

MAP OF SURVEY

LOCATED in D.L.C.'s 60, 64, 68, 69 and 75 & Sections 23 & 26, T. 38 S., R. 1 W., W.M., City of Talent, in Jackson County, Oregon.

May 17, 1993

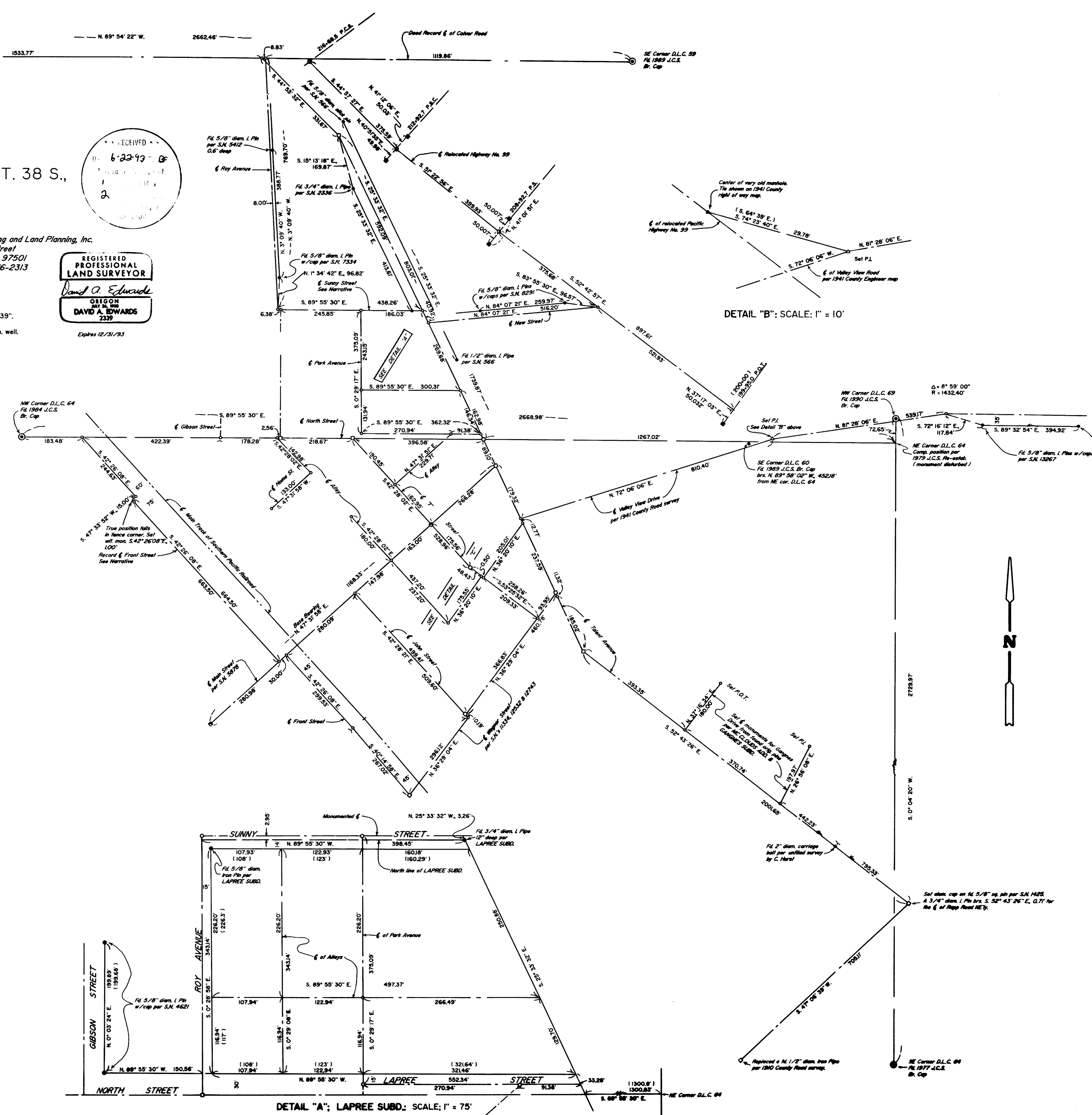
