

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

SURVEY BY:
L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
PO BOX 1947
PHOENIX, OR 97535
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DATE:
JUNE 5, 2022

MAP OF SURVEY

In Lots 11, 12 & 13, Block 2, WAGNER BUTTE ADDITION
& in the N.W. 1/4 of Sec. 26, T.38S, R.1W, W.M.
City of Talent Jackson County, Oregon

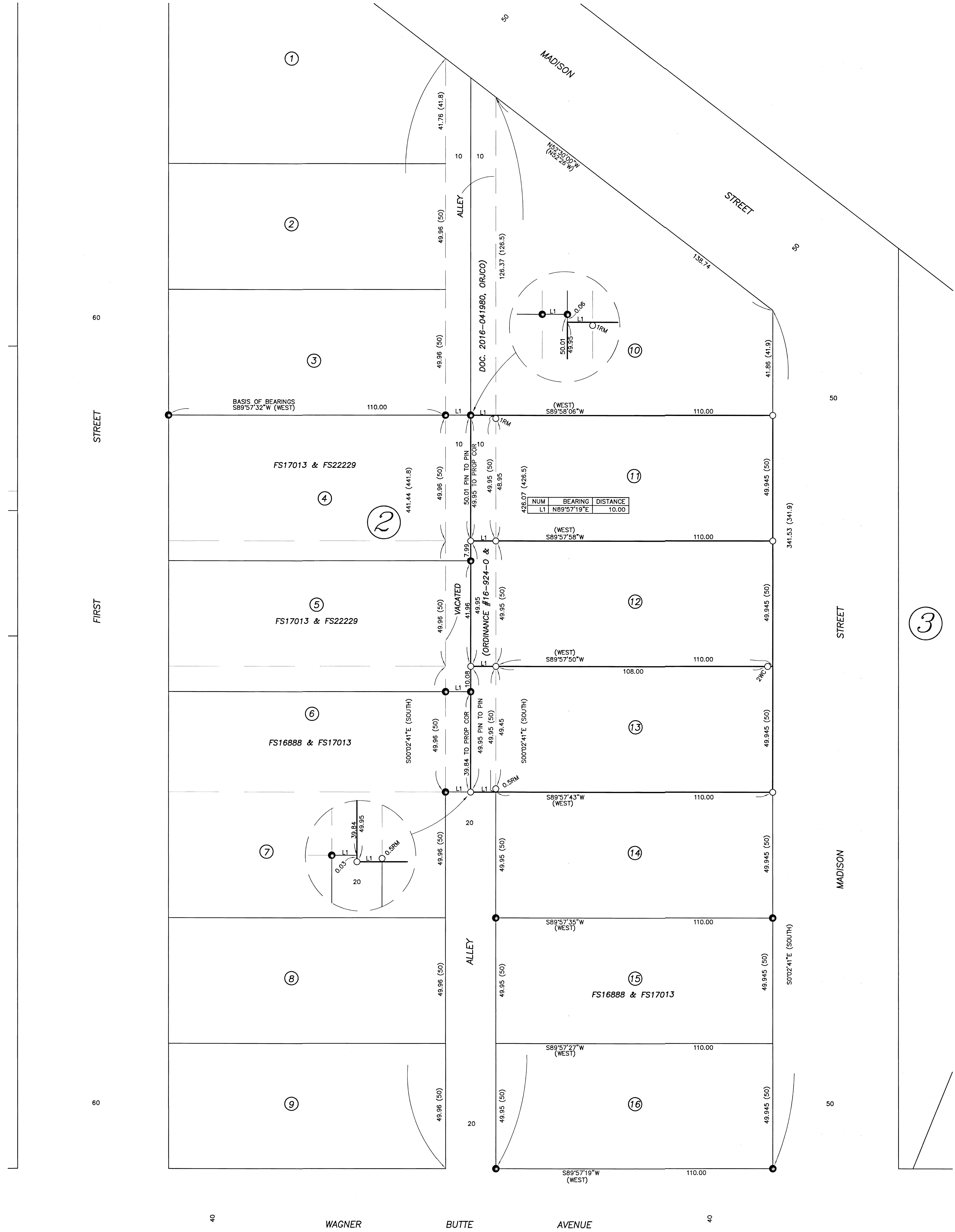
LEGEND:

- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER FS1688B, FS17013 OR FS22229.
- = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.

- JCDR = JACKSON COUNTY DEED RECORDS.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- #WC = ### FOOT WITNESS CORNER MONUMENT.
- () = RECORD DATA PER WBA.
- FS = FILED SURVEY #.
- X- = FENCE LINE.
- WBA = WAGNER BUTTE ADDITION.
- #RM = ### FOOT REFERENCE MONUMENT.

BASIS OF BEARINGS:

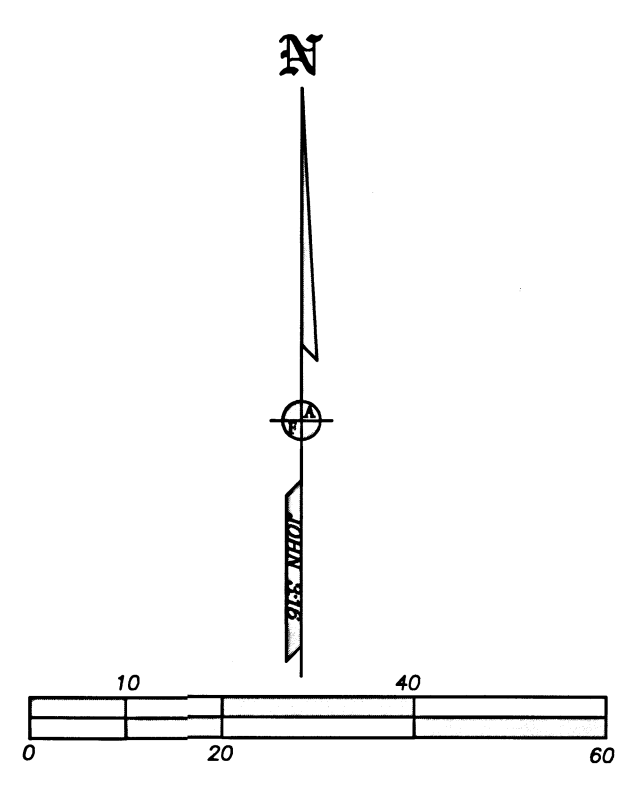
SURVEY NO. 22229 AS SHOWN HEREON.
UNIT OF MEASUREMENT = FEET SCALE: 1" = 20'



SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209-250

PURPOSE: TO SURVEY AND MONUMENT THE CORNERS OF LOTS 11, 12 & 13 OF WAGNER BUTTE ADDITION AND THE PORTION OF THE VACATED ALLEY ATTACHED TO EACH LOT.

PROCEDURE: THE CONTROL AND PROPORTIONING OF LOTS FOR BLOCK 2 OF WAGNER BUTTE ADDITION WAS ESTABLISHED BY THIS OFFICE DURING FS1688B, 17013 & 22229. MONUMENTS FROM THESE SURVEYS WERE RECOVERED AND RETIED USING TRIMBLE R10 G.P.S. RECEIVERS. THE ALLEY VACATED PER ORDINANCE NO. 16-924-O WAS APPORTIONED TO THE SUBJECT LOTS BY HOLDING RIGHT ANGLES TO THE CENTERLINE OF THE ALLEY TO WESTERLY CORNERS OF EACH LOT. SINCE THE PROPORTIONING WAS NOT EXACTLY THE SAME ON THE WEST AND EAST SIDES OF THE VACATED ALLEY SMALL DIFFERENCES BETWEEN THE APPORTIONED ALLEY ON THE WEST AND EAST SIDE LOTS MANIFESTED ITSELF AS SHOWN BETWEEN LOTS 6 & 13 AND LOTS 4 & 11. THOSE MONUMENTS FOUND AS WELL AS THOSE SET ARE AS SHOWN HEREON.



REGISTERED PROFESSIONAL LAND SURVEYOR
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-23

FILED
Date 6/22/22 By [Signature]
This Survey Consists Of:
1 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR