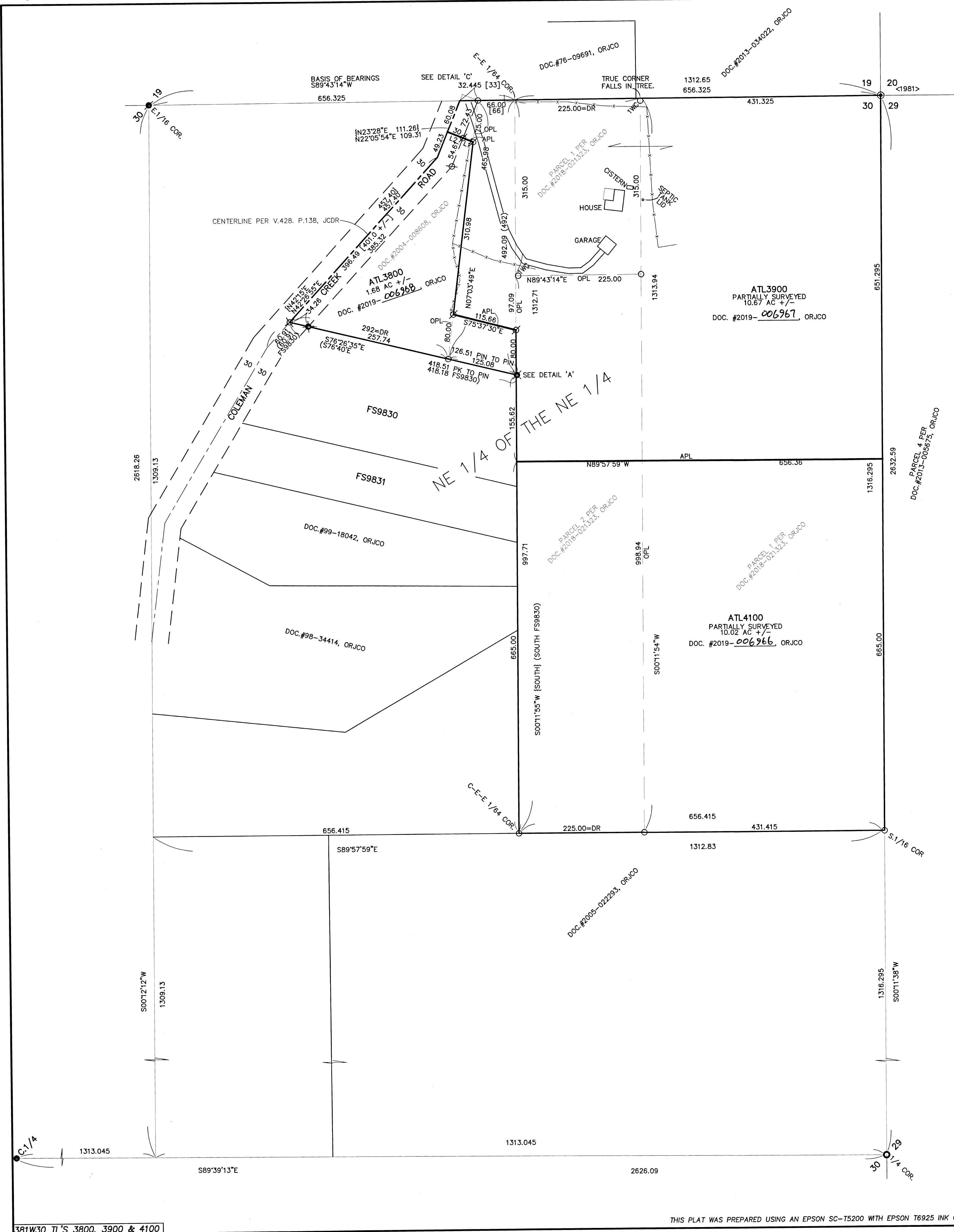
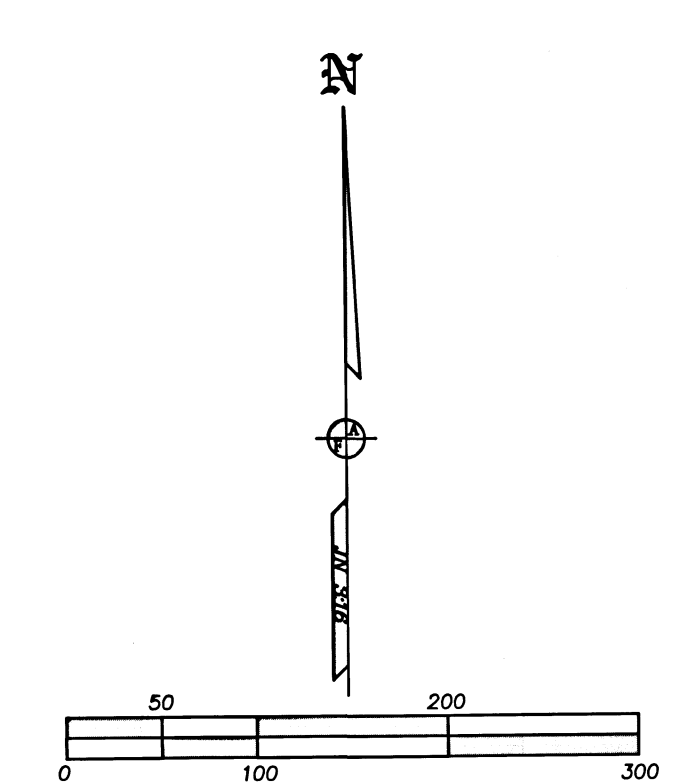
PURPOSE: TO SURVEY AND MONUMENT THE CORNERS OF ONE ADJUSTED TRACT BEING UNDER 10 ACRES IN SIZE AND GRAPHICALLY SHOW TWO ADJUSTED TRACTS BEING OVER 10 ACRES IN SIZE AS CREATED THROUGH A PROPERTY LINE ADJUSTMENT. SEE JCDS FILE NO. 439-18-00058-SUB, THE PARENT TRACTS ARE SET FORTH IN DOC. 2004-008608 & 2018-021323, ORJCO.

PROCEDURE: USING MONUMENTS TIED AND CONTROL ESTABLISHED BY THIS OFFICE DURING FS20396 & 21511 BY THIS OFFICE COMPUTED THE POSITIONS OF THE ADJUSTED PROPERTY CORNERS PER THE APPROVED SITE PLAN. THE CENTERLINE OF COLEMAN CREEK ROAD FOR THIS SURVEY WAS POSITIONED USING V.428, P.138, JCDR WITH RECORD BEARINGS ROTATED CLOCKWISE 00°11'55" TO MATCH THE N-S CENTERLINE OF THE NE 1/4 OF THE NE 1/4 OF SECTION 30 PER THIS SURVEY. HELD MAP RECORD DISTANCE WESTERLY FROM THE FOUND PK NAIL PER FS9830 TO POSITION THE ANGLE POINT TO THE WEST OF THE FOUND PK NAIL. I THEN USED THE ROTATED DEED BEARING AND DEED RECORD DISTANCE TO POSITION THE ANGLE POINT EASTERLY OF THE FOUND PK NAIL. THE LAST COURSE OF THE CENTERLINE FROM THIS ANGLE POINT TO THE SECTION LINE WAS POSITIONED USING A PERPENDICULAR OFFSET OF 30' FROM THE FOUND MONUMENT PER FS20396. THIS RESULTED IN THE INTERSECTION OF THE CENTERLINE AND SECTION LINE BEING AT 98.445' INSTEAD OF DEED RECORD 99' WHICH I FEEL BEST FITS THE INTENT OF V.428, P.138, JCDR. MONUMENTS WERE THEN SET 30' FROM THIS CENTERLINE TO PERPETUATE ITS LOCATION. WITH THE ADJUSTED CORNER LOCATIONS PREVIOUSLY COMPUTED I SET MONUMENTS AS SHOWN HEREON AND PREPARED LEGAL DESCRIPTIONS OF THE RESULTANT TRACTS FOR USE AS EXHIBITS ON THE ADJUSTMENT DEEDS.

***** JACKSON COUNTY DEVELOPMENT SERVICES *****
 FILE NO. 439-18-00058-SUB

EXAMINED AND APPROVED THIS 28th DAY OF February, 2019.

BY: [Signature]
 YOUNGSOOK KIM, PLANNER II



THIS PLAT WAS PREPARED USING AN EPSON SC-T5200 WITH EPSON T6925 INK ON CONTINENTAL JPC4M2 POLYESTER FILM.

REGISTERED PROFESSIONAL LAND SURVEYOR
 for [Signature]
 OREGON
 JULY 17, 1986
 JAMES E. HIBBS
 2234
 RENEWAL DATE 6-30-19

FILED
 Date 3/18/19 By PL
 This Survey Consists Of:
1 sheet(s) Map
0 page(s) Narrative
 JACKSON COUNTY SURVEYOR