



**SURVEY FOR:**

REALTH INVESTMENTS LLC  
PO BOX 1958  
PHOENIX, OR 97535

**DATE:**

MARCH 21, 2023

**PARTITION PLAT NO. P-12-2023**

LAND PARTITION (File MLP-2022-004)  
In the N.E. 1/4 of Sec. 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  
LJFRIARANDASSOCIATES@CHARTER.NET

**BASIS OF BEARINGS:**

SURVEY NO. 22790 AS SHOWN HEREON.

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

**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. COUNTY SURVEYOR'S BRASS CAPPED MONUMENT PER {YEAR} RE-ESTAB'S.
  - = FD. 5/8" IRON PIN PER FS6398.
  - = FD. 5/8" IRON PIN PER FS6931.
  - ⊗ = FD. 5/8" IRON PIN & ALUM. CAP MKD. LS2339 PER FS13555.
  - = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
  - = SET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
  - ⊗ = SET BERNSTEIN COPPER MONUMENT MKD. L.J. FRIAR & ASSOC. IN CONCRETE.
- FS = FILED SURVEY #  
< = POINT NUMBER PER FS22790.  
JCS = JACKSON COUNTY SURVEYOR'S OFFICE.  
{ } = RECORD DATA PER FS6931.  
{ } = RECORD DATA PER DOC. 2021-047253, ORJCO.  
1WC = ONE FOOT WITNESS CORNER MONUMENT.  
[[ ]] = RECORD DATA PER FS19483.  
PUE = 10' WIDE PUE PER THIS PLAT.  
SSE = 5' WIDE SANITARY SEWER EASEMENT PER DOC. 77-27053, ORJCO.  
TIDE = 10' WIDE IRRIGATION FACILITIES EASEMENT TO TALENT IRRIGATION DISTRICT PER THIS PLAT.

**EASEMENTS PER PRRS**

- 1) ELECTRICAL FACILITIES EASEMENT PER V.217, P.497, JCDR. NO SPECIFIC LOCATION GIVEN.
- 2) SANITARY SEWER EASEMENT PER DOC. 77-27053, ORJCO. SHOWN.

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

*James E. Hibbs*  
JAMES E. HIBBS, PLS2234

REGISTERED PROFESSIONAL LAND SURVEYOR

*James E. Hibbs*  
OREGON  
JULY 17, 1986  
JAMES E. HIBBS  
2234  
RENEWAL DATE 6-30-23

FILED  
Date 4/11/23 By PB  
This Survey Consists Of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

COORDINATES PER FS22790			
PT #	NORTHING	EASTING	DESCRIPTION
Y548	178000.170	313317.510	3.5" BRASS CAP
1747801	180379.690	313571.460	1" COPPER PLIG
1747802	179808.410	314470.210	MAG NAIL & WASHER
1747810	175844.680	319755.200	ALUM. CAP.

