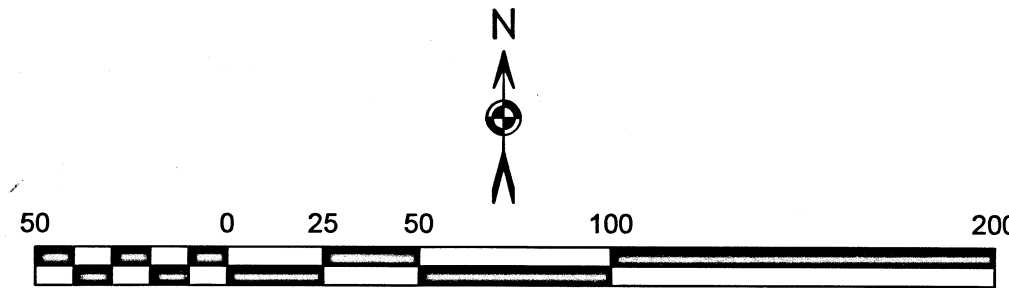


- EXISTING BOUNDARY
- ADJUSTED BOUNDARY (L14) (L15)
- - - OTHER TAX LOT LINE
- ▨ SIDEWALK / CONCRETE



BASIS OF BEARING: GRID, OREGON COORDINATE REFERENCE SYSTEM (OCRS) GRANTS PASS-ASHLAND ZONE PEER O.A.R. 734-005-0015

NOTE: NARRATIVE IS A SEPARATE DOCUMENT

WBA= WAGNER BUTTE ADDITION TO THE CITY OF TALENT FILED ON APRIL 5, 1911 IN VOLUME 3 OF PLATS AT PAGE 29 SURVEY INDEX NO. 2-35.

WSAPC- WILLOW STATION, A PLANNED COMMUNITY (C.S. 17234)

LOCATED IN N.E. 1/4 N.W. 1/4 SECTION 26, TOWNSHIP 38 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF TALENT, JACKSON COUNTY, OREGON

LINE TABLE

LINE	BEARING	DISTANCE	RECORD	BEARING	DISTANCE
L2	S 21°41'33" W	45.90 FT	C.S. 17234	N 22°04'00" E	46.01 FT
L3	S 21°50'10" W	98.96 FT			
L4	S 21°50'10" W	53.94 FT	WBA 2-35	N 22°08'00" E	53.90 FT
L5	S 21°50'10" W	16.96 FT	WBA 2-35	N 22°08'00" E	17.10 FT
L6	S 40°34'16" E	46.20 FT	C.S. 17234	S 40°06'59" E	46.20 FT
L7	S 41°49'54" E	2.26 FT	C.S. 14998	N 52°30'00" W	2.15 FT
L8	S 52°51'16" E	104.40 FT	C.S. 14998	N 52°30'00" W	
L9	S 00°26'27" E	116.15 FT	WBA 2-35	S 00°00'00" E	116.60 FT
L10	S 00°26'27" E	70.49 FT	WBA 2-35	S 00°00'00" E	
L11	N 00°26'27" W	50.00 FT	WBA 2-35	N 00°00'00" W	50.0 FT
L12	N 00°26'27" W	129.50 FT	WBA 2-35	N 00°00'00" W	
L13	S 89°36'06" W	5.63 FT	WBA 2-35	N 90°00'00" E	5.2 FT
L14	S 21°39'10" W	70.96 FT	C.S. 17234	N 22°04'00" E	70.91 FT
L15	N 67°15'31" W	53.97 FT			
L16	S 67°08'16" E	107.40 FT	C.S. 17234	N 66°54'42" W	107.44 FT
L17	S 89°36'39" W	106.01 FT	C.S. 17234	N 89°56'00" E	106.09 FT
L18	S 60°17'22" E	45.07 FT	C.S. 17234		45.00 FT
L19	N 00°20'03" W	20.74 FT	C.S. 17234	S 00°04'00" E	20.77 FT
L20	N 44°03'21" W	45.00 FT	C.S. 17234		45.00 FT
L21	N 14°35'54" W	42.59 FT	C.S. 17234	N 14°15'53" W	42.58 FT
L22	N 67°14'13" W	85.71 FT	C.S. 17234	N 66°54'42" W	85.71 FT
L23	N 00°25'58" W	49.89 FT	C.S. 17013	S 00°02'41" E	49.96 FT
L24	N 00°25'58" W	49.95 FT	C.S. 17013	S 00°02'41" E	49.96 FT
L25	N 52°51'16" W	24.89 FT	C.S. 14998	N 52°30'00" W	24.79 FT
L26	N 52°46'26" W	89.84 FT	C.S. 14998	N 52°30'00" W	89.83 FT
L27	N 89°37'30" E	110.05 FT	C.S. 17013	S 89°57'27" W	110.00 FT
L28	S 89°37'30" W	110.05 FT	C.S. 17013	S 89°57'27" W	110.00 FT
L29	N 89°38'01" E	110.05 FT	C.S. 17013	S 89°57'27" W	110.00 FT
L30	N 00°58'25" W	49.47 FT	C.S. 17013	S 00°02'41" E	49.96 FT
L31	N 00°25'54" W	49.87 FT	C.S. 17013	S 00°02'41" E	49.96 FT
L32	N 45°55'54" E	69.76 FT	C.S. 17234	S 46°25'30" W	69.67 FT
L33	N 89°41'28" E	107.57 FT	WBA 2-35	N 90°00'00" E	107.00 FT
L34	N 89°39'49" E	87.13 FT	WBA 2-35	N 90°00'00" E	86.60 FT

