

SURVEY FOR:
HAJC
2251 TABLE ROCK ROAD
MEDFORD, OR 97501

SURVEY BY:
L.J. FRIAR & ASSOCIATES, P.C.
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DATE:
AUGUST 1, 2022

MAP OF SURVEY
Parcel 2 per Partition Plat No. P-52-1994 &
Parcel 1 per Partition Plat No. P-07-1995 &
located in the N.W. 1/4 of Section 25, T.38S., R.1W., W.M.
City of Talent Jackson County, Oregon

LEGEND:

- ⊙ = FD. COPPER MONUMENT IN CURB PER FS22790.
- ⊗ = FD. MAG NAIL & WASHER IN ASPHALT PER FS22790.
- ⊕ = FD. BRASS BRASS CAP IN CONCRETE. SEE FS22790.
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. LJ FRIAR & ASSOC PER FS13997 OR FS14471.
- ⊙ = FD. 5/8" IRON PIN & ALUMINUM CAP MKD. LJ FRIAR & ASSOC PER FS19569.
- ⊗ = FD. 5/8" IRON PIN PER FS7141.
- = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- ⊗ = SET 2" BRASS WASHER MKD. L.J. FRIAR & ASSOC. & MAG SPIKE IN ASPHALT.

- JCCR = JACKSON COUNTY DEED RECORDS.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- [] = RECORD DATA PER PP# P-52-1994 (FS13997).
- [] = RECORD DATA PER FS14471.
- FS = FILED SURVEY #
- PUE = 10' WIDE PUBLIC UTILITY EASEMENT PER FS13997.
- X- = FENCE LINE.
- C- = SEE COURSE DATA TABLE.
- PUE1 = 20' WIDE EASEMENT FOR PUBLIC UTILITIES PER DOC. 95-22680 & 96-37991, ORJCO.
- PUE2 = 10' WIDE EASEMENT FOR PUBLIC UTILITIES PER DOC. 96-37990, ORJCO.
- PUE3 = 10' WIDE EASEMENT FOR PUBLIC UTILITIES PER DOC. 96-37989, ORJCO.

