

SURVEY FOR:
JOSEPH HUNKINS
209 S. GROVELAND AVE.
MEDFORD, OR 97504

SURVEY BY:
L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
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LJFRIAR@CHARTER.NET

DATE:
APRIL 21, 2017

MAP OF SURVEY

PROPERTY LINE ADJUSTMENT

In Lots 4, 5 & 6, Block 2 and in
Lots 8 & 9, Block 1, WAGNER BUTTE ADDITION
& in the N.W. 1/4 of Sec. 26, T.38S., R.1W., W.M.
City of Talent Jackson County, Oregon

SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209-250

PURPOSE: TO SURVEY AND MONUMENT THE CORNERS OF FOUR TRACTS ADJUSTED THROUGH TWO SEPARATE PROPERTY LINE ADJUSTMENTS. SEE CITY OF TALENT FILE NOS. LLA 2017-001 & LLA 2017-002.

PROCEDURE: THE CONTROL FOR BLOCK 2 OF WAGNER BUTTE ADDITION WAS ESTABLISHED BY THIS OFFICE DURING FS16888. MONUMENTS FROM THIS SURVEY WERE RECOVERED AND ADDITIONAL MONUMENTS PER FS10656 WERE SEARCHED FOR AND TIED USING TRIMBLE R6 & R8 G.P.S. RECEIVERS. IN BLOCK 1, HELD THE NORTH LINE OF LOT 8 PARALLEL TO THE SOUTH LINE OF LOT 9 AS MONUMENTED PER FS10656 AND HELD THE WEST LINES OF LOTS 8 & 9 PARALLEL TO THE EAST LINES USING THE SAME PROCEDURE. COMPUTED THE ADJUSTED PROPERTY LINES PER THE APPROVED TENTATIVE PLANS AND SET MONUMENTS AS SHOWN HEREON. THE ALLEY VACATED PER ORDINANCE NO. 16-924-0 WAS APPORTIONED TO THE SUBJECT TRACT BY HOLDING RIGHT ANGLES TO THE CENTERLINE OF THE ALLEY FROM THE N.E. CORNER OF LOT 4 AND A PROLONGATION OF THE SOUTH PROPERTY LINE AS THIS SOUTH PROPERTY LINE WAS NOT AN EXISTING LOT LINE. PREPARED LEGAL DESCRIPTIONS OF THE RESULTANT TRACTS TO BE USED AS EXHIBITS ON THE ADJUSTMENT DEEDS.

LEGEND:

- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. R. BATH LS1069 PER FS10656.
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER FS16888.
- = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- WBA = WAGNER BUTTE ADDITION.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- FS = FILED SURVEY #.
- X- = FENCE LINE.
- APL = ADJUSTED PROPERTY LINE.
- SQ FT = SQUARE FEET.

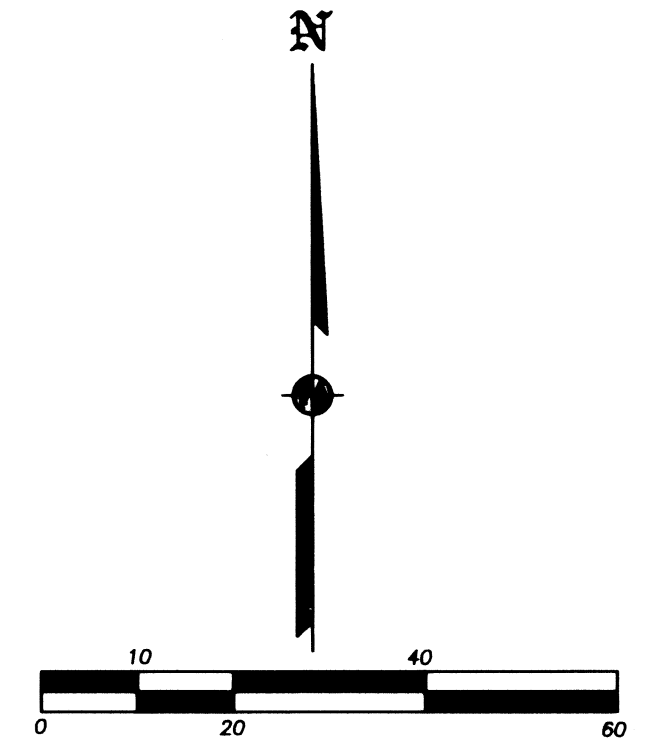
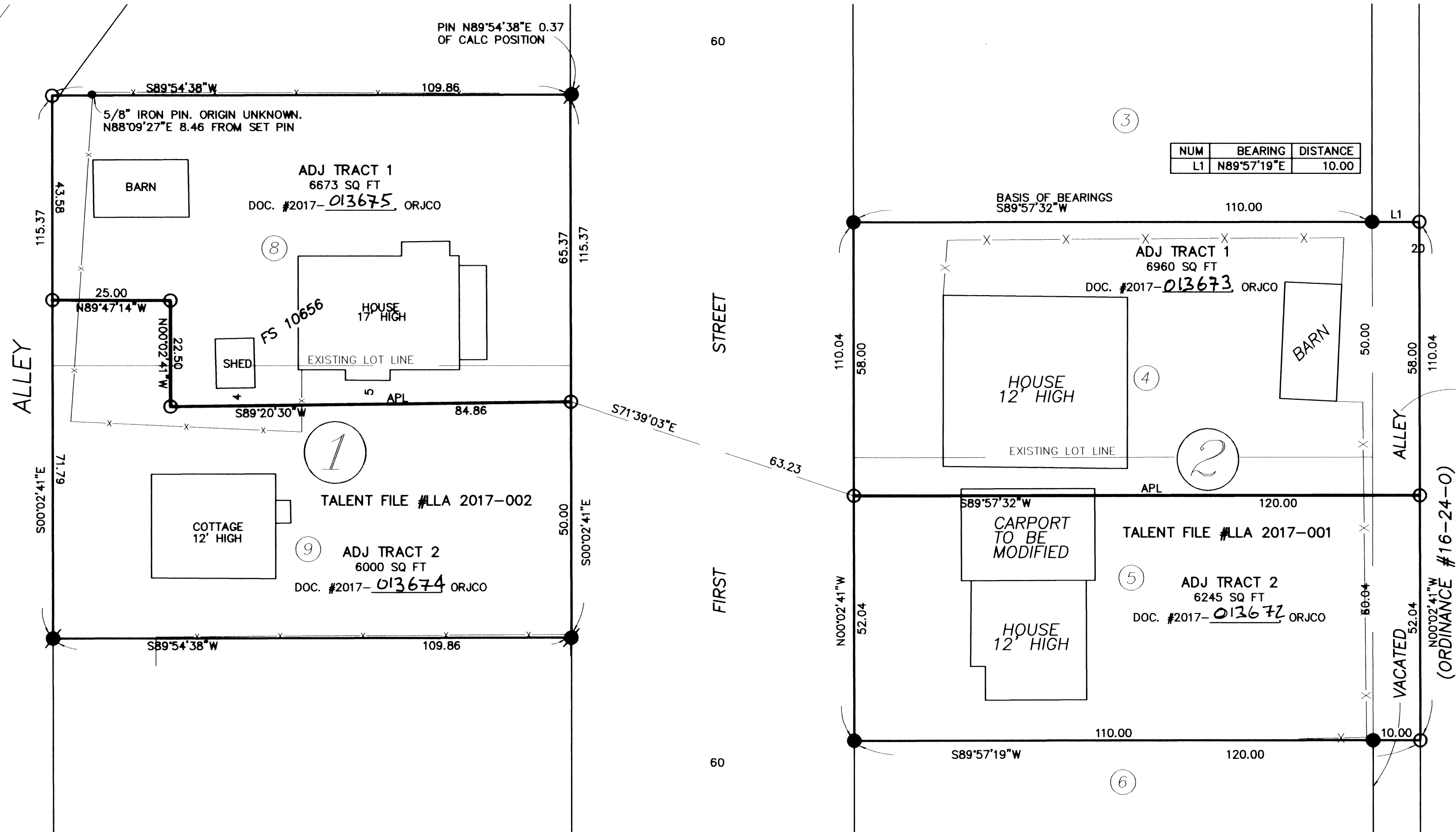
BASIS OF BEARINGS: SURVEY 16888 AS SHOWN HEREON

UNIT OF MEASUREMENT: FEET SCALE: 1" = 20'

***** CITY OF TALENT *****
FILE NOS. LLA 2017-001 & LLA 2017-002

EXAMINED AND APPROVED THIS 21 DAY OF April, 2017.

BY: [Signature]
TALENT PLANNING DIRECTOR



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

FILED
 Date 4/25/17 By JB
 This Survey Consists Of:
1 sheet(s) Map
0 page(s) Narrative
 JACKSON COUNTY SURVEYOR

381W26BA TL6000
381W26BA TL6602

THIS PLAT WAS PREPARED USING AN HP450C DESIGNJET WITH 51640A INKJET INK ON CONTINENTAL JPC4M2 POLYESTER FILM.