RECEIVED MAP OF SURVEY DATE 5/23/23 BY PB This survey consists of: PROPERTY LINE ADJUSTMENT **NE CORNER DLC 63** sheet(s) Map FOUND 2-1/2" BRASS DISK PER (CITY FILE #LLA-2023-001) JACKSON COUNTY SURVEYOR'S page(s) Narrative FIRST RE-ESTABLISHMENT NOTES LOCATION: NW 1/4 OF SECTION 26, T. 38 S. R. 1 W., W.M. JACKSON COUNTY **DATED 1984** CITY OF TALENT, JACKSON COUNTY, OREGON SURVEYOR TRACT 1 TRACT 2 CITY OF TALENT - FILE NO. LLA-2023-001 AMY C. MEREDITH AMY C. MEREDITH DEED DOC. NO. 2021-038327 DEED DOC. NO. 2021-038327 NEW PLA ADJUSTED DEED DOC. NO. 2023- 007989 NEW PLA ADJUSTED DEED DOC. NO. 2023- 007989 AREA PRIOR TO ADJUSTMENT 5,613 sq. ft. +/-AREA PRIOR TO ADJUSTMENT 5,611 sq. ft. +/-SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250 AREA AFTER ADJUSTMENT 6,376 sq. ft. +/-AREA AFTER ADJUSTMENT 4,848 sq. ft. +/-BASIS OF BEARING: NAD83(2011) EPOCH 2010.00 - OREGON COORDINATE REFERENCE SYSTEM GRANTS PASS TO ASHLAND ZONE (N 89°56' E 660.00')R1 N 89°35'56" E 660.00' PURPOSE: TO SURVEY AND MONUMENT THE PROPERTY LINE ADJUSTMENT AS APPROVED BY CITY OF TALENT PLANNING LLA 2023-001. **22.50'** (22.5')R1 97.50' 1 60.00 480.00' PROCEDURE: UTILIZING RECORD MAPS AND DEED INFORMATION NOTED ON THE MAP, A FIELD FOUND 1/2" IRON PIPE (97.5')R1 (60')R1 SURVEY WAS MADE UTILIZING A CARLSON BRX5 GNSS RECEIVER, AND CARLSON SURVEYOR 2 PER HI-LAND ADDITION DATA COLLECTOR CONNECTED TO THE OREGON REAL TIME GEODETIC NETWORK (ORGN). **SUBDIVISION** REDUNDANT MEASUREMENTS WERE MADE TO FOUND AND SET MONUMENTS AND THEIR **57.54'** (57.5')R1 POSITIONS ARE REPORTED AS SHOWN HEREON. ALL FIELD WORK WAS COMPLETED IN OCTOBER OF 2022 AND MARCH OF 2023, BOUNDARY DETERMINATIONS WERE MADE AS TRACT 1 FOLLOWS. **N 00°39'29" W 115.08** (N 00°18' W 115')R1 THE CENTERLINE OF WAGNER CREEK ROAD WAS SHOWN AS THE EAST LINE OF DLC 63 ON (N 00°18' W 145')R1 S 00°41'08" E 145.08' HI-LAND ADDITIONS SUBDIVISION AND A PORTION OF THIS ROAD WAS DEDICATED THEREON. (115')R1 **115.08'** OLD LOT LINE N 89°35'55" E 52.53' BOTH DLC CORNERS WERE TIED AS WELL AS THE INITIAL POINT OF SAID SUBDIVISION AND THE INITIAL POINT FELL OFF THE DLC LINE BY APPROXIMATELY 0.18'. IT IS APPARENT UPON REVIEW OF OTHER MAPS IN THE AREA THAT THE INITIAL POINT OF SAID SUBDIVISION HAS -N 00°39'29" W BEEN HELD AS THE CENTER OF WAGNER CREEK ROAD SO THE SAME WAS DONE ON THIS MAP. 17.00' ADDITIONALLY, SOUTH OF THE INITIAL POINT, VARIOUS MAPS OF SURVEY HAVE HELD LOCAL S 89°35'55" W 45.00' 57.54' (57.5')R1 MONUMENTATION OVER THE DLC CORNERS AS THE CENTER OF WAGNER CREEK ROAD. HOWEVER, FOUND ORIGINAL MONUMENTATION FROM SAID HI-LAND ADDITION FIT THE (N 00°18' W 289.7')R1 N 00°41'08" W 289.87' CENTERLINE BASED ON THE SOUTHWEST CORNER OF DLC 64. IT WAS DETERMINED THIS WAS TRACT 2 THE BEST EVIDENCE OF THE STREET DEDICATION OF WAGNER CREEK RD ON THE SAID HI-LAND ADDITION SUBDIVISION. (97.5')R1 (60')R1THE NORTH AND SOUTH LINES OF SAID HI-LAND ADDITION WERE ESTABLISHED BY HOLDING 60.00 FOUND MONUMENTATION AS SHOWN HEREON. THE MONUMENTS FIT THE ORIGINAL SUBDIVISION CALLS WELL IN THE EAST-WEST DIRECTION FOR DISTANCE, BUT MISSED BY N 89°35'54" E 157.55' APPROXIMATELY 0.2' IN THE NORTH-SOUTH DIRECTION FOR DISTANCE. BECAUSE OF THIS, GNE (N 89°56' E 157.5')R1 **N 00°39'29" W 289.87** (N 00°18' W 289.7')R1 **S 00°39'29" E 289.88** (N 00°18' W 289.7')R1 RECORD DISTANCES WERE HELD TO RESOLVE THE BOUNDARY LINES RUNNING EAST-WEST, FOUND 3/4" IRON ~ AND PROPORTIONATE DISTANCES WERE APPLIED TO THE LINES RUNNING NORTH-SOUTH. PIPE PER HI-LAND **ADDITION SUBDIVISION** R N 89°35'54" E 180.07' CRE (N 89°56' E 180')R1 **LEGEND** CHRISTIAN AVE. П SET 5/8" X 30" REBAR W/ALUMINUM CAP MARKED 不 "W.E. SURVEY" SET 1" COPPER PLUG MARKED "W.E. SURVEY" D **57.34'** (57.3')R1 FOUND MONUMENT AS NOTED RECORD INFORMATION PER HI-LAND ADDITION SUBDIVISION **22.50'** (22.5')R1 l m SCALE 1"=30' FOUND ORANGE PLASTIC N 89°35'52" E 0.14'-CAP "D. MCMAHAN LS 1913" (60')R1 (97.5')R1 PER SN. 18018 60.00' 97.50 REGISTERED PROFESSIONAL SURVEY BY: W.E. SURVEY L.L.C. S 89°35'52" W 637.50' LAND SURVEYOR FOUND 1/2" IRON PIPE -(N 89°56' E 637.50')R1 3555 W HILLS TERRACE PER HI-LAND ADDITION MEDFORD, OR. 97501 SUBDIVISION, HELD FOR LINE SURVEY FOR: AMY MEREDITH OREGON 2672 BROADVIEW AVE **SW CORNER DLC 64** MARCH 14, 2017 ZACHARY P. EARLE 91474 MEDFORD, OR 97501 FOUND 2-1/2" BRASS DISK PER JACKSON COUNTY SURVEYOR'S DATE OF SURVEY: MARCH, 2023 FIRST RE-ESTABLISHMENT NOTES EXPIRES DECEMBER 31, 2023 **DATED 1988** ASSESORS MAP: 38-1W-26BB TL 1700 & 1800