

MAP OF SURVEY

LOCATED IN:
THE NW 1/4 SECTION 26
TOWNSHIP 38 SOUTH, RANGE 1 WEST,
WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON

SURVEY FOR:
PHOENIX-TALENT SCHOOL DISTRICT
P.O. BOX 698
PHOENIX, OREGON 97535

N.E. CORNER DLC NO. 63, N.W. CORNER DLC NO. 64, T 38 S, R 1 W, W.M.
FD 2 1/2" BRASS CAP ON 1" IRON PIPE,
EXPOSED 4". MARKED:
JACKSON COUNTY
1984

(AT ANGLE POINT IN ROAD)
FD 5/8" IRON PIN
10" DEEP
RE: FS 10656

LEGEND

- SURVEYED PROPERTY LINE
- SET 5/8" X 24" IRON PIN W/CAP MARKED 'OSMUS PLS 2464' UNLESS OTHERWISE NOTED
- FOUND MONUMENT AS SHOWN
- () RECORD DATA
- FS FILED SURVEY
- OR- OFFICIAL RECORDS, JACKSON COUNTY, OREGON
- VOL., PG. DEED RECORDS, JACKSON COUNTY, OREGON
- DR DEED RECORD DISTANCE
- RE: REFERENCE
- FD FOUND
- x- FENCE
- - - - - EASEMENTS (BASED ON TITLE REPORT PREPARED 8-02-2001)

REFERENCES

- R1 RECORD BEARINGS/DISTANCES FROM FS 3105
- R2 RECORD BEARINGS/DISTANCES FROM FS 11534
- R3 RECORD BEARINGS/DISTANCES FROM FS 10109
- R4 RECORD BEARINGS/DISTANCES FROM FS 8527

I CERTIFY THAT THIS SURVEY WAS PREPARED WITH ARCHIVAL QUALITY MATERIALS AS REQUIRED BY ORS 209.250. SPECIFIC PRODUCTS USED ARE HEWLETT PACKARD INK #51640A ON CONTINENTAL MYLAR #JPC-4M2.

STUART M. OSMUS, PLS 2464

RECEIVED
DATE 4-18-02 BY BB
This survey consists of:
1 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY SURVEYOR

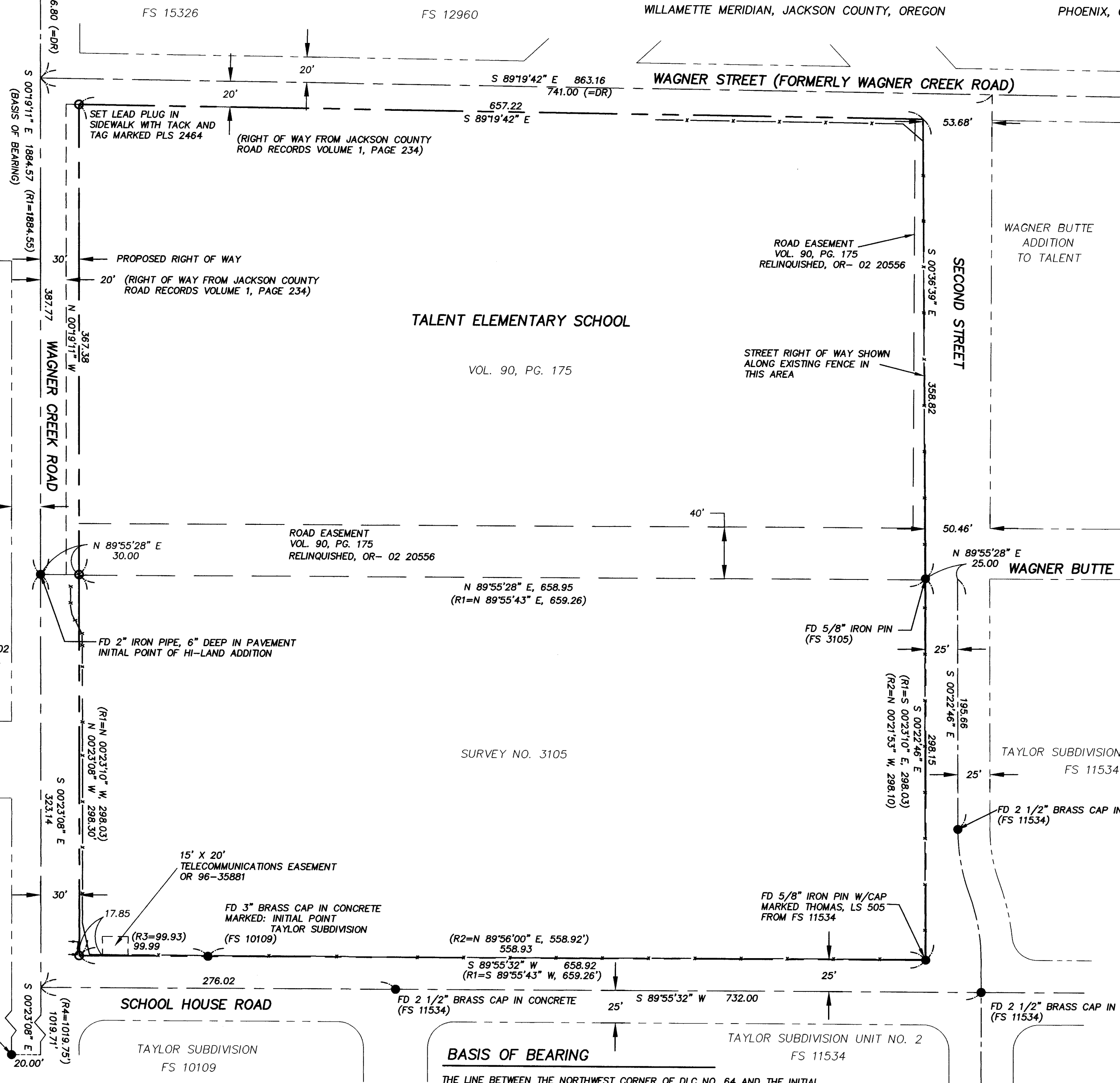
REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JULY 25, 1990
STUART M. OSMUS No. 2464
Expires 12/31/02

TERRASURVEY, INC.
PROFESSIONAL LAND SURVEYORS

274 FOURTH STREET
ASHLAND, OREGON 97520

(541) 482-6474
terrain@bisp.net



SCALE: 1"=60'
DATE OF SURVEY: FEB. 26, 2002
ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF

FD 5/8" IRON PIN W/CAP MARKED E.L. SWAIN RLS 759 (FROM FS 8527)

T38S, R1W, SEC 26BA, TL 5300
T38S, R1W, SEC 26BD, TL 4300

BASIS OF BEARING
THE LINE BETWEEN THE NORTHWEST CORNER OF DLC NO. 64 AND THE INITIAL POINT OF THE HI-LAND ADDITION TO TALENT AS SHOWN ON FS 3105.

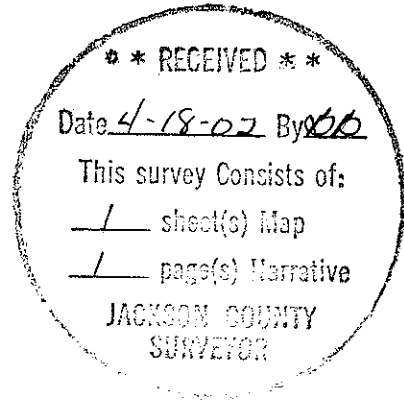
SURVEY NARRATIVE
TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

DATE OF SURVEY:

February 26, 2002

SURVEYED BY:

Terrasurvey, Inc.
274 Fourth Street
Ashland, Oregon 97520



SURVEY FOR:

Phoenix-Talent School District
P.O. Box 698
Phoenix, Oregon 97535

LOCATION:

The Northwest Quarter of Section 26, Township 38 South, Range 1 West, Willamette Meridian, City of Talent, Jackson County, Oregon.

PURPOSE:

To survey and monument a portion of the Talent Elementary School site.

BASIS OF BEARINGS:

The line between the Northwest Corner of Donation Land Claim No. 64 and the Initial Point of the Hi-Land Addition to Talent as shown on Filed Survey No. 3105.

PROCEDURE:

The Talent Elementary School property is described as two parcels. The northerly parcel, as described in Volume 90, Page 175, lies between the centerline of Wagner Creek Road on the West and the easterly line of Second Street on the east. The northerly line is the centerline of Wagner Street (formerly a part of Wagner Creek Road). County Road records for Wagner Creek Road (Vol. 1, Page 234) show a 40 foot wide right of way, being 20 feet on each side of centerline. Surveys No. 3105 and 12960 indicate a 60 foot wide right of way in this area but I was unable to find an additional dedication along this portion of the school frontage. Although the Road Records indicate that the centerline should follow the DLC line in this area, surveyors have used an "engineer's centerline" as defined by Survey No. 8527, between the Initial Point of the Hi-Land Addition and the intersection with Rapp Road. See Surveys No. 8527, 10109, and 11287.

For the centerline of Wagner Street, the record distance south from the Northwest corner of Donation Land Claim No. 64 was held for it's intersection with Wagner Creek Road. The 5/8" iron pin at the angle point in Wagner Street has been accepted by prior surveys as the best evidence of the centerline and was used as such for this survey (see narrative, Survey No. 10656). I have set a monument at the intersection of the southerly Wagner Street right of way with the easterly line of a proposed 30' wide right of way for Wagner Creek Road. A description has been written for this 30' wide strip along the westerly side of Volume 90, Page 175, and the School District is currently in the process of granting this to the City of Talent.

The portion of Second Street which adjoins the northerly parcel was reserved as a road easement in Volume 90, Page 175, Deed Records. This road easement, together with the portion which runs east-west across the school property, was never accepted by the County and was recently relinquished by the heirs of the original grantors. Since there does not appear to be an easement or right of way for this portion of Second Street by deed or dedication, I have shown the west line of the street along the existing chain link fence, as a right of way by prescriptive use.

The southerly parcel was surveyed in 1965 and filed as Survey No. 3105. The current legal description was written to match that survey.

May 24, 2002
Stuart M. Osmus, PLS 2464

Terrasurvey, Inc.
274 Fourth Street
Ashland, Oregon 97520

