

# MAP OF SURVEY

## PROPERTY LINE ADJUSTMENT (CITY FILE #LLA-2023-001)

LOCATION: NW 1/4 OF SECTION 26, T. 38 S. R. 1 W., W.M.  
CITY OF TALENT, JACKSON COUNTY, OREGON

**\*\* RECEIVED \*\***  
DATE 5/23/23 BY PB  
This survey consists of:  
1 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

CITY OF TALENT - FILE NO. LLA-2023-001  
EXAMINED AND APPROVED this 22<sup>nd</sup> day of May 20 23.  
BY: [Signature]  
Planning Director

**TRACT 1**  
AMY C. MEREDITH  
DEED DOC. NO. 2021-038327  
NEW PLA ADJUSTED DEED DOC. NO. 2023-007989  
AREA PRIOR TO ADJUSTMENT 5,611 sq. ft. +/-  
AREA AFTER ADJUSTMENT 6,376 sq. ft. +/-

**TRACT 2**  
AMY C. MEREDITH  
DEED DOC. NO. 2021-038327  
NEW PLA ADJUSTED DEED DOC. NO. 2023-007989  
AREA PRIOR TO ADJUSTMENT 5,613 sq. ft. +/-  
AREA AFTER ADJUSTMENT 4,848 sq. ft. +/-

NE CORNER DLC 63  
FOUND 2-1/2" BRASS DISK PER  
JACKSON COUNTY SURVEYOR'S  
FIRST RE-ESTABLISHMENT NOTES  
DATED 1984

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

BASIS OF BEARING: NAD83(2011) EPOCH 2010.00 - OREGON COORDINATE REFERENCE SYSTEM GRANTS PASS TO ASHLAND ZONE

PURPOSE: TO SURVEY AND MONUMENT THE PROPERTY LINE ADJUSTMENT AS APPROVED BY CITY OF TALENT PLANNING LLA 2023-001.

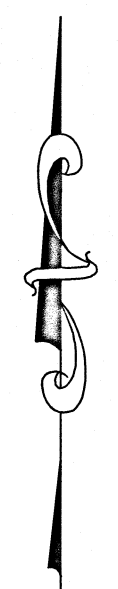
PROCEDURE: UTILIZING RECORD MAPS AND DEED INFORMATION NOTED ON THE MAP, A FIELD SURVEY WAS MADE UTILIZING A CARLSON BRX5 GNSS RECEIVER, AND CARLSON SURVEYOR 2 DATA COLLECTOR CONNECTED TO THE OREGON REAL TIME GEODETIC NETWORK (ORGN). REDUNDANT MEASUREMENTS WERE MADE TO FOUND AND SET MONUMENTS AND THEIR POSITIONS ARE REPORTED AS SHOWN HEREON. ALL FIELD WORK WAS COMPLETED IN OCTOBER OF 2022 AND MARCH OF 2023. BOUNDARY DETERMINATIONS WERE MADE AS FOLLOWS.

THE CENTERLINE OF WAGNER CREEK ROAD WAS SHOWN AS THE EAST LINE OF DLC 63 ON HI-LAND ADDITIONS SUBDIVISION AND A PORTION OF THIS ROAD WAS DEDICATED THEREON. 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 BEEN HELD AS THE CENTER OF WAGNER CREEK ROAD SO THE SAME WAS DONE ON THIS MAP. ADDITIONALLY, SOUTH OF THE INITIAL POINT, VARIOUS MAPS OF SURVEY HAVE HELD LOCAL MONUMENTATION OVER THE DLC CORNERS AS THE CENTER OF WAGNER CREEK ROAD. HOWEVER, FOUND ORIGINAL MONUMENTATION FROM SAID HI-LAND ADDITION FIT THE CENTERLINE BASED ON THE SOUTHWEST CORNER OF DLC 64. IT WAS DETERMINED THIS WAS THE BEST EVIDENCE OF THE STREET DEDICATION OF WAGNER CREEK RD ON THE SAID HI-LAND ADDITION SUBDIVISION.

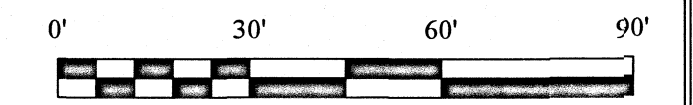
THE NORTH AND SOUTH LINES OF SAID HI-LAND ADDITION WERE ESTABLISHED BY HOLDING FOUND MONUMENTATION AS SHOWN HEREON. THE MONUMENTS FIT THE ORIGINAL SUBDIVISION CALLS WELL IN THE EAST-WEST DIRECTION FOR DISTANCE, BUT MISSED BY APPROXIMATELY 0.2' IN THE NORTH-SOUTH DIRECTION FOR DISTANCE. BECAUSE OF THIS, RECORD DISTANCES WERE HELD TO RESOLVE THE BOUNDARY LINES RUNNING EAST-WEST, AND PROPORTIONATE DISTANCES WERE APPLIED TO THE LINES RUNNING NORTH-SOUTH.

### LEGEND

- SET 5/8" X 30" REBAR W/ALUMINUM CAP MARKED "W.E. SURVEY"
- ⊗ SET 1" COPPER PLUG MARKED "W.E. SURVEY"
- FOUND MONUMENT AS NOTED
- ( )R1 RECORD INFORMATION PER HI-LAND ADDITION SUBDIVISION



SCALE 1"=30'



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
[Signature]  
OREGON  
MARCH 14, 2017  
ZACHARY P. EARLE  
91474  
EXPIRES DECEMBER 31, 2023

SURVEY BY: **W.E. SURVEY L.L.C.**  
3555 W HILLS TERRACE  
MEDFORD, OR. 97501

SURVEY FOR: **AMY MEREDITH**  
2672 BROADVIEW AVE  
MEDFORD, OR 97501

DATE OF SURVEY: **MARCH, 2023**

