

SURVEY FOR:
TAYLORED ELEMENTS CONST.
679 JACKSON RD.
ASHLAND, OR 97520

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

DATE:
APRIL 6, 2023

MAP OF SURVEY
PROPERTY LINE ADJUSTMENT (ELIMINATION)
Lots 1 & 2, C.J. SUBDIVISION, PHASE 1 &
located in the S.E. 1/4 of Sec. 23, T.38S., R.1W., W.M.
City of Talent Jackson County, Oregon
(Talent File No. LLA-2023-003)

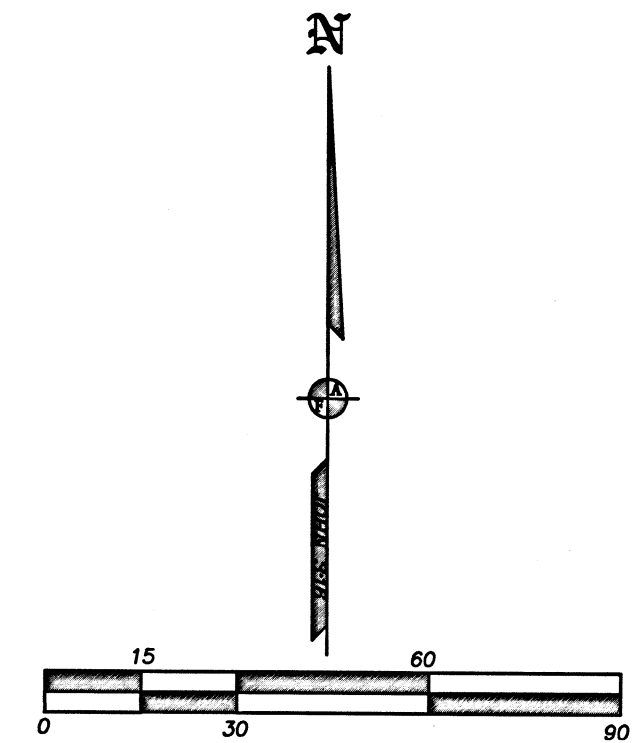
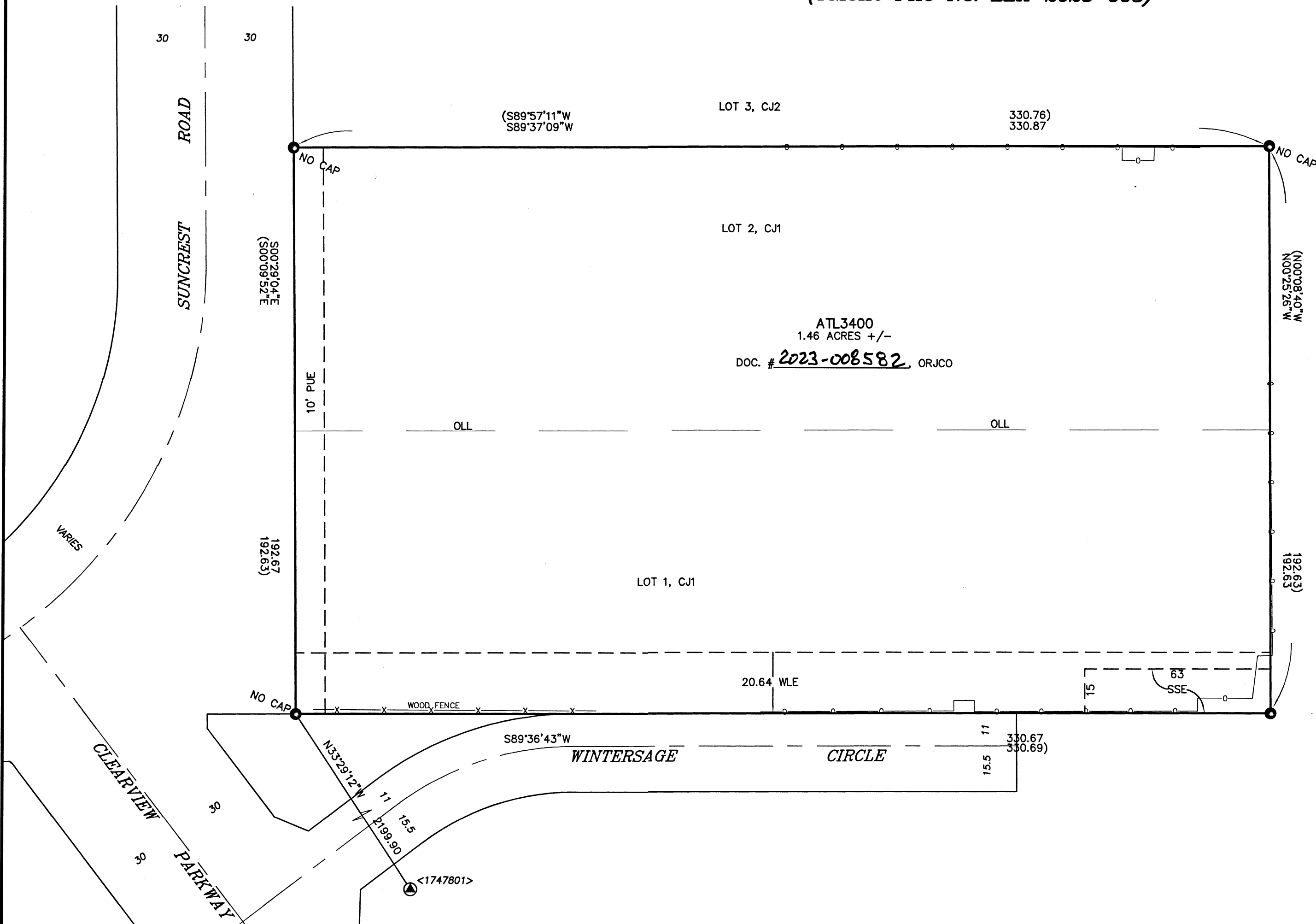
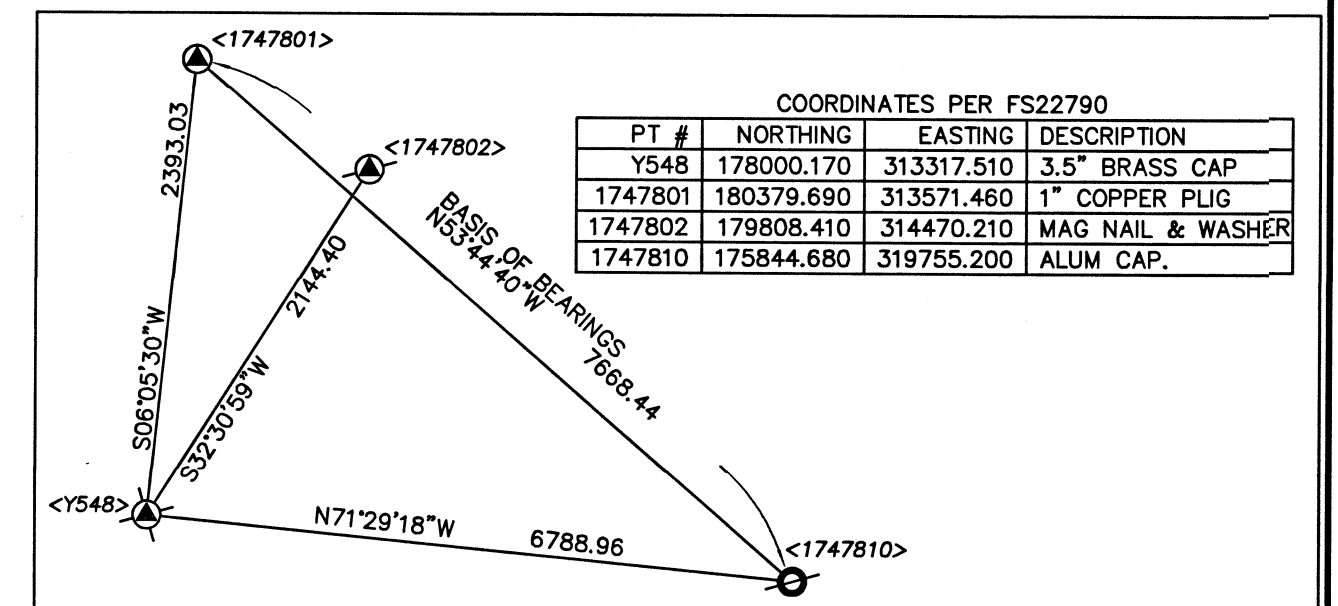
LEGEND:

- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER FS12990 OR CJ1.
- JCDR = JACKSON COUNTY DEED RECORDS.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- CJ1 = C.J. SUBDIVISION, PHASE 1 (FS14256).
- () = RECORD DATA PER CJ1.
- FS = FILED SURVEY #.
- PUE = PUBLIC UTILITY EASEMENT PER CJ1.
- X- = WOOD FENCE LINE.
- O- = CHAIN LINK FENCE.
- WLE = WATER LINE EASEMENT PER DOC. 77-17913, ORJCO.
- SSE = SANITARY SEWER EASEMENT PER DOC. 93-26801, ORJCO.
- CJ2 = C.J. SUBDIVISION, PHASE 2 (FS14479).
- OLL = ORIGINAL LOT LINE TO BE ELIMINATED.

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'



***** CITY OF TALENT *****
FILE NO. LLA-2023-003

EXAMINED AND APPROVED this 24th day of April, 2023.
BY: Kristen Maze
KRISTEN MAZE, PLANNING DIRECTOR

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 OF LOTS 1 & 2 OF C.J. SUBDIVISION, PHASE 1. SEE CITY OF TALENT FILE LLA-2023-003.

PROCEDURE: USING TRIMBLE R10 G.P.S. RECEIVERS MADE TIES TO MONUMENTS PER CJ1 AS SHOWN HEREON. PREPARED A LEGAL DESCRIPTION OF THE RESULTANT TRACT TO BE USED ON THE ADJUSTMENT DEED.

REGISTERED PROFESSIONAL LAND SURVEYOR

James E. Hibbs
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE: 6-30-25

FILED
Date 5/8/23 By SS
This Survey Consists Of:
1 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR