

SURVEY BY:

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SURVEY FOR:

COTA HOMES, LLC
P.O. BOX 548
ASHLAND, OR 97520

MAP OF SURVEY

PROPERTY LINE ADJUSTMENT

In Lots 1 & 2, Block 2 of MEADOW SLOPE SUBDIVISION & located in the S.W. 1/4 of Sec. 25, T.38S, R.1W., W.M. City of Talent Jackson County, Oregon. (File No. LLA 2018-002)

DATE:

FEBRUARY 13, 2019

LEGEND:

- = FD. BRASS CAP IN CONC. MKD. ADKINS CONSULT ENGRS PER MPE2.
 - ⊙ = FD. 5/8" IRON PIN & ALUM. CAP MKD. SWAIN RLS759 PER FS5493.
 - = FD. 5/8" IRON PIN & PLASTIC CAP MKD. ADKINS CONSULT ENGRS PER MPE1 OR MPE2.
 - ⊗ = FD. ALUM. CAP MKD. L.J. FRIAR & ASSOC. PER MPE3.
 - ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. KAMPMANN PLS281 PER FS20890.
 - ⊗ = FD. 3/4" IRON PIPE PER MS.
 - ⊙ = SET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
 - ⊗ = SET 1" BRASS TAG MKD. L.J. FRIAR & ASSOC. & MAG NAIL IN CONCRETE.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
() = RECORD DATA AS NOTED.
MPE2 = MOUNTAIN PARK ESTATES, PHASE 2 (FS14743).
MS = MEADOW SLOPE SUBDIVISION.
FS = FILED SURVEY #.
MPE1 = MOUNTAIN PARK ESTATES (FS14176).
-X- = FENCE LINE.
MPE3 = MOUNTAIN PARK ESTATES, PHASE 3 (FS17945).
OPL = ORIGINAL PROPERTY LINE.
APL = ADJUSTED PROPERTY LINE.
ATL = ADJUSTED TAX LOT.
L1 = SEE COURSE DATA TABLE.
WC = WITNESS CORNER MONUMENT.

BASIS OF BEARINGS:

MPE3 AS SHOWN HEREON.

UNIT OF MEASUREMENT = FEET SCALE: 1" = 40'

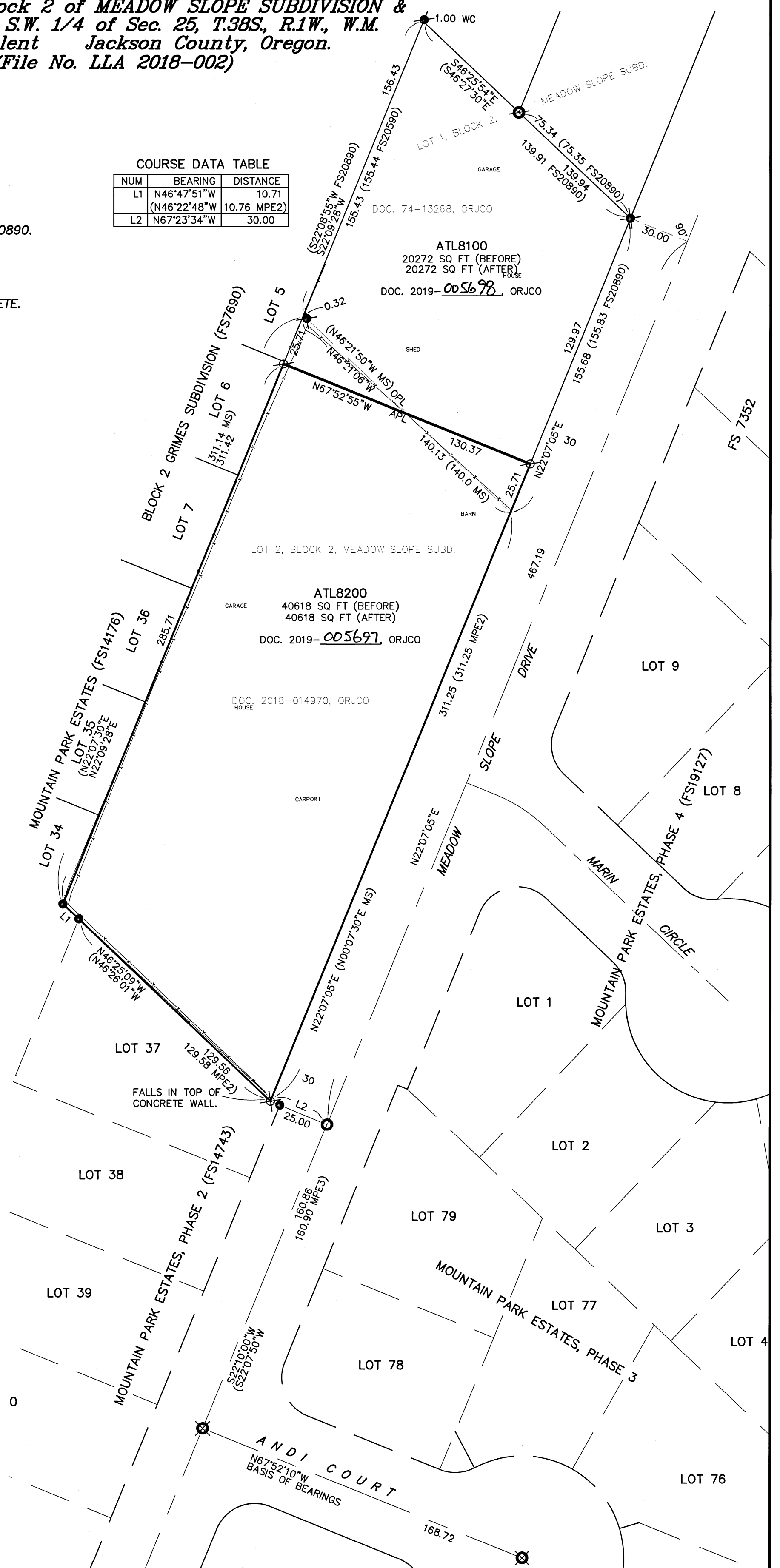
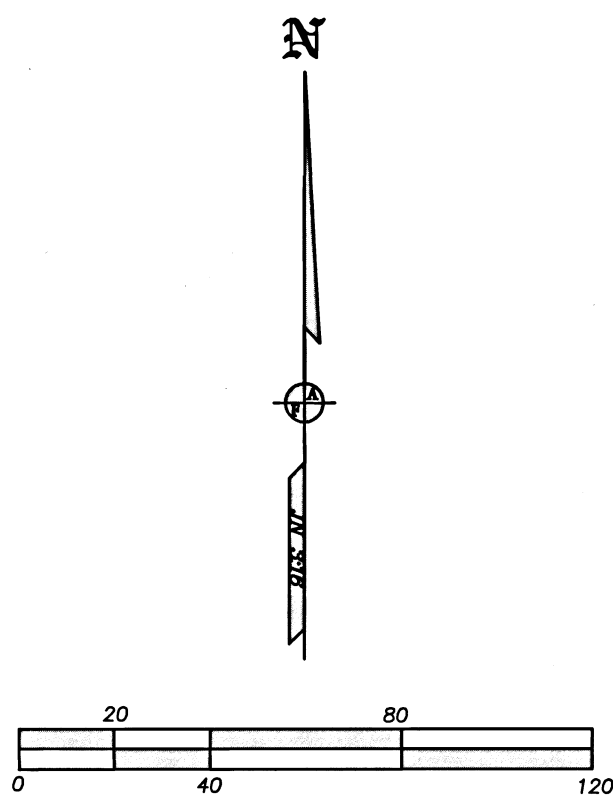
SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

PURPOSE: TO SURVEY AND MONUMENT THE CORNERS OF TWO ADJUSTED TRACTS CREATED THROUGH A PROPERTY LINE ADJUSTMENT OF THE PROPERTIES SET FORTH IN DOC. 2018-014970 & 74-13268, ORJCO. SEE CITY OF TALENT FILE LLA-18-002.

PROCEDURE: USING TRIMBLE R8 G.P.S. RECEIVERS AND TRIMBLE S8 ROBOTIC TOTAL STATION, MADE TIES TO MONUMENTS OF RECORD AS SHOWN HEREON TO CONTROL THE NWLY R/W OF MEADOW SLOPE DRIVE AND THE SUBJECT TRACTS. COMPUTED THE NELY CORNER OF LOT 2, BLOCK 2, MS USING PLAT RECORD DISTANCE PER MPE2. I THEN COMPUTED A LINE THAT WOULD TRADE EQUAL AREAS BETWEEN THE TWO TRACTS AND SET PINS AT THE LOCATIONS AS SHOWN HEREON. PREPARED LEGAL DESCRIPTIONS OF THE RESULTANT TRACTS TO BE USED AS EXHIBITS ON THE ADJUSTMENT DEEDS.

COURSE DATA TABLE

NUM	BEARING	DISTANCE
L1	N46°47'51"W	10.71
	(N46°22'48"W	10.76 MPE2)
L2	N67°23'34"W	30.00



***** APPROVAL *****

File No. LLA 2018-002

EXAMINED AND APPROVED this 27 day of February, 2019.

[Signature]
Talent City Planner

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-19

FILED
Date 3/14/2019 By *[Signature]*
This Survey Consists Of:
1 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR