

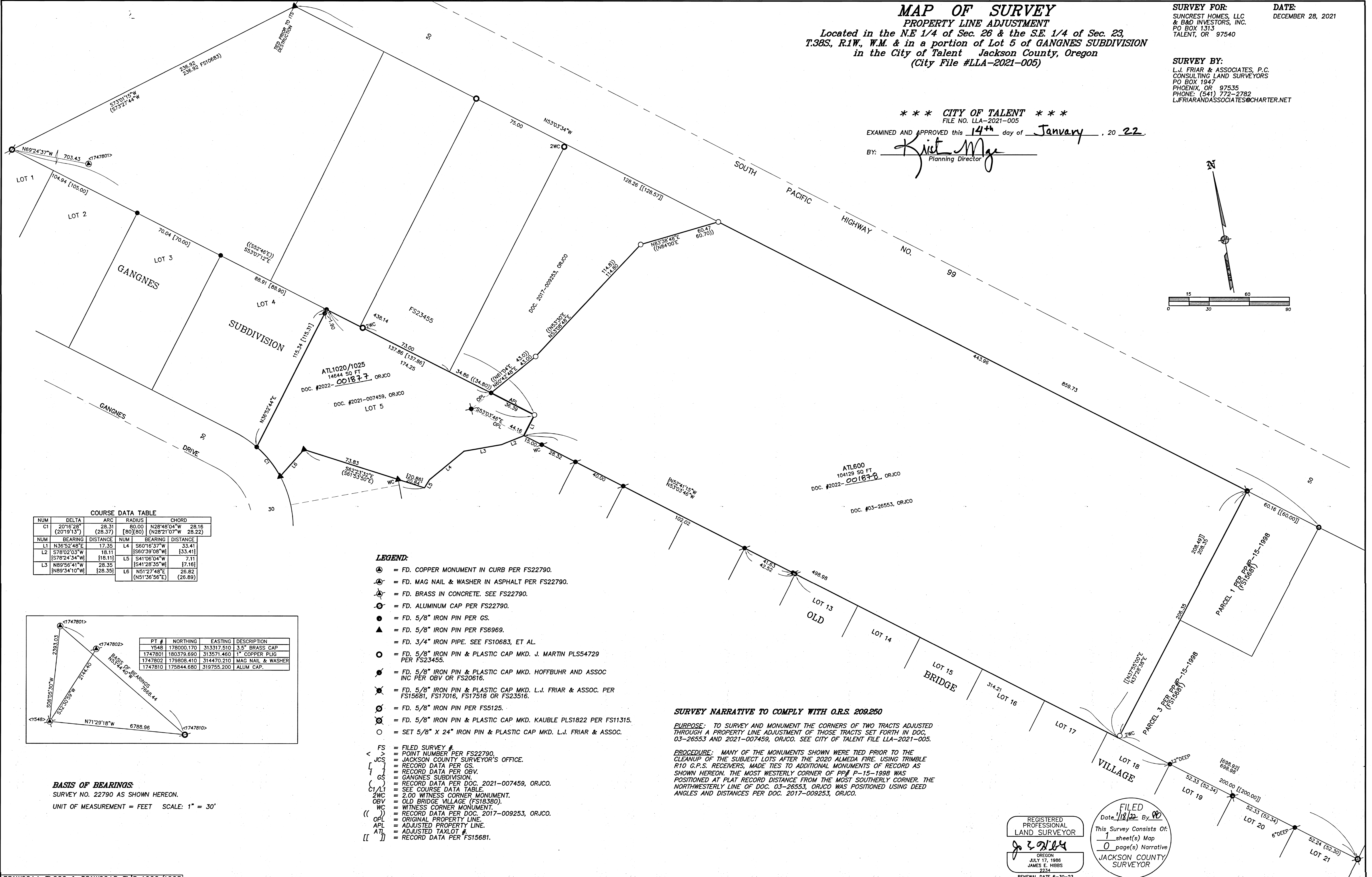
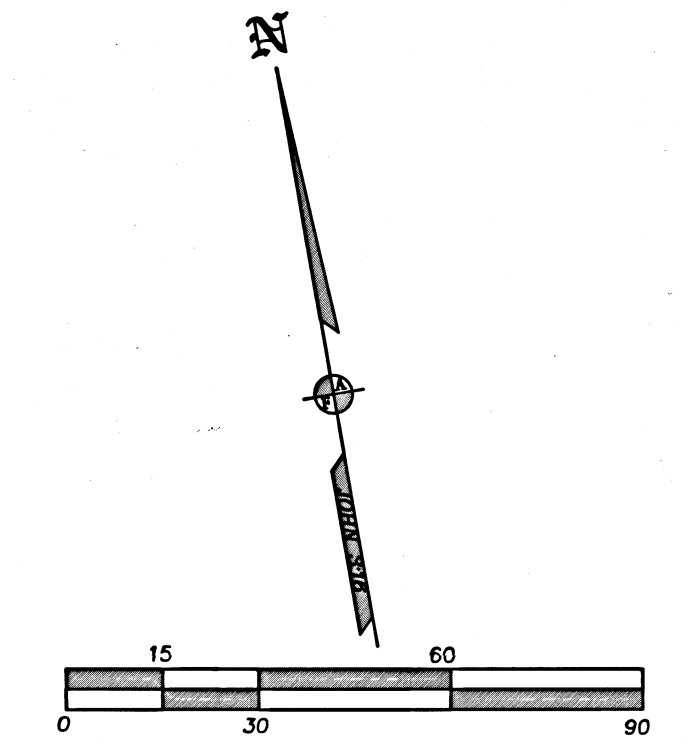
MAP OF SURVEY
PROPERTY LINE ADJUSTMENT
 Located in the N.E. 1/4 of Sec. 26 & the S.E. 1/4 of Sec. 23,
 T.36S., R.1W., W.M. & in a portion of Lot 5 of GANGNES SUBDIVISION
 in the City of Talent Jackson County, Oregon
 (City File #LLA-2021-005)

SURVEY FOR:
 SUNCREST HOMES, LLC
 & B&D INVESTORS, INC.
 PO BOX 1313
 TALENT, OR 97540

DATE:
 DECEMBER 28, 2021

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

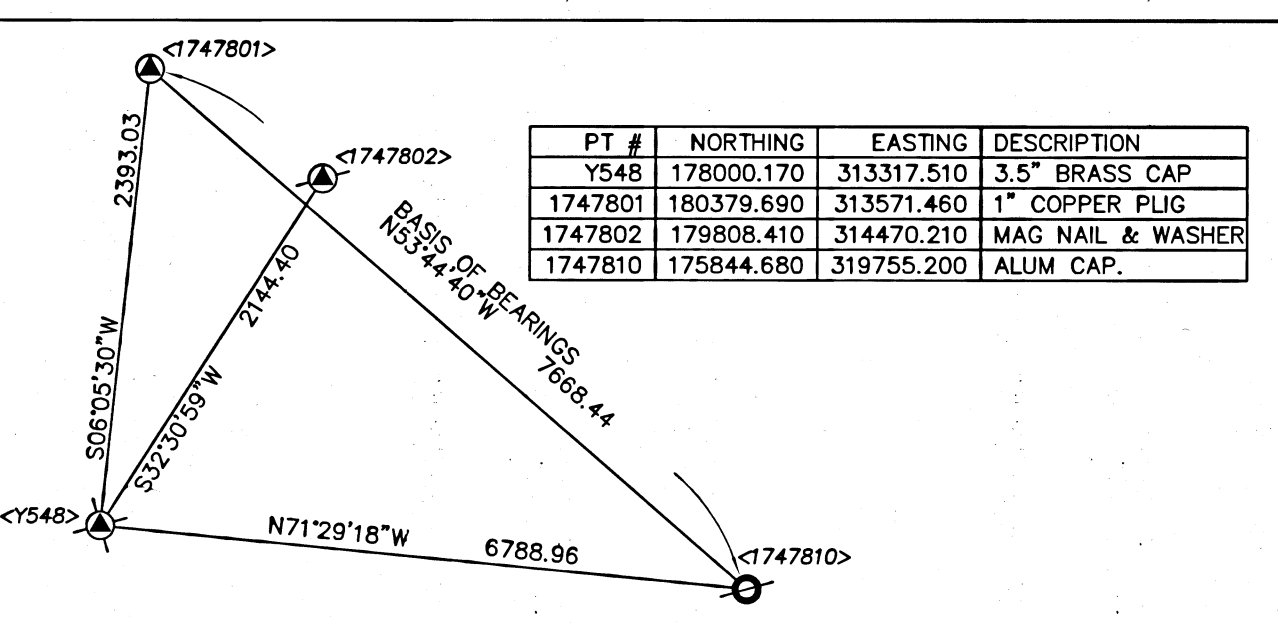
***** CITY OF TALENT *****
 FILE NO. LLA-2021-005
 EXAMINED AND APPROVED this 14th day of January, 20 22
 BY: Krist Mage
 Planning Director



COURSE DATA TABLE

NUM	DELTA	ARC	RADIUS	CHORD
C1	20°16'28" (20°19'13")	28.31 (28.37)	80.00 [80] (80)	N28°48'04"W 28.16 (N28°21'07"W 28.22)

NUM	BEARING	DISTANCE	NUM	BEARING	DISTANCE
L1	N36°52'48"E	17.35	L4	S60°18'37"W	33.41
L2	S78°02'03"W	18.11	L5	S41°06'04"W	7.11
L3	N89°56'41"W	28.35	L6	S41°28'35"W	17.18
	N89°34'10"W	28.35		N51°27'48"E	26.82
				(N51°36'56"E)	(28.89)



- LEGEND:**
- ⊙ = FD. COPPER MONUMENT IN CURB PER FS22790.
 - ⊙ = FD. MAG NAIL & WASHER IN ASPHALT PER FS22790.
 - ⊙ = FD. BRASS IN CONCRETE. SEE FS22790.
 - ⊙ = FD. ALUMINUM CAP PER FS22790.
 - = FD. 5/8" IRON PIN PER GS.
 - ▲ = FD. 5/8" IRON PIN PER FS6969.
 - = FD. 3/4" IRON PIPE. SEE FS10683, ET AL.
 - ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. J. MARTIN PLS4729 PER FS23455.
 - ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. HOFFBUHR AND ASSOC INC PER OBV OR FS20616.
 - ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER FS15681, FS17016, FS17518 OR FS23516.
 - ⊙ = FD. 5/8" IRON PIN PER FS5125.
 - ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. KAUBLE PLS1822 PER FS11315.
 - ⊙ = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- FS = FILED SURVEY #
 < > = POINT NUMBER PER FS22790.
 JCS = JACKSON COUNTY SURVEYOR'S OFFICE.
 [] = RECORD DATA PER GS.
 { } = RECORD DATA PER OBV.
 [] = GANGNES SUBDIVISION.
 () = RECORD DATA PER DOC. 2021-007459, ORJCO.
 C1/L1 = SEE COURSE DATA TABLE.
 2WC = 2.00 WITNESS CORNER MONUMENT.
 OBV = OLD BRIDGE VILLAGE (FS18380).
 WC = WITNESS CORNER MONUMENT.
 (()) = RECORD DATA PER DOC. 2017-009253, ORJCO.
 () = ORIGINAL PROPERTY LINE.
 APL = ADJUSTED PROPERTY LINE.
 ATL = ADJUSTED TAXLOT #.
 [] = RECORD DATA PER FS15681.

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

PURPOSE: TO SURVEY AND MONUMENT THE CORNERS OF TWO TRACTS ADJUSTED THROUGH A PROPERTY LINE ADJUSTMENT OF THOSE TRACTS SET FORTH IN DOC. 03-26553 AND 2021-007459, ORJCO. SEE CITY OF TALENT FILE LLA-2021-005.

PROCEDURE: MANY OF THE MONUMENTS SHOWN WERE TIED PRIOR TO THE CLEANUP OF THE SUBJECT LOTS AFTER THE 2020 ALMEDA FIRE. USING TRIMBLE R10 G.P.S. RECEIVERS, MADE TIES TO ADDITIONAL MONUMENTS OF RECORD AS SHOWN HEREON. THE MOST WESTERLY CORNER OF PP# P-15-1998 WAS POSITIONED AT PLAT RECORD DISTANCE FROM THE MOST SOUTHERLY CORNER. THE NORTHWESTERLY LINE OF DOC. 03-26553, ORJCO WAS POSITIONED USING DEED ANGLES AND DISTANCES PER DOC. 2017-009253, ORJCO.

BASIS OF BEARINGS:
 SURVEY NO. 22790 AS SHOWN HEREON.
 UNIT OF MEASUREMENT = FEET SCALE: 1" = 30'

REGISTERED PROFESSIONAL LAND SURVEYOR
 J. L. FRIAR
 OREGON JULY 17, 1988
 JAMES E. HIBBS 2234
 RENEWAL DATE 6-30-23

FILED
 Date: 1/18/22 By: JP
 This Survey Consists Of:
1 sheet(s) Map
0 page(s) Narrative
 JACKSON COUNTY SURVEYOR