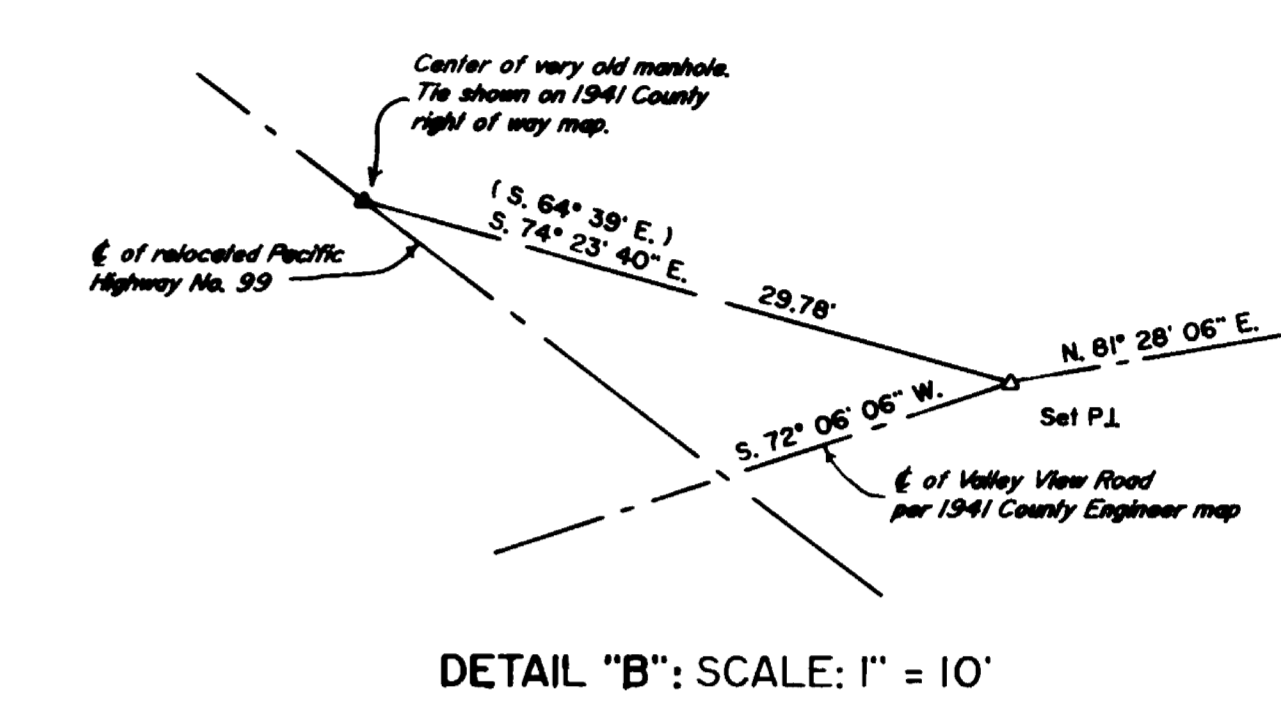
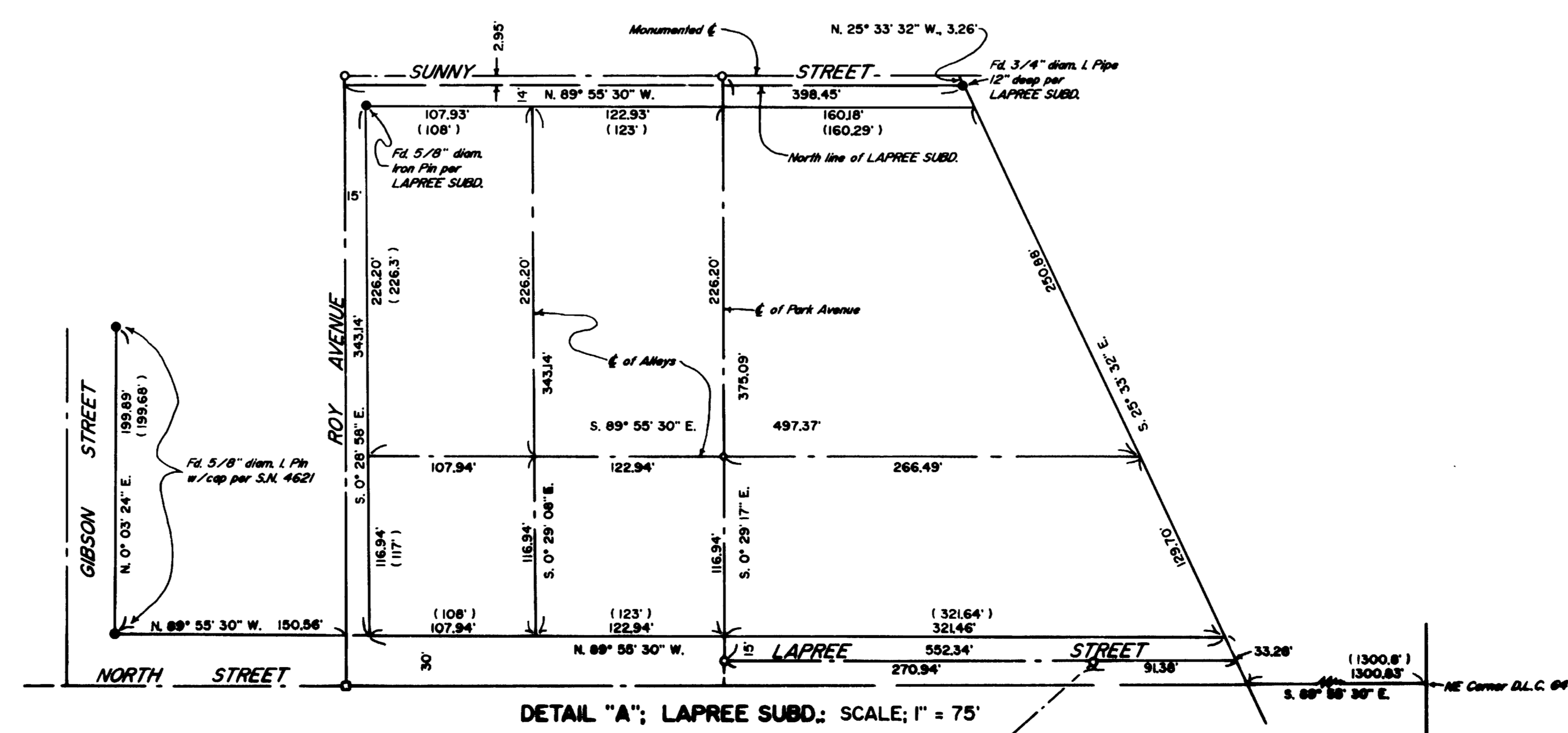
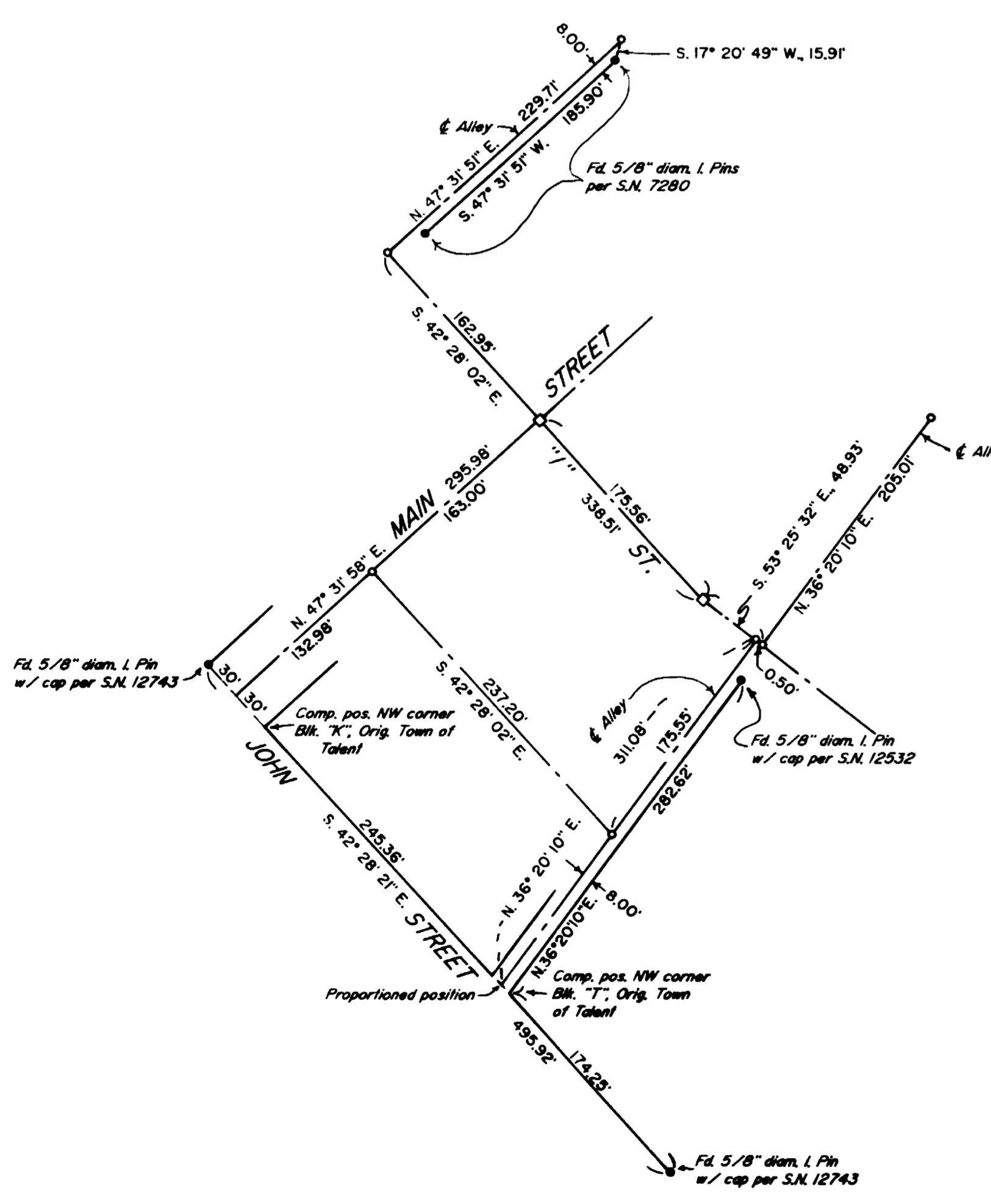
SURVEYED FOR: Urban Renewal Agency of the City of Talent
P.O. Box 445
Talent, Oregon 97540-0445

SURVEYED BY: Edwards Surveying and Land Planning, Inc.
823 West 8th Street
Medford, Oregon 97501
Phone: (503) 776-2313



LEGEND

- Indicates 5/8" diam. Iron pin found per State Highway Division survey.
- Indicates 5/8" diam. rebar fd. per S.N. 5878 & replaced w/ well type mon. shown hereon.
- Indicates other monument found as noted.
- Indicates a 1" x 30" galvanized I. Pipe w/ brass cap mkd. "L.S. 2339" set in monument well.
- Indicates a 5/8" x 30" steel pin w/ aluminum cap mkd. "L.S.-2339" set flush w/ pavement.
- () Denotes Record Data
- S.N. = Survey Number
- J.C.S. = Jackson County Surveyor
- SCALE: 1" = 150'
- BASIS OF BEARINGS: The center line of Main Street per S.N. 5878.
- △ Indicates a 2 1/2" diam. Brass Cap set flush in concrete & mkd. "LS 2339".
- Indicates a 2 1/2" diam. Br. Cap mkd. "LS 2339" set in concrete in mon. well.



Edwards Surveying & Land Planning Inc.

DARREL W. EDWARDS
OREGON REG. 741
ARIZONA REG. 9746



DAVID A. EDWARDS
OREGON REG. 2339

REGISTERED LAND SURVEYORS
823 WEST 8TH ST.
MEDFORD, OREGON 97501
(503) 776-2313 • (503) 471-7059

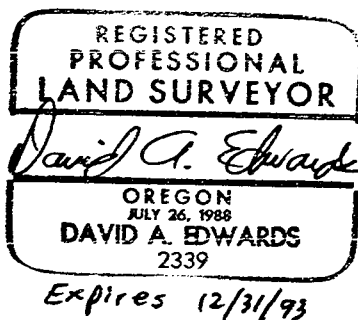
13555

The South line of Sunny Street was created on the plat of Lapree Subd. This plat dedicated 14 feet for a street. Deeds to the North of said subdivision have reserved 16 feet "for an alley". These deeds do not, however, grant said alley to the City of Talent. There is a gap between the North line of Lapree Subd. and the South line of these deeds of 2.95 feet. The center line of Sunny Street was monumented on a line midway between the monumented South line of said street and the North line of said 16 foot wide alley strip.

The right of way of Front Street was created on the second original Town of Talent plat in 1889. No record of a vacation could be found along Blocks "H" or "I" concerning Front Street. Volume 186, Pg. 338, Deed Records, deeds 15' of Front Street from one private party to another. Unfortunately, they could not deed what they did not own. There are encroachments in the area of Lots 1,2,3,4, & 5, Block "H".

Other center line determinations are self-explanatory on the face of the accompanying map. Monuments set on this survey consist of 1" x 30" galvanized iron pipes with brass caps, 5/8" x 30" steel pins with aluminum caps or brass caps set in concrete, all marked LS-2339 and situated as shown.

BASIS OF BEARINGS: The center line of Main St. per S.N. 5878.
EQUIPMENT: Nikon DTM-AS Electronic Total Station.
DATE COMPLETED: May 15, 1993.



Edwards Surveying & Land Planning Inc.

DARREL W. EDWARDS
OREGON REG. 741
ARIZONA REG. 9746



DAVID A. EDWARDS
OREGON REG. 2339

REGISTERED LAND SURVEYORS
823 WEST 8TH ST.
MEDFORD, OREGON 97501
(503) 776-2313 • (503) 471-7059

SURVEY NUMBER 13555

SURVEY NARRATIVE TO COMPLY WITH CHAPTER 209, PARAGRAPH 250,
OREGON REVISED STATUTES

SURVEY FOR: Urban Renewal Agency of the City of Talent
P.O. Box 445
Talent, Oregon 97540-0445

LOCATION: In D.L.C.'s 60, 64, 68, 69 and 75 and in
Sections 23 & 26, T. 38 S., R. 1 W., W.M., City
of Talent, Jackson County, Oregon.

PURPOSE: To monument the center lines of public streets
and alleys within the boundaries of the urban
renewal district and to identify to the Agency
areas of possible encroachment or conflict.

PROCEDURE: A series of control loops were established
around and within the subject area which tied
in the controlling monuments as shown on the
accompanying map. The public records were
researched including State Highway maps, County
Road maps, Railroad maps, filed surveys,
Recorded Subdivision plats, Deed Records and
Official Records. A local surveyor provided
data from his private files. After all
available controlling monuments were tied in,
computations were made to position the center
line intersections.

The relocated Pacific Hwy. was positioned
from the found monuments as shown, with the
exception being at Sta. 212+92.7 P.S.C. After
analyzing the found monuments and the record
data, computed a position for the center line
monument that is slightly different than a mid-
point of the found pins at that station. This
position fits the record map data and the other
found monuments.

Talent Avenue was positioned from found
monuments and deed records on each side of the
right of way, as well as State Hwy. map data.
In satisfying the deeds on each side, a right
of way of approx. 61' in width remains. The
local Hwy. Division surveyor was consulted and
indicated that this was not an unusual
condition. The monumented center line location
is a split of the found monuments. Utilizing
this procedure allowed for a central angle at
the S'yly P.I. which is within $0^{\circ} 01' 54''$ of
the record value.

Valley View Road was positioned from found
monuments per S.N. 13267, the found manhole as
shown, and the record data shown on the County
Engineer's 1941 right of way map. The record
deltas were held at each of the P.I.'s and the
distance from the manhole was also held. There
has been additional right of way acquired by
the City near the intersection of Valley View
and Talent Avenue.

** RECEIVED **

Date 6-22-93 By DE

This survey Consists of:

1 sheet(s) Map

2 page(s) Narrative

JACKSON COUNTY
SURVEYOR