

# MAP OF SURVEY For THE FIRM LLC

Located in:  
The NORTH 1/2 of SECTION 26, T.38S.,  
R.1W., Willamette Meridian, City of Talent,  
Jackson County Oregon

**FILED**  
Date 7/26/18 By PB  
This Survey Consists Of:  
1 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

HOFFBUHR & ASSOCIATES, INC.  
880 GOLF VIEW DRIVE, SUITE 201  
MEDFORD, OREGON 97504  
(541)779-4641  
BY: MACKENZIE C. WYNTERGREEN PLS No. 84224  
SCALE: 1 inch = 30 feet July 26, 2018  
BASIS OF BEARING: SURVEY NUMBER 15307

- LEGEND**
- ⊙ = FOUND CENTERLINE MONUMENT, AS NOTED
  - = FOUND MONUMENT, AS NOTED
  - = SET 5/8"x24" REBAR WITH YELLOW PLASTIC CAP MARKED "M. WYNTERGREEN L.S. 84224"
  - = SET LEAD AND TACK WITH WASHER MARKED "LS 84224"
  - = CALCULATED POSITION
  - ( ) = DEED DOCUMENT 2002-52695 O.R.
  - [ ] = DEED DOCUMENT 2010-3658 O.R.
  - { } = DEED DOCUMENT 95-30941 O.R.
  - ( )1 = RECORD PER S/N 15307
  - ( )2 = RECORD PER S/N 5309
  - ( )3 = RECORD PER ODOT DWG. 48-6-2
  - ( )4 = RECORD PER PARTITION P-118-1991 (S/N 12743)
  - ( )5 = RECORD PER S/N 13555
  - O.R. = OFFICIAL RECORD OF JACKSON COUNTY, OREGON
  - S/N = SURVEY NUMBER

**PURPOSE:** THE PURPOSE OF THIS SURVEY IS TO MONUMENT THE PROPERTY CORNERS OF TAX LOT 1700, 1800, AND 1900 AS DESCRIBED IN DEED DOCUMENTS 2009-29834, 2010-3658, AND 2002-52695 RESPECTIVELY.

**PROCEDURE:** THE CONTROLLING ELEMENTS FOR THIS SURVEY WERE THE RIGHT-OF-WAY LINES OF TALENT AVENUE (OLD PACIFIC HIGHWAY), WAGNER STREET, AND ELEMENTS OF DEED SAID DOCUMENTS.

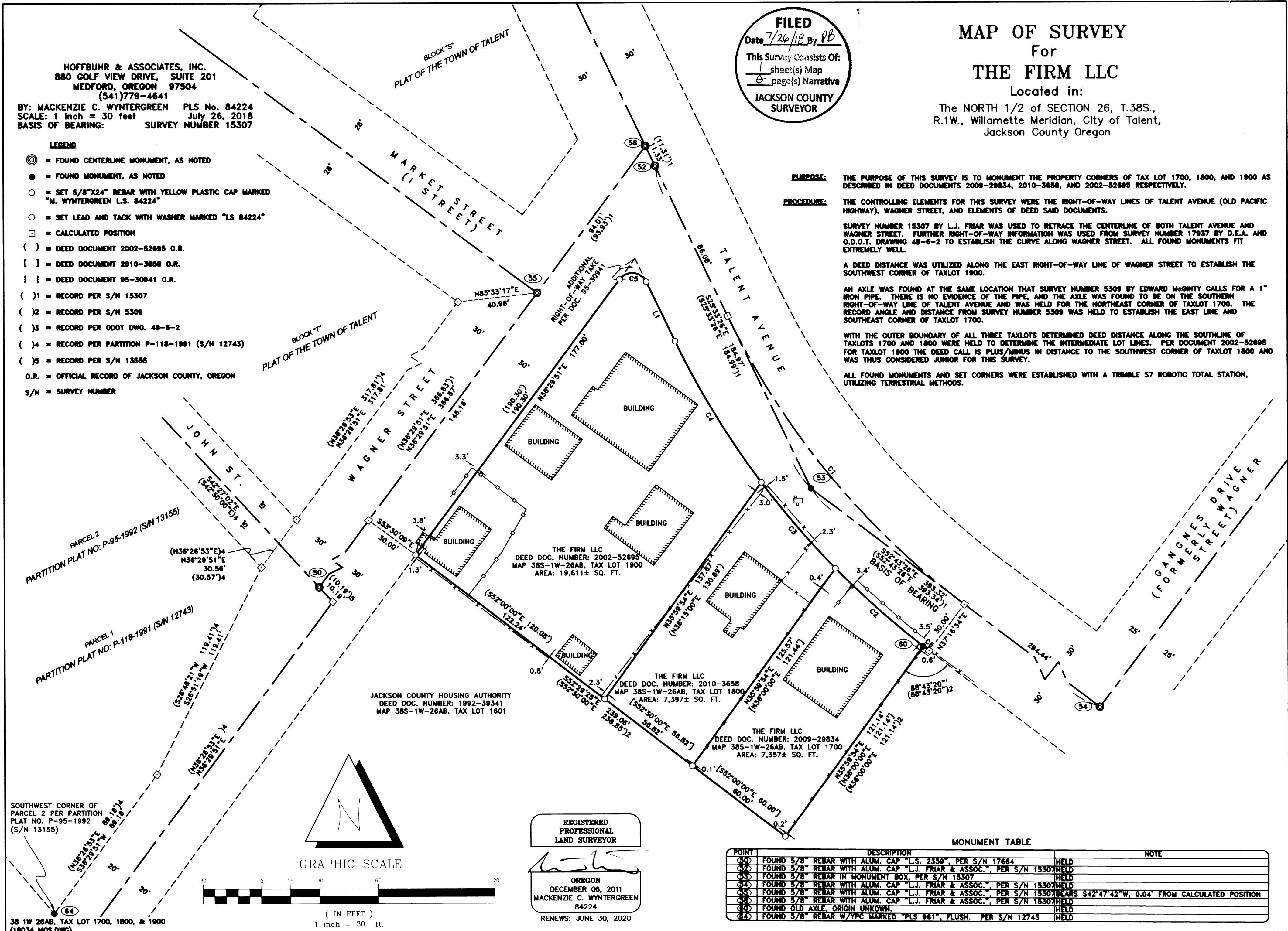
SURVEY NUMBER 15307 BY L.J. FRIAR WAS USED TO RETRACE THE CENTERLINE OF BOTH TALENT AVENUE AND WAGNER STREET. FURTHER RIGHT-OF-WAY INFORMATION WAS USED FROM SURVEY NUMBER 17937 BY D.E.A. AND O.D.O.T. DRAWING 48-6-2 TO ESTABLISH THE CURVE ALONG WAGNER STREET. ALL FOUND MONUMENTS FIT EXTREMELY WELL.

A DEED DISTANCE WAS UTILIZED ALONG THE EAST RIGHT-OF-WAY LINE OF WAGNER STREET TO ESTABLISH THE SOUTHWEST CORNER OF TAXLOT 1900.

AN AXLE WAS FOUND AT THE SAME LOCATION THAT SURVEY NUMBER 5309 BY EDWARD McGINTY CALLS FOR A 1" IRON PIPE. THERE IS NO EVIDENCE OF THE PIPE, AND THE AXLE WAS FOUND TO BE ON THE SOUTHERN RIGHT-OF-WAY LINE OF TALENT AVENUE AND WAS HELD FOR THE NORTHEAST CORNER OF TAXLOT 1700. THE RECORD ANGLE AND DISTANCE FROM SURVEY NUMBER 5309 WAS HELD TO ESTABLISH THE EAST LINE AND SOUTHEAST CORNER OF TAXLOT 1700.

WITH THE OUTER BOUNDARY OF ALL THREE TAXLOTS DETERMINED DEED DISTANCE ALONG THE SOUTHLINE OF TAXLOTS 1700 AND 1800 WERE HELD TO DETERMINE THE INTERMEDIATE LOT LINES. PER DOCUMENT 2002-52695 FOR TAXLOT 1900 THE DEED CALL IS PLUS/MINUS IN DISTANCE TO THE SOUTHWEST CORNER OF TAXLOT 1800 AND WAS THUS CONSIDERED JUNIOR FOR THIS SURVEY.

ALL FOUND MONUMENTS AND SET CORNERS WERE ESTABLISHED WITH A TRIMBLE S7 ROBOTIC TOTAL STATION, UTILIZING TERRESTRIAL METHODS.



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*[Signature]*  
OREGON  
DECEMBER 06, 2011  
MACKENZIE C. WYNTERGREEN  
84224  
RENEWS: JUNE 30, 2020

POINT	DESCRIPTION	NOTE
50	FOUND 5/8" REBAR WITH ALUM. CAP "L.S. 2359", PER S/N 17664	HELD
52	FOUND 5/8" REBAR WITH ALUM. CAP "L.J. FRIAR & ASSOC.", PER S/N 15307	HELD
53	FOUND 5/8" REBAR IN MONUMENT BOX, PER S/N 15307	HELD
54	FOUND 5/8" REBAR WITH ALUM. CAP "L.J. FRIAR & ASSOC.", PER S/N 15307	HELD
55	FOUND 5/8" REBAR WITH ALUM. CAP "L.J. FRIAR & ASSOC.", PER S/N 15307	HELD
56	FOUND 5/8" REBAR WITH ALUM. CAP "L.J. FRIAR & ASSOC.", PER S/N 15307	HELD
58	FOUND 5/8" REBAR WITH ALUM. CAP "L.J. FRIAR & ASSOC.", PER S/N 15307	HELD
60	FOUND OLD AXLE, ORIGIN UNKNOWN	HELD
64	FOUND 5/8" REBAR W/YPC MARKED "PLS 961", FLUSH. PER S/N 12743	HELD

38 1W 26AB, TAX LOT 1700, 1800, & 1900  
(18034 MOS.DWG)