CALCULATED
CALCULATED

CURVE TABLE

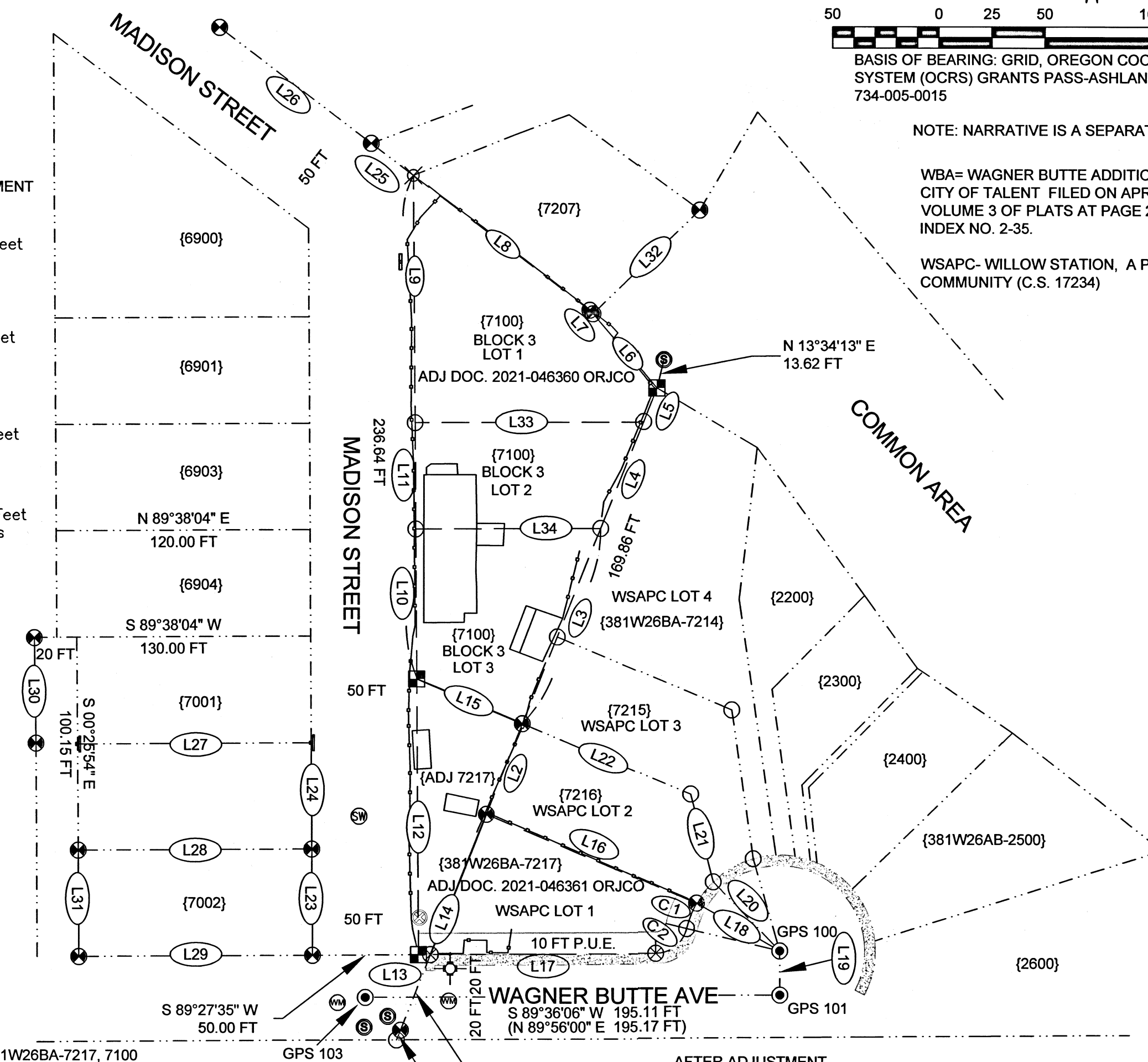
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	45.03 FT	12.87 FT	12.83 FT	S 21°13'02" W	16°22'30"
C2	15.00 FT	19.97 FT	18.53 FT	S 51°28'12" W	76°16'29"

AFTER ADJUSTMENT
BLOCK 3 LOT 1
8002.0 Sq. Feet
0.18 Acres

BLOCK 3 LOT 2
4865.2 Sq. Feet
0.11 Acres

BLOCK 3 LOT 3
5740.9 Sq. Feet
0.13 Acres

TL 7100
18608.1 Sq. Feet
0.427 Acres



LEGEND

- ⊙ WATER VALVE
- CALCULATED POINT- NOTHING FOUND OR SET
- POINT ON EDGE OF SIDEWALK- NOTHING FOUND OR SET
- ⊣ FENCE POST
- ⊙ SEWER CLEANOUT
- ⊙ EXISTING WELL
- ⊣ SIGN POST
- ⊗ FOUND MAG NAIL IN ASPHALT
- ⊙ SANITARY SEWER MANHOLE COVER
- ⊙ FOUND ALUMINUM CAP PER C.S. 17234
- ⊙ YPC- FRIAR & ASSOCIATES C.S. 14998,16888,17013,17234
- ⊙ FIRE HYDRANT
- ⊣ SET 5/8" X 24" IRON PIN WITH GPC
- ⊣ GPC 1 3/4" DIAM. GREEN PLASTIC MORASSE STYLE CAP MARKED:

GPS POINT TABLE
NAD83(2011) EPOCH 2010.00 USING GEOID 12A FOR NAVD88 ELEVATIONS
OCRS GRANTS PASS-ASHLAND ZONE INTERNATIONAL FEET

Point	Northing	Easting	Elevation	Description
100	179198.019	312010.028	1638.80	ALUM CAP #14 FOUND
101	179177.277	312010.149	1638.66	ALUM CAP #41 FOUND
103	179175.921	311815.039	1642.68	ALUM CAP #42 FOUND

CITY OF TALENT
FILE NO. LLA-2021-003

EXAMINED AND APPROVED THIS 15 DAY OF Nov 2021

BY: *[Signature]*
TALENT PLANNING DIRECTOR

RECEIVED
Date 11/17/21 By: PB
This survey consists of:
1 sheet(s) Map
4 page(s) Narrative
JACKSON COUNTY SURVEYOR

S B L S
STEPHAN BAROTT LAND SURVEYING

REGISTERED PROFESSIONAL LAND SURVEYOR
Stephan Barott

1446 ST. ANDREW WAY
MEDFORD, OR 97504

PHONE: 541-776-1272
CELL: 541-510-8278
e-mail: sbarott@charter.net

OREGON JULY 28, 1988
STEPHAN L. BAROTT 2332
RENEWS: DECEMBER 31, 2021

PROPERTY LINE ADJUSTMENT

DRAWN	DATE	ALLAN DEMELLO
SBLs	11-10-2021	121 WAGNER BUTTE AVE.
APPROVED	DATE	119 MADISON STREET
		TALENT, OREGON 97540
SCALE	SHEET	PROJECT NO.
1"=50'	1 OF 1	2021-18

**Survey Narrative to Comply with
Oregon Revised Statutes, Paragraph 209.250**

SURVEYED FOR: ALLAN DEMELLO
121 WAGNER BUTTE AVE.
TALEN, OREGON 97540

SURVEYED BY: STEPHAN BAROTT LAND SURVEYING
1446 ST. ANDREW WAY
MEDFORD, OREGON 97504

LOCATION: Township 38 South, Range 1 Northeast quarter of the Northwest quarter of Section 26, Willamette Meridian, City of Talent, Jackson County, Oregon. (Jackson County Tax Records 381W26BA 7100 and 7217).

BASIS OF BEARING: Grid, Oregon Coordinate Reference System (OCRS) Grants Pass-Ashland Zone, per O.A.R. 734-005-0015.

PURPOSE: The purpose of this survey is to adjust tax lot lines for two tax lots as approved in Staff Report outlined in the City of Talent Planning Department Report File No. **LLA-2021-003**.

Parent Deed for Tax Lot 7100 as follows:
2021-027088 dated June 22, 2021

Parent Deed for Tax Lot 7217 as follows:
2019-019469 dated July 9, 2019

PROCEDURE: Prior to commencement of this survey, deed records, surveys of record, and the staff report were reviewed.

For the most part, Real Time GPS (RTK) was utilized to control nearly all found corner points, utilizing the Oregon Department of Transportation's Geodetic Network (ORGN). Geodetic positions are on file with this office.

Monuments set are 5/8-inch by 24 or 24-inch iron pins with 1 3/4-inch diameter green plastic "Morasse-style" caps attached. Miscellaneous control point are either 1/2-inch diameter by 15-inch long iron pin with plastic cap, 3-inch long Survey Mark stainless steel nails and stainless steel washer stamped "BAROTT-SBLS LS 2332," or 5-inch long stainless steel cotton gin spindles.

The geodetic positions for all monuments are on file with this office.

Surveys of record are as noted on the PLA Map with ties to several surveys by Friar and Associates.

The main issue was to identify the boundary of the 1911 WAGNER BUTTE ADDITION to Talent, Oregon. The purpose of this survey is to adjust a portion of Lot 3 in Block 3 of said WAGNER BUTTE ADDITION and add it to the existing Lot 1 (tax lot 7217), WILLOW STATION, A PLANNED COMMUNITY. Utilizing several Friar and Associates surveys as well as the 1911 Subdivision Plat for WAGNER BIUTTE ADDITION, I reconstructed Block 3 as shown. It must be

**Survey Narrative to Comply with
Oregon Revised Statutes, Paragraph 209.250**

noted that there are building (not on a foundation) and fence encroachments on the Easterly side of Madison Street. This Street is not currently used as a City Street and is basically for parking for the adjacent property owners. Madison Street in this area would appear to be a good candidate for vacation.

There is also a house (address 119 Madison) located on portions of Lot 2 an Lot 3, in Block 3, Lot 1 is a vacant lot with no structure visible.

Monuments found and set are as described on the PLA Map.

HISTORY OF SURVEYS: The history of surveys of T.38 S., R.1W. pertaining to this survey is as follows:

1854- Ives & Hyde, U.S. Deputy Surveyors, surveyed the Township and sub-divisional lines. Refer to Contract No. 39 dated January 4, 1854.

1911- C.Frank Rhodes, Civil Engineer, created **WAGNER BUTTE ADDITION** to the City of Talent dated March, 1911 and filed for record April 7, 1911 in Volume 3, Page 29 , Record of Jackson County.

Refer to County Survey Index Number 2-35 .

1996- WILLOW JUNCTION SUBDIVISION. James E. Hibbs, LS 2234 (Friar and Associates) created Willow Junction Subdivision. Several of the Hibbs were recovered as shown on the PLA Map for this current survey.

Refer to C.S. 14998 dated July 13, 1996.

2001- Resurvey of a portion of WAGNER BUTTE ADDITION. James E. Hibbs, LS 2234 (Friar and Associates) surveyed a portion of Wagner Butte Addition adjacent to Madison Street. Several of the Hibbs were recovered as shown on the PLA Map for this current survey.

Refer to C.S. 16888 dated April 2, 2001.

2001- Property Line Adjustment for a portion of WAGNER BUTTE ADDITION. James E. Hibbs, LS 2234 (Friar and Associates) surveyed a portion of Wagner Butte Addition adjacent to Madison Street.

Several of the Hibbs were recovered as shown on the PLA Map for this current survey.

Refer to C.S. 17013 dated July 5, 2001.

2002- WILLOW STATION, A PLANNED COMMUNITY. James E. Hibbs, LS 2234 (Friar and Associates) created WILLOW STATION A PLANNED COMMUNITY. This current survey is to adjust Lot 1 of Willow Station and add a portion of the adjacent Lot 3 Block 3 of Wagner Butte Addition.

**Survey Narrative to Comply with
Oregon Revised Statutes, Paragraph 209.250**

Several of the Hibbs were recovered as shown on the PLA Map for this current survey.

Several of the Hibbs were recovered as shown on the PLA Map for this current survey.

Refer to C.S. 17234 dated March 13, 2002.

2017- Property Line Adjustment for a portion of WAGNER BUTTE ADDITION and vacation of an alley. James E. Hibbs, LS 2234 (Friar and Associates) surveyed a portion of Wagner Butte Addition adjacent to First Street. This survey documented an alley **VACATION** per City Ordinance #16-24-0. It would appear a **VACATION** of Madison Street adjacent to Block 3 of **WAGNER BUTTE ADDITION** , would be similar to this alley vacation.

Refer to C.S. 22229 dated April 21, 2177.

No other surveys of record that pertain to this current project were found.

MONUMENTS ACCEPTED FOR CONTROL

AS NOTED ON THE PLA MAP.

GEODETIC POSITIONS FOR CERTAIN CORNER POINTS AS NOTED ON THE MAP OF SURVEY ARE AS FOLLOWS:

Utilizing the Oregon Department of Transportation's Oregon Geodetic Reference Network (ORGN), a network adjusted solution was computed for all stations (Real Time Kinematic, or RTK). Coordinates are NAD83(2011) Epoch 2010.00. Elevations are NAVD88 utilizing Geoid 12A Ellipsoid model. All surveyed points for this project were converted to the Oregon Coordinate Reference System (OCRS), Grant Pass-Ashland Zone as defined in Oregon Administrative Rules (O.A.R.) 734-005-0015, in International Feet.

GPS #100 - FOUND 2-INCH DIAMETER ALUMINUM CAP MONUMENT IN THE CENTER OF WAGNER BUTTE AVENUE MARKED: FRIAR AND ASSOCIATES (REFEERENCE C.S. 17234)

LATITUDE	42°14'25.51625" NORTH
LONGITUDE	122°47'12.96877" WEST
ELEVATION	1638.80 FEET

**Survey Narrative to Comply with
Oregon Revised Statutes, Paragraph 209.250**

GPS #101 - FOUND 2-INCH DIAMETER ALUMINUM CAP MONUMENT IN THE CENTER OF WAGNER BUTTE AVENUE MARKED: FRIAR AND ASSOCIATES (REFERENCE C.S. 17234)
REFERENCE

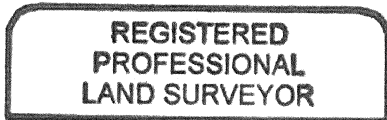
LATITUDE 42°14'25.31136" NORTH
LONGITUDE 122°47'12.96894" WEST
ELEVATION 1638.66 FEET

GPS #103 - FOUND 2-INCH DIAMETER ALUMINUM CAP MONUMENT IN THE CENTER OF WAGNER BUTTE AVENUE MARKED: FRIAR AND ASSOCIATES (REFERENCE C.S. 17234)

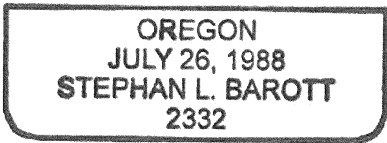
LATITUDE 42°14'25.31032" NORTH
LONGITUDE 122°47'15.56266" WEST
ELEVATION 1642.68 FEET

EQUIPMENT:

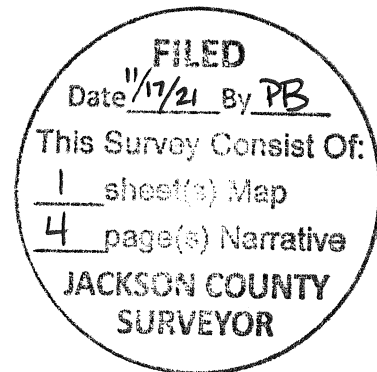
Equipment utilized throughout this survey includes a Leica TCRP-1203 Electronic Total Station and Leica GS14 GNSS RTK GPS Receiver adjusted utilizing Oregon Department of Transportation (ODOT ORGN) GPS network, NAD83(2011) EPOCH 2010.00. Elevations are NAVD88 using Geoid 12A. Additional Geodetic Positions are on file with this office.



Stephan Barott



RENEWS: DECEMBER 31, 2021



DATE OF SURVEY: NOVEMBER 10, 2021