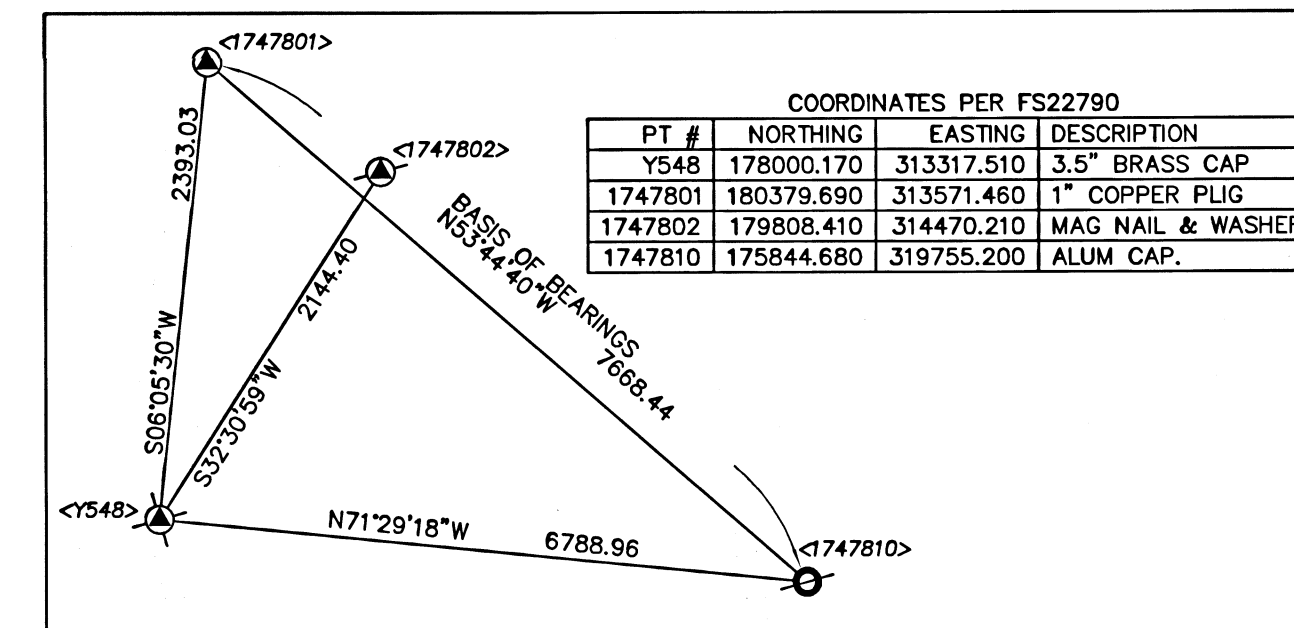
COURSE DATA TABLE

NUM	DELTA	ARC	RADIUS	CHORD
C1	31°47'18"	124.83	225.00	S59°38'13"W 123.24
(C1)	31°47'18"	124.83	225.00	S59°58'29"W 123.24
C2	12°19'36"	37.65	175.00	N69°20'04"E 37.58
(C2)	12°19'31"	37.65	175.00	N69°42'22"E 37.57

BASIS OF BEARINGS:

OREGON COORDINATE REFERENCE SYSTEM (OCRS) GRANTS PASS-ASHLAND ZONE, NAD83(2011) EPOCH 2010 BASED ON THE BEARING OF N53°44'40"W BETWEEN MONUMENT #1747801 & #1747810 AS SHOWN ON FS22790.

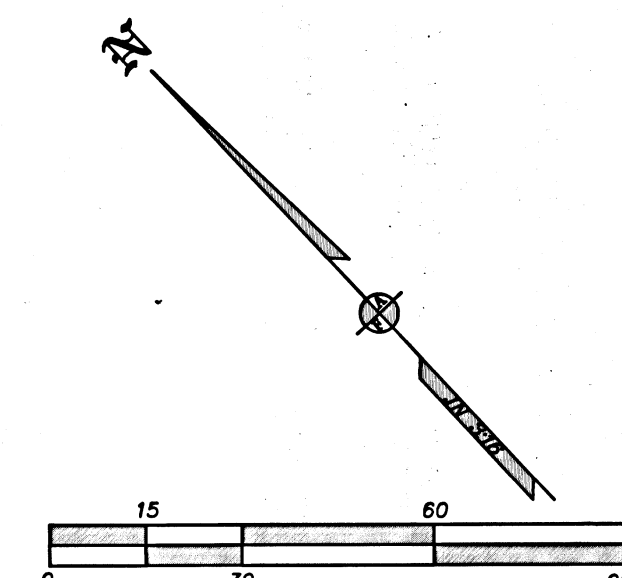
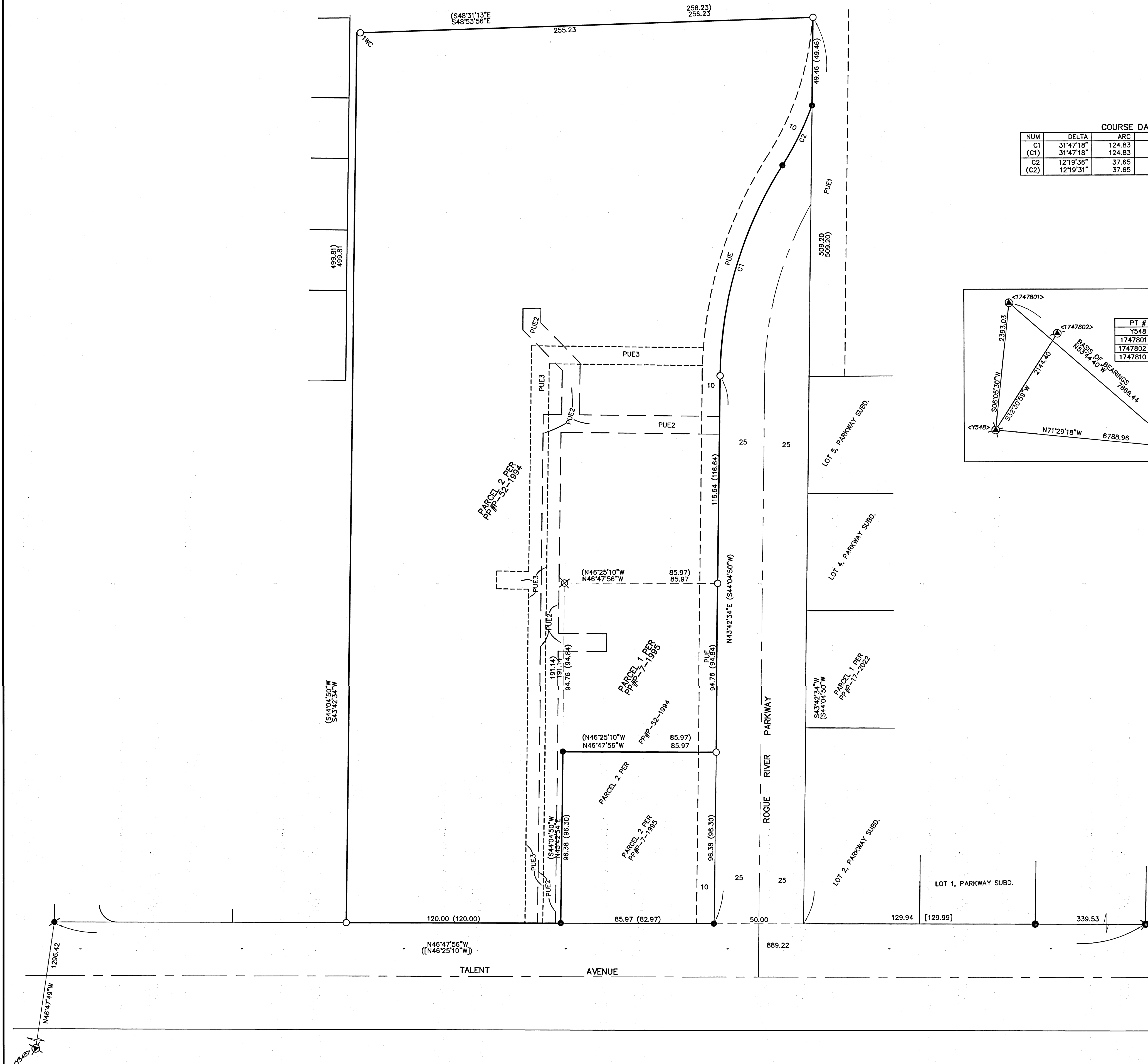
UNIT OF MEASUREMENT = FEET
SCALE: 1" = 30'



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

PURPOSE: TO SURVEY AND MONUMENT THE CORNERS OF THOSE TRACTS SET FORTH IN DOC. 95-16809, ORJCO (PARCEL 1 PER PP# P-7-1995) & 94-18433, ORJCO (PARCEL 2 PER PP# P-52-1994).

PROCEDURE: USING TRIMBLE R10 G.P.S. RECEIVERS, MADE TIES TO AS MANY MONUMENTS OF RECORD STILL EXISTING AS SHOWN HEREON. HELD THE NE & NW LINES OF PARCEL 1 PER PP# P-7-1995 PARALLEL TO THE SW & SE LINES RESPECTIVELY AND HELD PLAT RECORD DISTANCE PER SAID PLAT FROM THE MOST WESTERLY CORNER OF PARCEL 2 OF SAID PLAT TO POSITION THE MOST NORTHERLY CORNER OF PARCEL 1. THE MOST WESTERLY CORNER OF PARCEL 2 PER PP# P-52-1994 WAS HELD AT PLAT RECORD DISTANCE FROM THE MOST WESTERLY CORNER OF PARCEL 2 PER PP# P-7-1995. HELD THE NORTHWESTERLY LINE OF PARCEL 2 PER PP# P-52-1994 AT RIGHT ANGLES TO TALENT AVENUE PER PLAT RECORD AND HELD PLAT RECORD DISTANCE PER PP# P-52-1994 TO POSITION THE MOST NORTHERLY CORNER OF PARCEL 2 PER SAID PLAT. THIS POSITION IS NOW OCCUPIED BY A FENCE CORNER POST. THE MOST EASTERLY CORNER OF PARCEL 2 PER SAID PLAT WAS POSITIONED AT PLAT RECORD DISTANCE FROM THE MOST SOUTHERLY R/W INTERSECTION OF TALENT AVENUE & ROGUE RIVER PARKWAY DEDICATED BY SAID PLAT AS SHOWN. THE PC ON THE NORTHWESTERLY LINE OF ROGUE RIVER PARKWAY WAS POSITIONED AT PLAT RECORD DISTANCE PER PP# P-52-1994 FROM THE MOST EASTERLY CORNER OF PARCEL 2 PER PP# P-7-1995. I THEN SET MONUMENTS AS SHOWN HEREON.



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

FILED
Date 8/16/22 By PP
This Survey Consists Of:
1 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR