

**SURVEY FOR:**  
SUNCREST HOMES, LLC  
PO BOX 1313  
TALENT, OR 97540

**DATE:**  
MARCH 4, 2022

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

# MAP OF SURVEY

**PROPERTY LINE ADJUSTMENT**  
Located in the N.E. 1/4 of Sec. 26, T.38S., R.1W., W.M.  
& in a portion of Lots 5, 6 & 7 of GANGNES SUBDIVISION  
City of Talent Jackson County, Oregon  
(City File #LLA-2022-001)

**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. 2" IRON PIPE, INITIAL POINT OF GS.
  - ▲ = FD. 5/8" IRON PIN PER FS6969.
  - ▲ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. NEATHAMER SURVEYING PER FS23469.
  - = FD. 5/8" IRON PIN & PLASTIC CAP MKD. J. MARTIN PLS54729 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, FS23516 OR FS23548.
  - ⊙ = FD. 5/8" IRON PIN PER FS5125.
  - ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. KAUBLE PLS1822 PER FS11315.
  - = FD. TACK & BRASS WASHER MKD. L.J.FRIAR & ASSOC IN LEAD PLUG IN SIDEWALK PER FS15307.
  - = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
  - ⊙ = SET 4" MAG SPIKE & BRASS WASHER MKD. L.J. FRIAR & ASSOC. IN AC.
- FS = FILED SURVEY #
  - < JCS > = POINT NUMBER PER FS22790.
  - JCS = JACKSON COUNTY SURVEYOR'S OFFICE.
  - [ ] = RECORD DATA PER GS.
  - [ ] = RECORD DATA PER OBV.
  - GS = GANGNES SUBDIVISION.
  - [ ] = RECORD DATA PER DOC. 2022-001877, 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.
  - OPL = ORIGINAL PROPERTY LINE.
  - APL = ADJUSTED PROPERTY LINE.
  - ATL = ADJUSTED TAXLOT #
  - [ ] = RECORD DATA PER DOC. 2022-001920, ORJCO.
  - P1A = PARCEL 1 (TRACT A) PER DOC. 2022-001920, ORJCO.
  - P1B = PARCEL 1 (TRACT B) PER DOC. 2022-001920, ORJCO.
  - P2 = PARCEL 2 PER DOC. 2022-001920, ORJCO.
  - P3 = PARCEL 3 PER DOC. 2022-001920, ORJCO.
  - < IEUE(1) > = RECORD DATA PER FS23548.
  - INGRESS-EGRESS & UTILITY EASEMENT PER DOC. 2022-009031, ORJCO.

**ADJUSTMENT DEEDS**

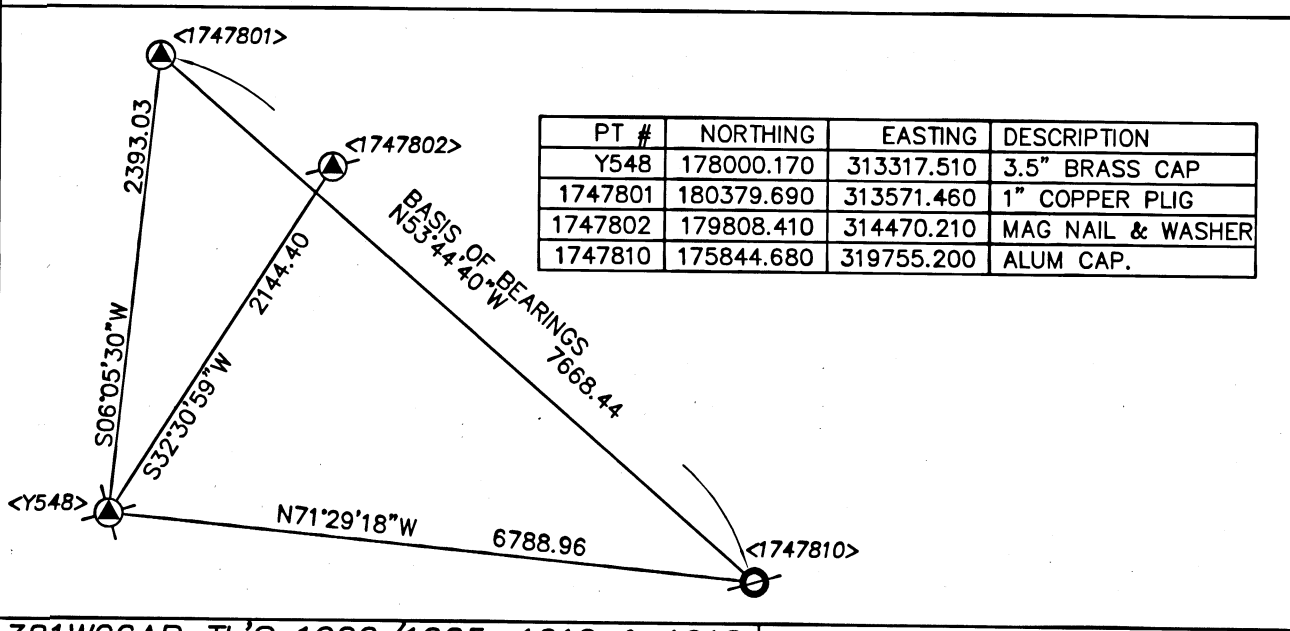
- TRACT 1 = DOC. 2022-009031 ORJCO.
- TRACT 2 = DOC. 2022-009032 ORJCO.
- TRACT 3 = DOC. 2022-009033 ORJCO.
- TRACT 4 = DOC. 2022-009034 ORJCO.

**COURSE DATA TABLE**

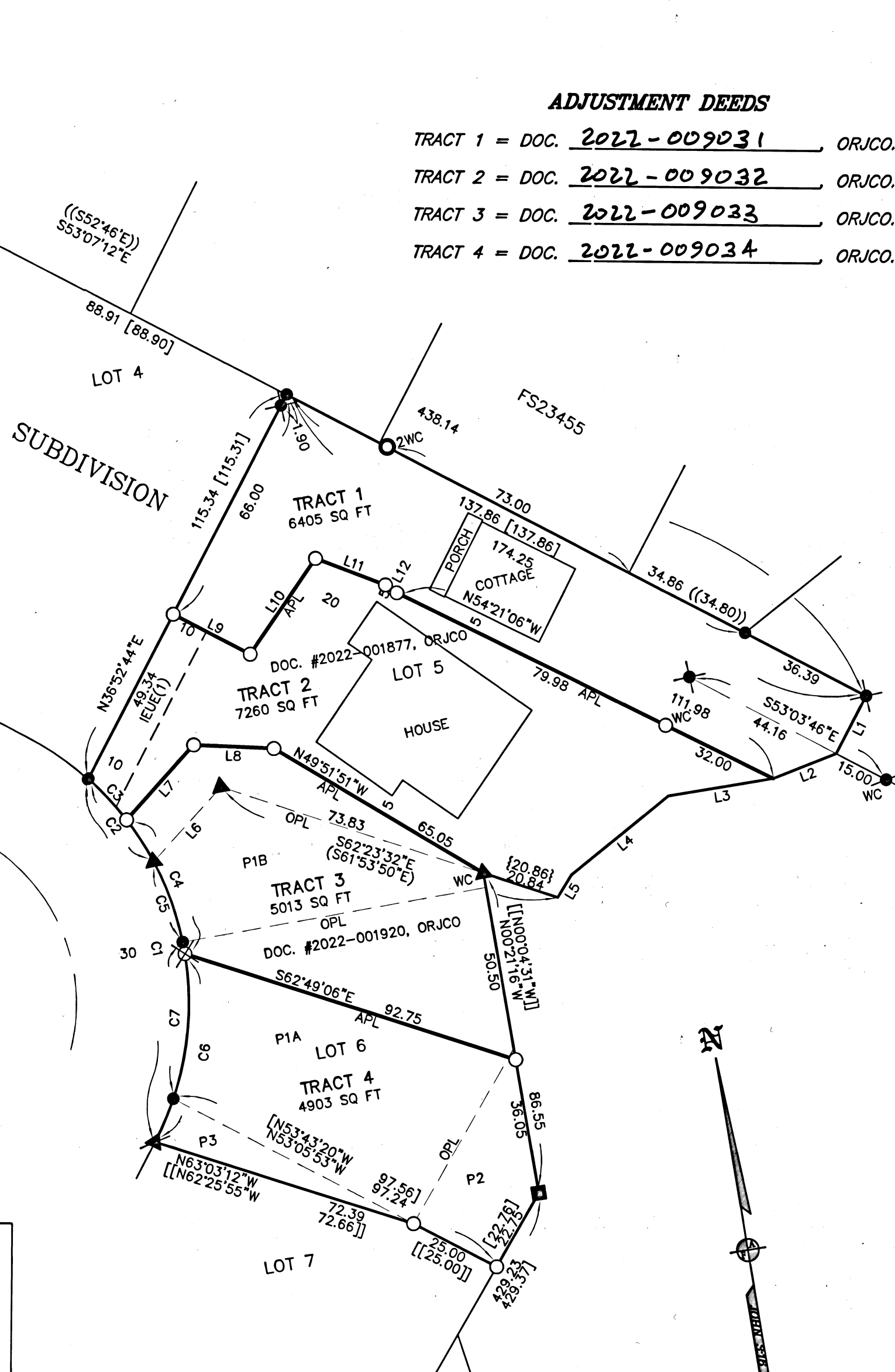
NUM	DELTA	ARC	RADIUS	CHORD
C1	76°01'46" [75°48'50"]	106.16 [105.85]	80.00 [80]	N00°55'25"W 98.54
C2	20°16'28"	28.31	80.00	N28°48'04"W 28.16
C3	10°44'35"	15.00	80.00	N33°34'01"W 14.98
C4	28°12'46"	39.39	80.00	N14°05'20"W 39.00
C5	16°25'55"	22.94	80.00	N10°26'53"W 22.86
C6	37°04'25"	51.76	80.00	N18°33'15"E 50.87
C7	30°19'32"	42.34	80.00	N12°55'51"E 41.85

NUM	BEARING	DISTANCE	NUM	BEARING	DISTANCE
L1	N36°52'48"E <N36°52'48"E>	17.35 <17.35>	L5	S41°06'04"W [S41°28'35"W]	7.11 [7.16]
L2	S78°02'03"W [S78°24'34"W]	18.11 [18.11]	L6	N51°27'48"E (N51°36'56"E)	26.82 (26.89)
L3	N89°56'41"W [N89°34'10"W]	28.35 [28.35]	L7	N51°27'48"E	26.82
L4	S60°16'37"W [S60°39'08"W]	33.41 [33.41]	L8	N77°56'38"W	21.45
			L9	S53°07'16"E	23.14
			L10	S43°48'32"W	31.00
			L11	S59°46'33"E	19.99
			L12	N45°34'51"W	3.67



PT #	NORTHING	EASTING	DESCRIPTION
Y548	178000.170	313317.510	3.5" BRASS CAP
1747801	180379.690	313571.460	1" COPPER PLUG
1747802	179808.410	314470.210	MAG NAIL & WASHER
1747810	175844.680	319755.200	ALUM CAP.



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

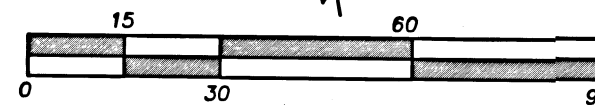
**PURPOSE:** TO SURVEY AND MONUMENT THE CORNERS OF FOUR TRACTS ADJUSTED THROUGH A PROPERTY LINE ADJUSTMENT OF THOSE TRACTS SET FORTH IN DOC. 2022-001877 AND DOC. 2022-001920, ORJCO. SEE CITY OF TALENT FILE LLA-2022-001.

**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 SOUTHERLY CORNER OF LOT 6 WAS POSITIONED BY PROPORTIONATE METHOD. HELD DEED RECORD DISTANCE ALONG THE SWLY LINE OF LOT 6 TO POSITION THE ANGLE POINT IN DOC. 2022-001920, ORJCO. COMPUTED THE ADJUSTED PROPERTY LINES AND SET MONUMENTS AS SHOWN HEREON.

**\*\*\* CITY OF TALENT \*\*\***  
FILE NO. LLA-2022-001

EXAMINED AND APPROVED this 17<sup>th</sup> day of March, 20 22.

BY: Kristen Mage  
Planning Director



**BASIS OF BEARINGS:**

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

REGISTERED PROFESSIONAL LAND SURVEYOR

Jan 2.9.22  
OREGON  
JULY 17, 1986  
JAMES E. HIBBS  
2234  
RENEWAL DATE 6-30-23

FILED  
Date 3/17/22 By SS  
This Survey Consists Of:  
1 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR