

SURVEY BY:
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Consulting Land Surveyors
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Email: ljfriar@charter.net

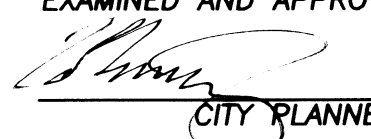
SURVEY FOR:
CLEARVIEW RESIDENTIAL DEVELOPMENT, LLC
830 O'HARE PARKWAY, SUITE 100
MEDFORD, OR 97504
DATE:
NOVEMBER 2, 2016

MAP OF SURVEY
PROPERTY LINE ADJUSTMENT
Lots 20 & 21 of Clearview of Talent, Phase VI
Located in the S.E. 1/4 of Sec. 23, T38S., R1W., W.M.
City of Talent Jackson County, Oregon
(City File No. LLA 2016-006)

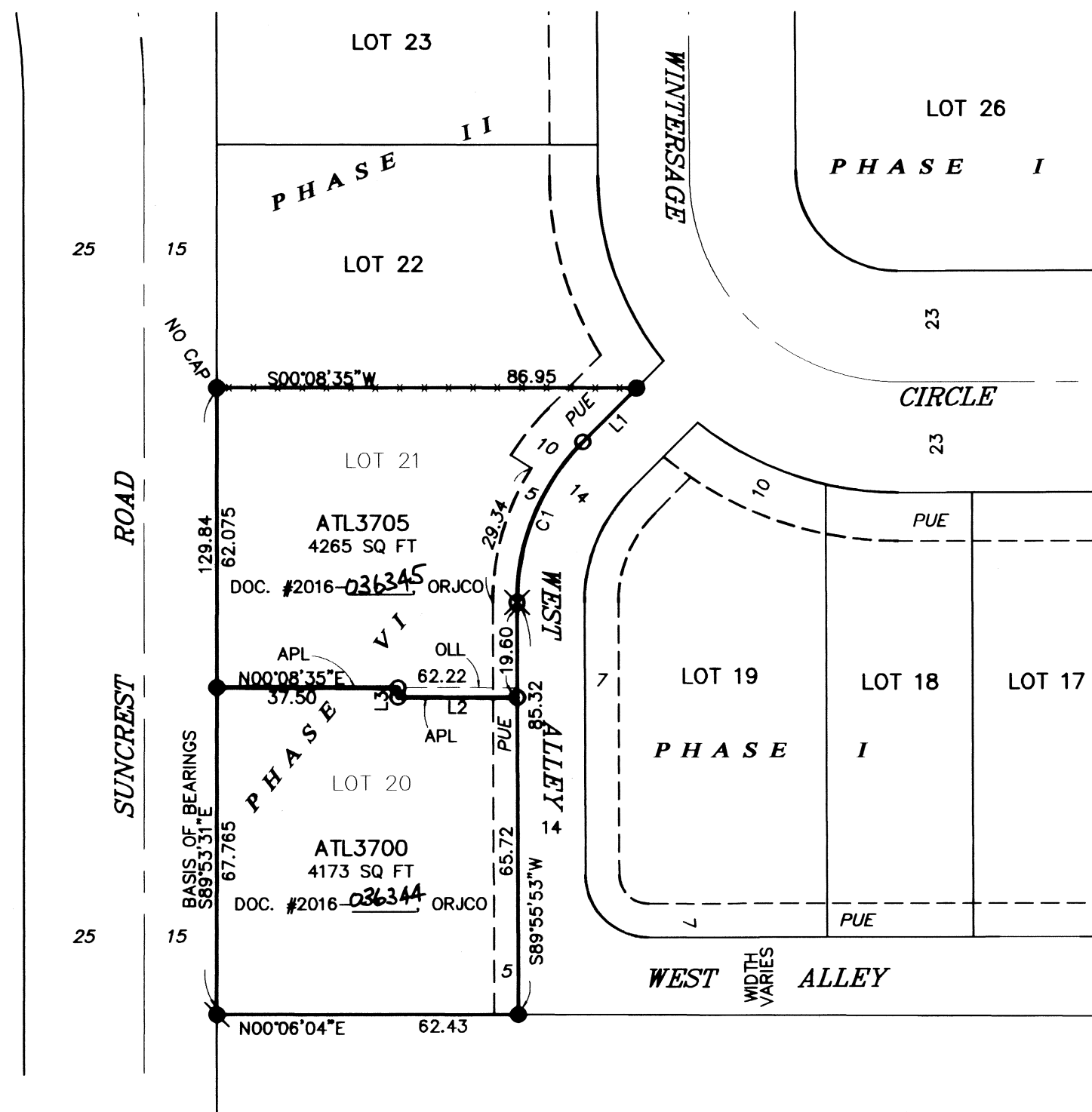
- LEGEND:**
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. KAMPMANN PLS2883 PER CT1 OR CT2.
 - ⦿ = FD. 5/8" IRON PIN PER FS8193 & 11932.
 - = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
 - ⊗ = SET MAG NAIL & BRASS TAG MKD. FRIAR & ASSOC. IN CONCRETE.
- ATL = ADJUSTED TAX LOT NO.
ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
FS = FILED SURVEY #.
L1/C1 = SEE COURSE DATA TABLE.
CT1 = CLEARVIEW OF TALENT, PHASE I (FS20601).
CT2 = CLEARVIEW OF TALENT, PHASE II (FS21039).
PUE = PUBLIC UTILITY EASEMENT PER CT1.
CP = COMMON PROPERTY PER CT1.
-X- = FENCE LINE.
OLL = ORIGINAL LOT LINE.
APL = ADJUSTED PROPERTY LINE.

COURSE DATA TABLE

NUM	DELTA	ARC	RADIUS	CHORD
C1	45°00'00"	36.91	47.00	N67°34'07"W 35.97
NUM	BEARING	DISTANCE		
L1	N45°04'07"W	15.77		
L2	S0°08'35"W	24.73		
L3	S89°51'25"E	2.00		

**** APPROVAL ****
CITY OF TALENT FILE NO. LLA 2016-006
EXAMINED AND APPROVED:
 11/1/16 DATE
CITY PLANNER

BASIS OF BEARINGS:
CLEARVIEW OF TALENT, PHASE I OFFICIAL PLAT AS SHOWN HEREON.
UNIT OF MEASUREMENT = FEET SCALE: 1" = 30'



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


PURPOSE: To survey the exterior boundary of two adjusted tracts created through a Property Line Adjustment. See City of Talent File No. LLA 2016-006.

PROCEDURE: The exterior of these lots were surveyed by this office during FS21510. Computed the position of the adjusted property line as directed by the client and set monuments as shown hereon. Prepared legal descriptions of the resultant tracts to be used as exhibits on the adjustment deeds.

FILED
Date 11/3/16 By PB

This Survey Consists Of:
1 sheet(s) Map
0 page(s) Narrative

JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-17