

SURVEY FOR:
 BEN TREIGER
 450 SISKIYOU BLVD, #1
 ASHLAND, OR 97520

DATE:
 MARCH 27, 2023

MAP OF SURVEY
 In the N.E. 1/4 of Section 26, T.38S, R.1W., W.M.
 City of Talent Jackson County, Oregon

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

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. 2" IRON PIPE. INITIAL POINT GANGES SUBDIVISION.
 - ⊙ = FD. ALUMINUM CAP MKD. LS2339 IN MON WELL PER FS13555.
 - = FD. 5/8" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER WPV OR FS23758.
 - ⊙ = FD. BRASS TAG MKD. LS2234 & TACK IN LEAD PLUG PER FS15307.
 - ▲ = FD. BRASS TAG MKD. L.J. FRIAR & ASSOC & MAG NAIL IN CONCRETE PER FS23758.
 - = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
 - ⊗ = SET BERTNSTEN COPPER MONUMENT MKD. L.J. FRIAR & ASSOC. IN CONCRETE.
- () = RECORD DATA PER DOC. 2016-028523, ORJCO.
 FS = FILED SURVEY #.
 WPV = WAGNER PARK VILLAGE (FS13416).
 [] = RECORD DATA PER FS13555.
 > = POINT NUMBER PER FS22790.
 CA = COMMON AREA PER WPV.
 WC = WITNESS CORNER MONUMENT.

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

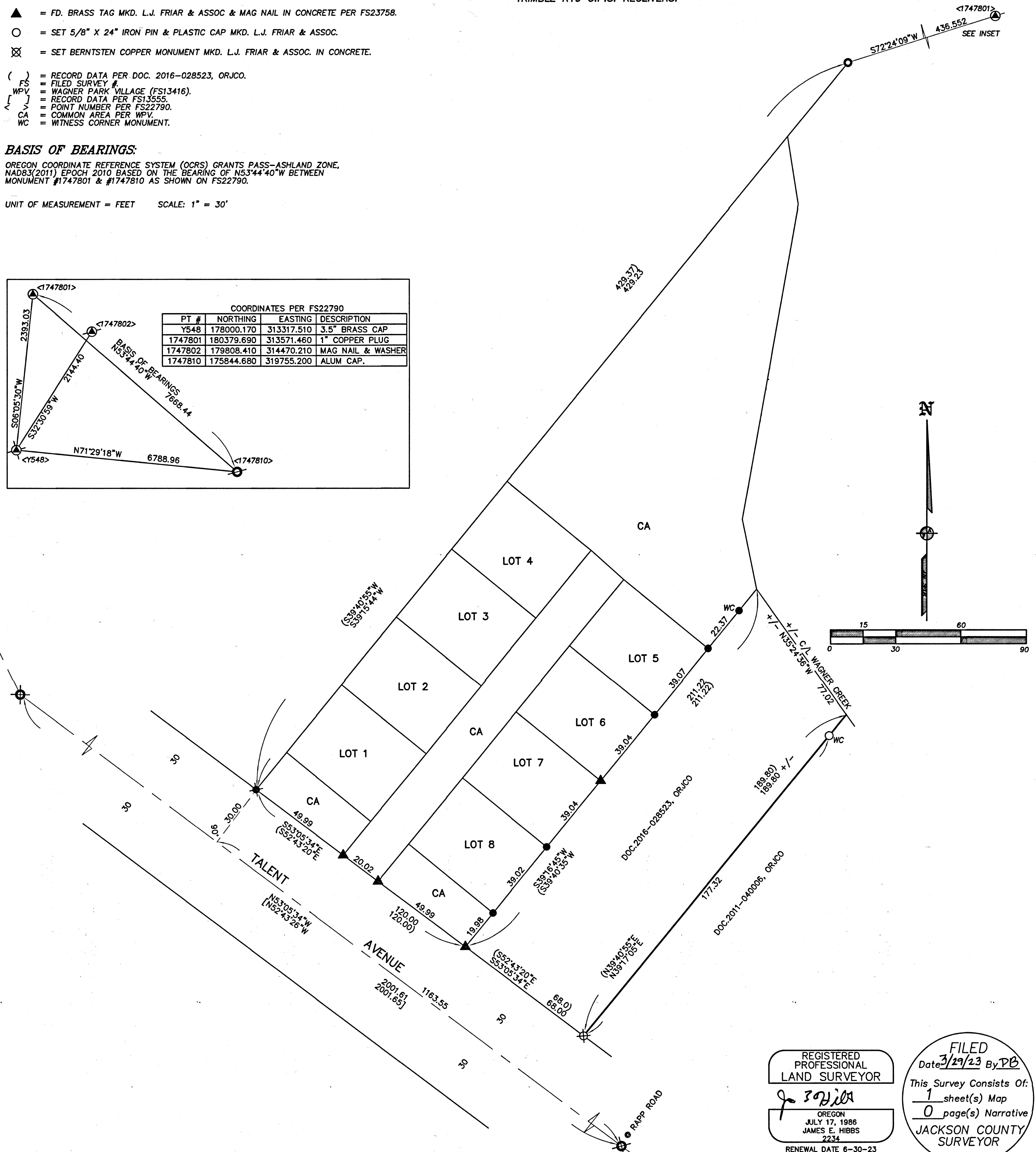
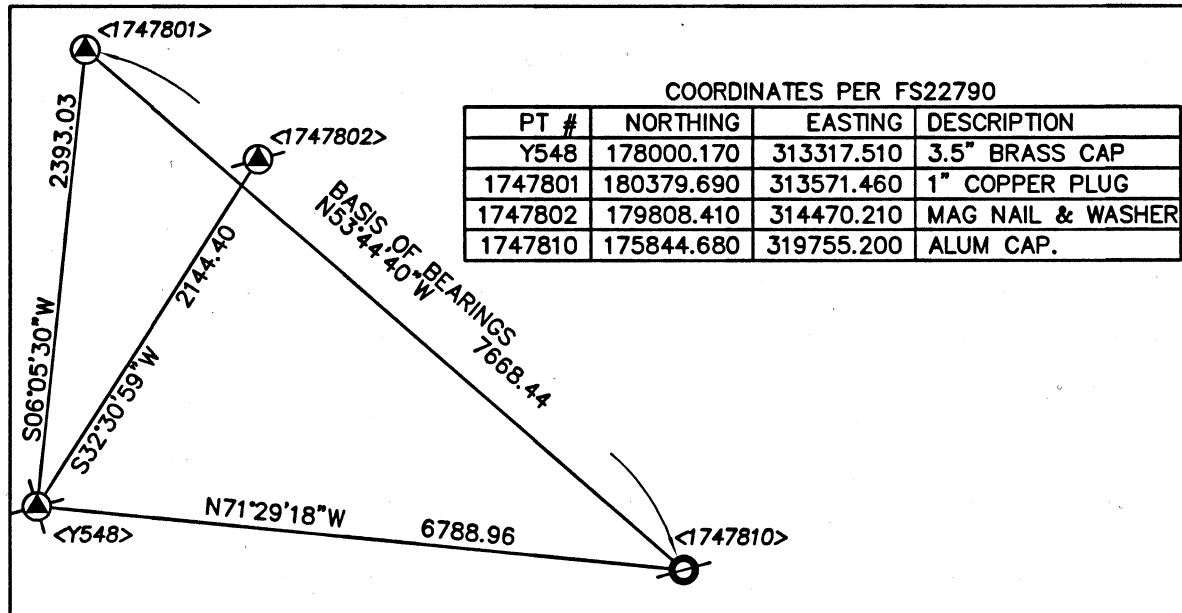
PURPOSE: TO SURVEY AND MONUMENT THE LINE BETWEEN DOC. 2016-028523 & 2011-040006, ORJCO.

PROCEDURE: FROM MONUMENTS SET OR FOUND DURING FS23267 & FS23758, HELD DEED RECORD DISTANCE FROM THE MOST SOUTHERLY CORNER OF WPV (BEING THE SAME AS THE MOST WLY. CORNER OF DOC. 2016-028523, ORJCO) TO POSITION THE COMMON CORNER TO BOTH PROPERTIES. THE BEARING OF THE COMMON LINE WAS HELD AT A DEED RECORD BEARING DIFFERENCE OF 00°00'20" FROM THE SOUTHEASTERLY LINE OF WPV (THIS LINE BEING THE SAME AS THE NORTHWESTERLY LINE OF DOC. 2016-028523, ORJCO). HELD DEED RECORD DISTANCE FOR THIS COMMON LINE BUT THE ACTUAL TERMINUS IS THE C/L OF WAGNER CREEK. WITH THIS LINE POSITIONED SET MONUMENTS AT THE LOCATIONS SHOWN HEREON USING TRIMBLE R10 G.P.S. RECEIVERS.

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'



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

FILED
 Date 3/29/23 By PB
 This Survey Consists Of:
 1 sheet(s) Map
 0 page(s) Narrative
 JACKSON COUNTY SURVEYOR