

***** CITY OF TALENT PLANNING *****
 FILE NO. LLA-2017-006

MAP OF SURVEY

PROPERTY LINE ADJUSTMENT

Located in the N.E. 1/4 of Sec. 26, T.38S., R.1W., W.M.
 City of Talent Jackson County, Oregon
 (File No. LLA-2017-006)

EXAMINED AND APPROVED THIS 4th DAY OF August, 2017.

BY: [Signature]
 PLANNING DIRECTOR

SURVEY FOR:
 RIVERGATE CHURCH
 PO BOX 1290
 TALENT, OR 97540

SURVEY BY:
 L.J. FRIAR & ASSOCIATES, P.C.
 CONSULTING LAND SURVEYORS
 PO BOX 1947
 PHOENIX, OR 97535
 PHONE: (541) 772-2782
 EMAIL: ljfriar@charter.net

DATE:
 AUGUST 4, 2017

LEGEND:

- = FD. 5/8" IRON PIN & ALUM. CAP MKD. ODOT RIGHT OF WAY PER FS19696.
- = FD. 5/8" IRON PIN PER PE.
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. R.BATH LS1069 PER FS12372.
- = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.

- JCDR = JACKSON COUNTY DEED RECORDS.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- () = RECORD DATA AS SHOWN.
- FS = FILED SURVEY #.
- X- = FENCE LINE.
- DR = DEED RECORD DATA PER DOC. 2015-022733, ORJCO.
- DR1 = DEED RECORD DATA PER V.321, P.429, JCDR.
- PE = PACIFIC ESTATES, UNIT NO. 1 (FS5095).
- L1 = SEE COURSE DATA TABLE.
- RM = REFERENCE MONUMENT.
- WC = WITNESS CORNER MONUMENT.
- APL = ADJUSTED PROPERTY LINE.
- OPL = ORIGINAL PROPERTY LINE.
- ATL = ADJUSTED TAX LOT NO.

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

PURPOSE: TO SURVEY AND MONUMENT THE CORNERS OF TWO ADJUSTED TRACTS CREATED THROUGH A PROPERTY LINE ADJUSTMENT. SEE CITY OF TALENT FILE NO. LLA-2017-006.

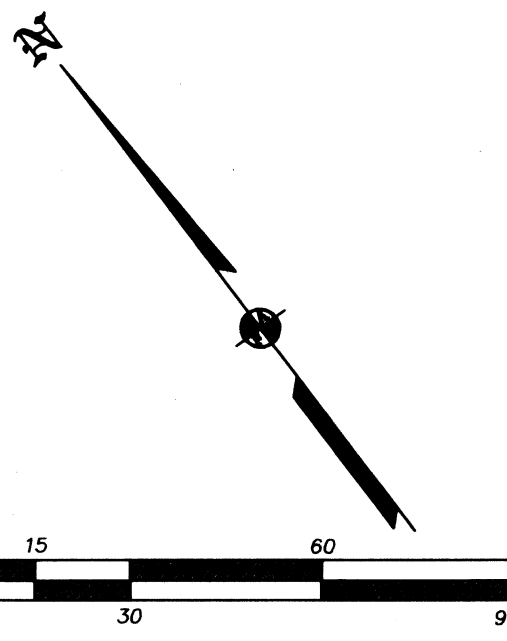
PROCEDURE: USING TRIMBLE R8 G.P.S. RECEIVERS, MADE TIES TO MONUMENTS OF RECORD AS SHOWN HEREON TO CONTROL THE R/W AND THE SUBJECT TRACT. HELD PLAT RECORD ANGLE PER PE TO DETERMINE THE DIRECTION OF THE NWLY LINE OF VOL.321, P.429, JCDR. THE SELY LINE OF SAID TRACT (BEING THE SAME AS THE NWLY LINE OF DOC. 71-07330, ORJCO) WAS HELD AT DEED RECORD DISTANCES FROM THE NWLY LINE AS SHOWN. THE ADJUSTED PROPERTY LINE WAS POSITIONED AS REQUESTED BY THE PARTIES. SET MONUMENTS AT THE LOCATIONS AS SHOWN. PREPARED LEGAL DESCRIPTIONS OF THE ADJUSTED TRACTS TO BE USED ON THE ADJUSTMENT DEEDS.

PARCEL 3 PER PP# P-28-2009
 (FS20471)
 180.62
 S37°26'20"W
 BASIS OF BEARINGS
 FS5688 & 12372

SOUTH PACIFIC HIGHWAY NO. 99

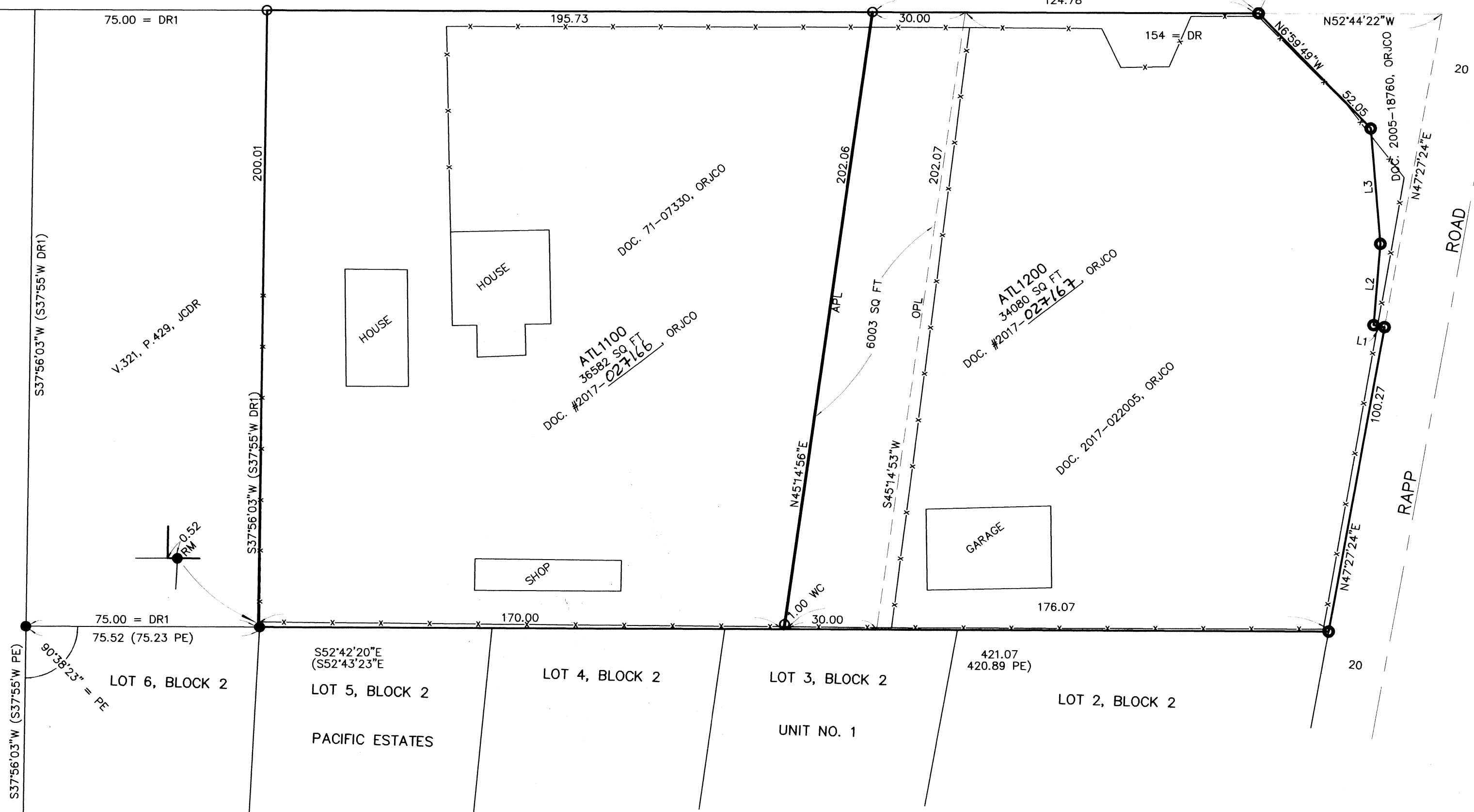
NUM	BEARING	DISTANCE
L1	N42°48'00"W	3.60
L2	N41°52'15"E	26.37
L3	N32°20'45"E	37.46

BASIS OF BEARINGS:
 SURVEY NO. 5688 AS SHOWN HEREON.
 UNIT OF MEASUREMENT = FEET
 SCALE: 1" = 30'



S37°56'03"W (S37°55'W DR1)
 S37°56'03"W (S37°55'W DR1)
 S37°56'03"W (S37°55'W PE)

(N52°42'04"W FS16156)
 N52°44'22"W



REGISTERED PROFESSIONAL LAND SURVEYOR
 Jan E. Hibbs
 OREGON
 JULY 17, 1986
 JAMES E. HIBBS
 2234
 RENEWAL DATE 6-30-19

FILED
 Date 9/26/17 By PL
 This Survey Consists Of:
1 sheet(s) Map
0 page(s) Narrative
 JACKSON COUNTY SURVEYOR

381W26AA TL'S 1100 & 1200

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