

SURVEY FOR:
T.M.C.
PO BOX 164
TALENT, OR 97540

SURVEY BY:
L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
PO BOX 1947
PHOENIX, OR 97535
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LJFRIARANDASSOCIATES@CHARTER.NET

DATE:
OCTOBER 10, 2022

MAP OF SURVEY

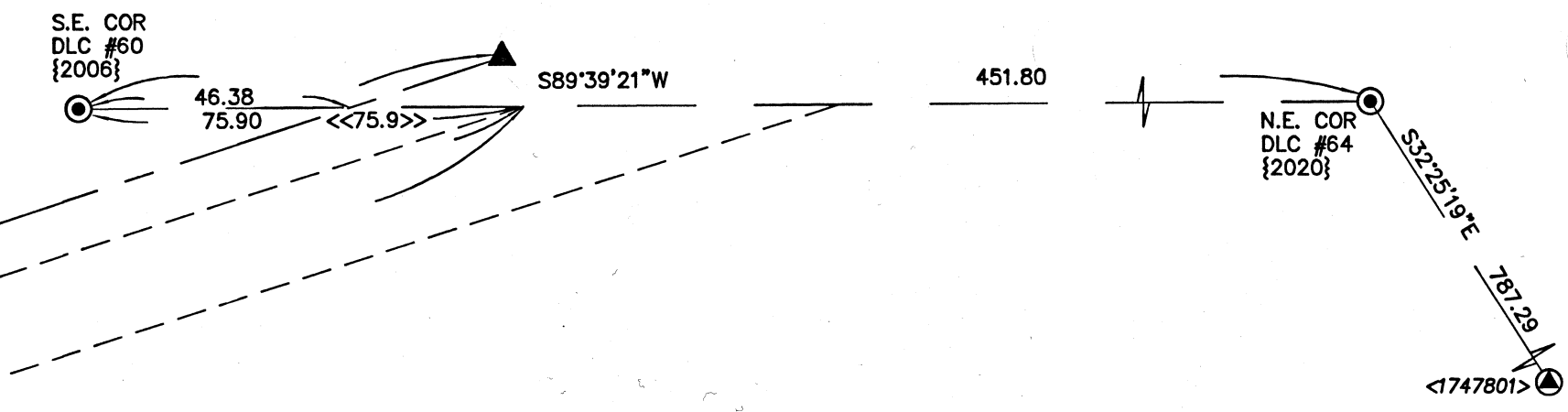
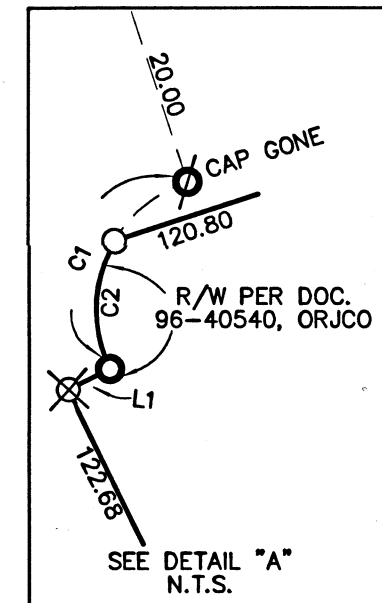
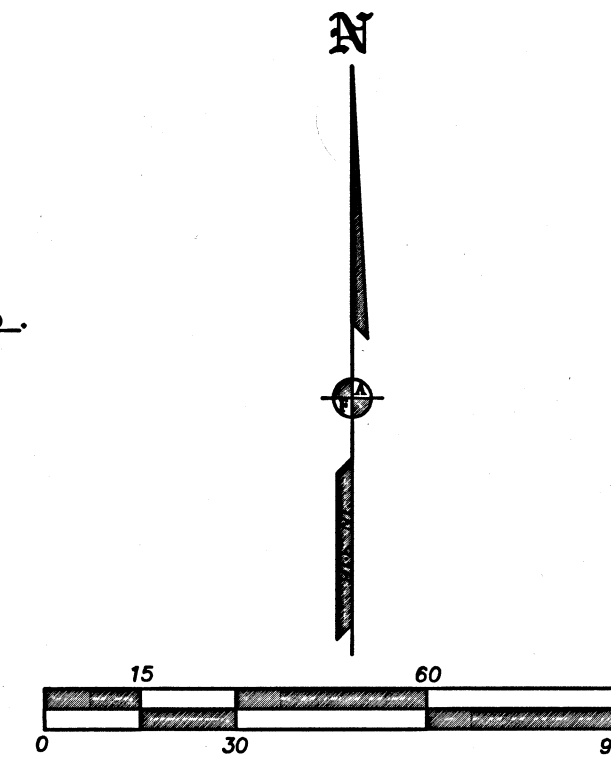
PROPERTY LINE ADJUSTMENT (ELIMINATION)
Located in the S.E. 1/4 of Section 23, T.38S, R.1W, W.M.
City of Talent Jackson County, Oregon
(Talent File No. LLA-2022-003)

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

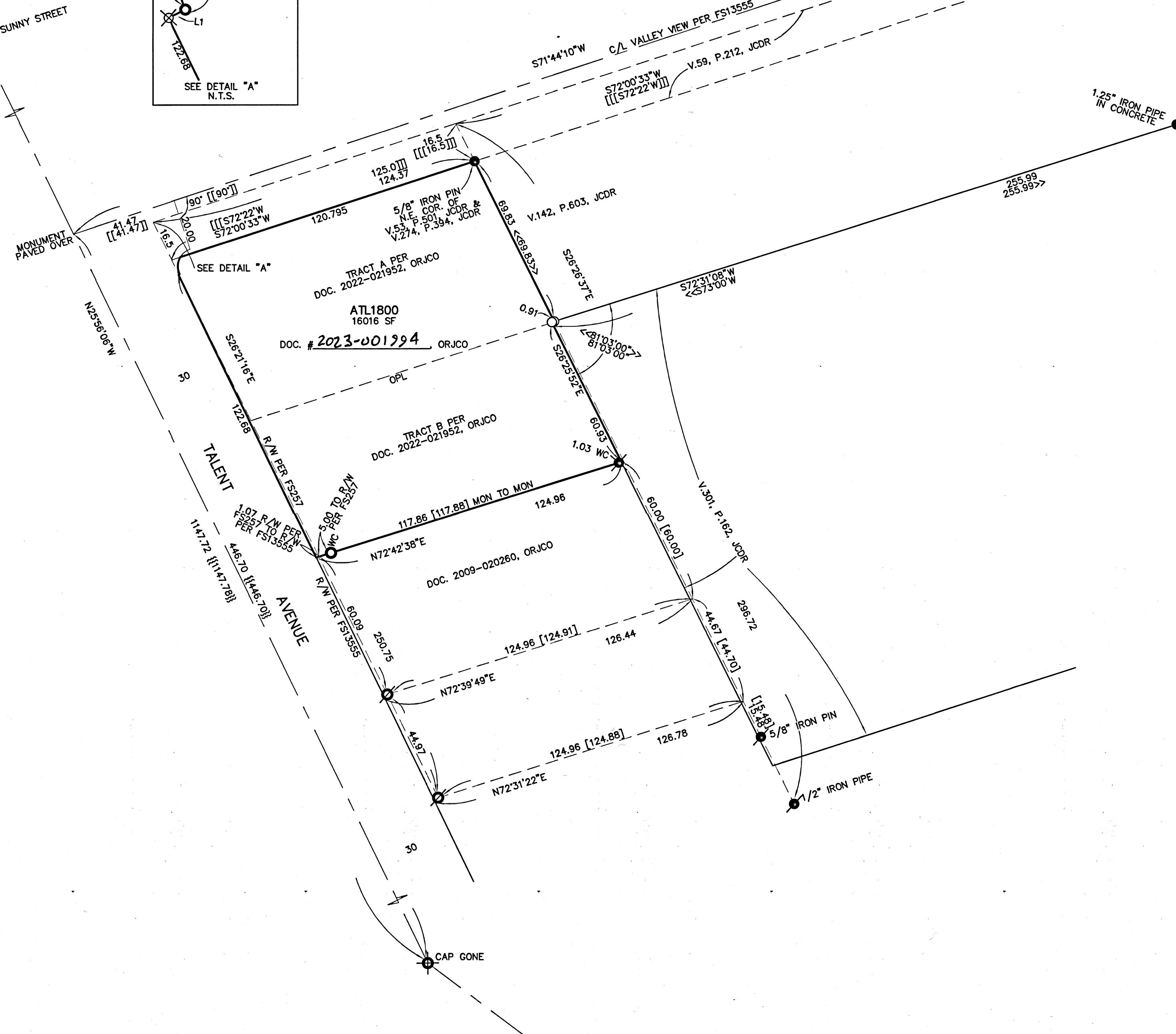
*** CITY OF TALENT ***
FILE NO. LLA-2022-003

EXAMINED AND APPROVED this 9th day of January, 2023.

BY: *[Signature]*
Planning Director



- LEGEND:**
- ⊙ = FD. COUNTY SURVEYOR'S BRASS CAPPED MONUMENT PER {YEAR} RE-ESTAB'S.
 - ⊗ = 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. MONUMENT AS NOTED PER FS227.
 - = FD. MONUMENT AS NOTED PER FS257.
 - ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. EDWARDS LS2339 PER FS14544.
 - ⊙ = FD. BRASS WASHER MKD. LS2234 & TACK IN LEAD PLUG PER FS15307.
 - ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC PER FS15307.
 - ⊙ = FD. ALUM CAP MKD. LS2339 PER FS13555.
 - ▲ = FD. BRASS CAP MKD. LS2339 PER FS13555.
 - ⊙ = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
 - ⊗ = SET BERNSTEIN COPPER MONUMENT MKD. L.J. FRIAR & ASSOC. IN SIDEWALK.
- FS = FILED SURVEY #
< > = POINT NUMBER PER FS22790.
JCS = JACKSON COUNTY SURVEYOR'S OFFICE.
[] = RECORD DATA PER FS14544.
[] = RECORD DATA PER FS13555.
[] = RECORD DATA PER FS958.
[] = RECORD DATA PER FS227.
[] = SEE COURSE DATA TABLE.
[] = ## WITNESS CORNER MONUMENT.
[] = RECORD DATA PER DOC. 96-40540, ORJCO.



COORDINATES PER FS22790

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.

COURSE DATA TABLE

NUM	DELTA	ARC	RADIUS	CHORD
C1	97°40'15"	11.93	7.00	S22°54'02"W 10.54
C2	S64°21'3"	6.93	7.00	S23°16'41"W 10.54
L1	S64°04'20"W	0.50		S02°25'01"W 6.65
L1	S64°26'53"E	0.50		

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

PURPOSE: TO SURVEY AND MONUMENT THE EXTERIOR BOUNDARY OF THAT TRACT ADJUSTED THROUGH A PROPERTY LINE ELIMINATION AND TRACTS A & B PER DOC. 2022-021952, ORJCO. SEE CITY OF TALENT FILE LLA-2022-003.

PROCEDURE: USING TRIMBLE R10 G.P.S. RECEIVERS RECOVERED AS MANY MONUMENTS AS COULD BE FOUND TO CONTROL THIS SURVEY. I HELD MONUMENTS PER FS14544 & 15307 TO CONTROL THE SOUTHERLY BOUNDARY OF THE TRACT B. THE WESTERLY BOUNDARY WAS CONTROLLED BY MONUMENTS PER FS13555 AND DOC. 96-40540, ORJCO. THE NORTHERLY BOUNDARY WAS CONTROLLED BY THE SOUTHERLY BOUNDARY OF V.59, P.212, JCDR. AS MANY OF THE MONUMENTS PER FS227 HAVE BEEN DESTROYED OVER THE PAST DECADES, THE MONUMENT PER FS227 AT THE N.E. CORNER OF V.274, P.394, JCDR WAS HELD AS BEING ON THE SOUTH LINE OF V.59, P.212, JCDR. I THEN HELD A LINE FROM THE FOUND MONUMENT PER FS227 TO THE FOUND MONUMENT PER FS257 AND EXTENDED THIS LINE 16.5' NORTHERLY WHICH IS SHOWN TO BE ON THE NORTHERLY LINE OF V.59, P.212, JCDR. USING FS958 AS A GUIDE, I COMPUTED A POINT 75.9' EAST OF THE S.E. CORNER OF D.L.C. 60 AND RAN THIS LINE TO THE POINT 16.5' NORTHERLY OF THE FOUND MONUMENT PER FS227. THIS THEN POSITIONED THE DIRECTION OF THE NORTHERLY AND CONSEQUENTLY THE SOUTHERLY LINES OF V.59, P.212, JCDR. THE EASTERLY LINE WAS JUST AS CHALLENGING DUE TO LACK OF MONUMENTS. I WAS LEFT WITH USING THE MAP RECORD DISTANCE PER FS958 SOUTHERLY FROM THE FOUND MONUMENT PER FS227 AS BEING ON THE NORTHERLY LINE OF V.301, P.162, JCDR. I THEN COMPUTED THE N.W. CORNER OF V.301, P.162, JCDR AT MAP RECORD DISTANCE PER FS958 FROM THE FOUND MONUMENT PER FS227 TO THE EAST. I THEN HELD MAP RECORD ANGLE PER FS958 TO CONTROL THE DIRECTION OF THE WESTERLY LINE OF V.301, P.162, JCDR WHICH IS CALLED FOR IN THE SUBJECT PROPERTY DEED. WITH THE BOUNDARY RESOLVED, I SET MONUMENTS AT THE LOCATIONS AS SHOWN HEREON AND PREPARED A LEGAL DESCRIPTION OF THE RESULTANT TRACT TO BE USED ON THE ADJUSTMENT DEED.

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

FILED
Date 1/31/23 By: *[Signature]*
This Survey Consists Of:
1 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR