

SURVEY FOR: DEBRA CROWDER
841 W. VALLEY VIEW RD.
TALENT, OR 97540

DATE: JANUARY 21, 2023

MAP OF SURVEY

Located in the S.W. 1/4 of Sec. 19 & the N.W. 1/4 of Sec. 30, T.38S, R.1E, W.M. & in the S.E. 1/4 of Sec. 24 & the N.E. 1/4 of Sec. 25, T.38S, R.1W, W.M. & in D.L.C. #39 & D.L.C. #41, T.38S, R.1E & T.38S, R.1W, W.M. Jackson County, Oregon

SURVEY BY: L.J. FRIAR & ASSOCIATES, P.C.
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LEGEND:

- JCDR = JACKSON COUNTY DEED RECORDS.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- WC = WITNESS CORNER MONUMENT.
- () = DEED RECORD DATA PER DOC. 2021-041667, ORJCO.
- FS = FILED SURVEY #.
- C1/L1 = SEE COURSE DATA TABLE.
- IPE = IRRIGATION PIPE LINE EASEMENT PER DOC. 2010-036725, ORJCO.
- TIDE = 20' WIDE IRRIGATION CANAL EASEMENT FOR TALENT IRRIGATION DISTRICT PER TALENT IRRIGATION DISTRICT RECORDS.

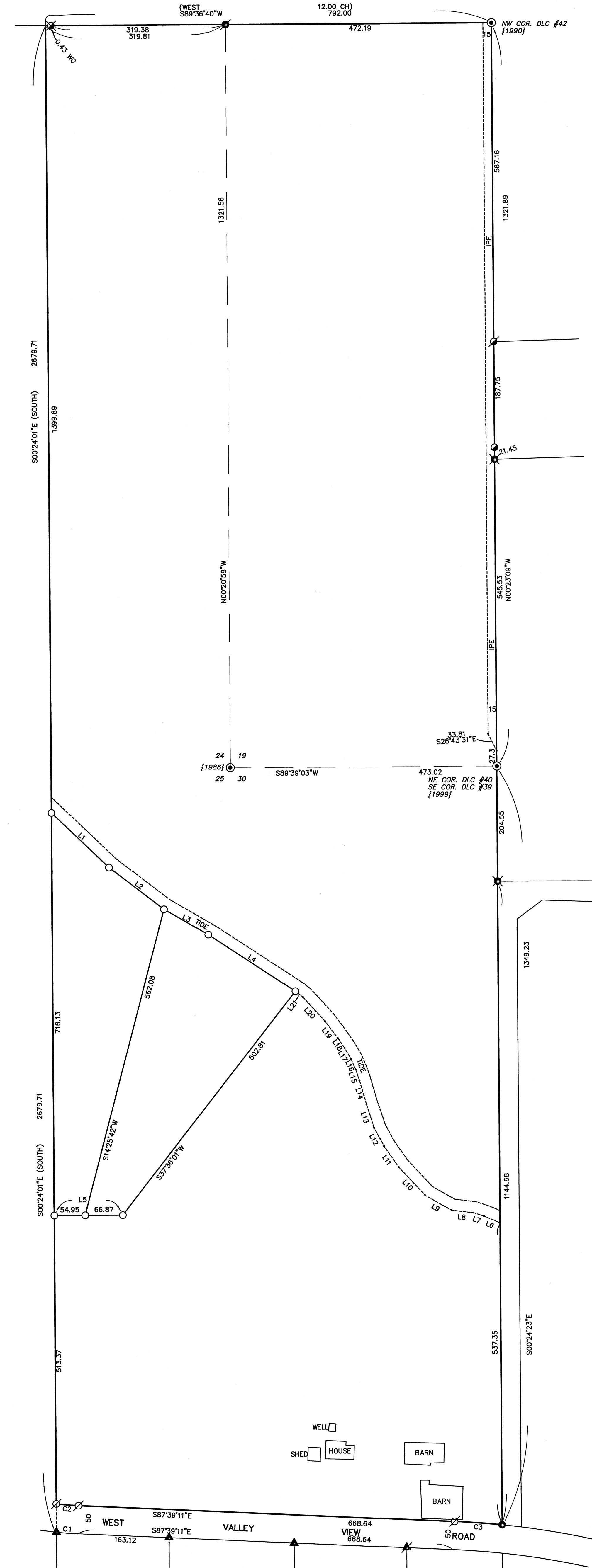
LEGEND:

- ⊙ = FD. COUNTY SURVEYOR'S BRASS CAPPED MONUMENT PER {YEAR} RE-ESTAB'S.
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. BRADSHAW LS2271 PER FS20932.
- ⊗ = FD. 1.5" IRON PIPE PER C.Z. BOYDEN UNRECORDED SURVEY. SEE FS22724, ET AL.
- ⊗ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. HUCK LS2023 PER FS17446.
- ⊙ = FD. 3/4" IRON PIN PER FS4066.
- ⊗ = FD. 5/8" IRON PIN PER FS6450.
- ⊗ = FD. 5/8" IRON PIN. ORIGIN UNKNOWN.
- ▲ = FD. 5/8" IRON PIN PER FS1674.
- ▲ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. KAMPMANN PLS2883 PER FS18947.
- = 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.

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.

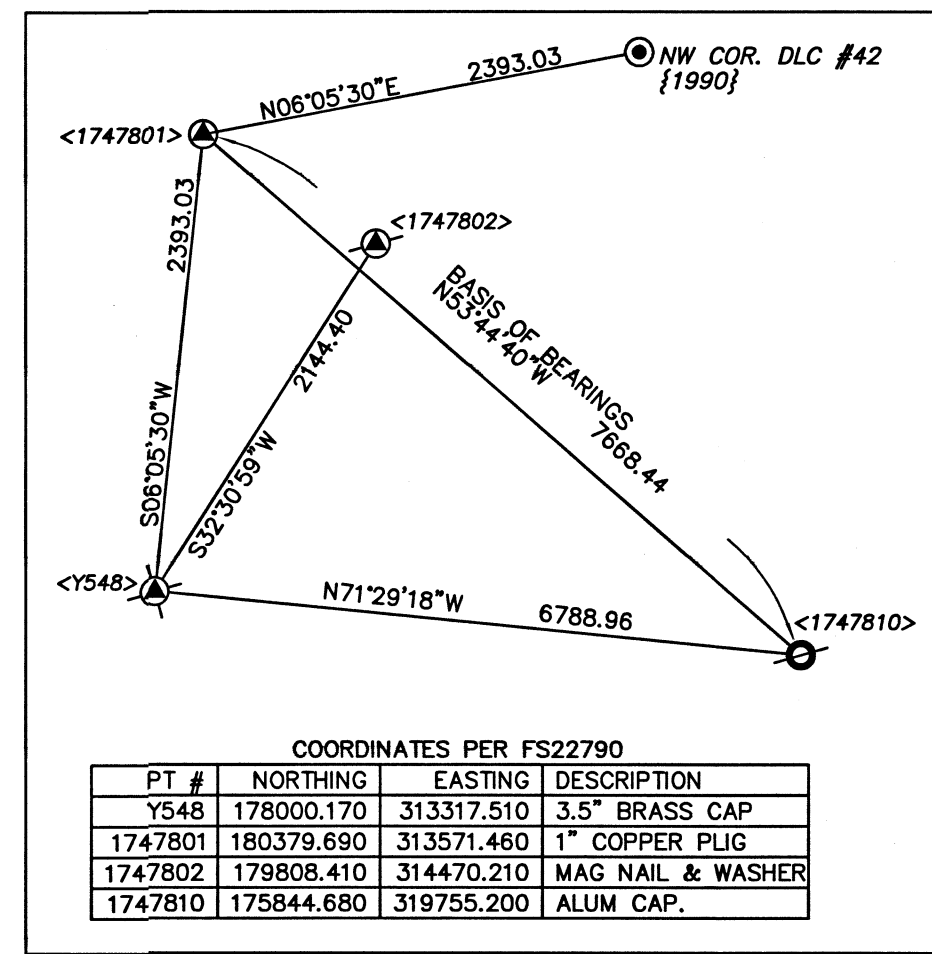
UNIT OF MEASUREMENT = FEET SCALE: 1" = 100'



COURSE DATA TABLE

NUM	DELTA	ARC	RADIUS	CHORD
C1	3°33'52"	37.20	597.96	S85°52'15"E 37.19
C2	4°08'35"	39.82	547.96	S85°34'53"E 39.81
C3	3°19'53"	84.735	1457.39	S85°59'14"E 84.72

NUM	BEARING	DISTANCE	NUM	BEARING	DISTANCE
L1	S46°30'28"E	140.90	L12	N27°52'32"W	37.60
L2	N52°44'04"W	122.87	L13	N17°56'52"W	43.73
L3	N60°14'30"W	90.72	L14	N16°13'12"W	44.29
L4	N57°01'15"W	184.60	L15	N19°26'35"W	20.64
L5	N89°35'42"E	121.82	L16	N23°49'59"W	20.64
L6	N67°20'54"W	30.87	L17	N30°20'08"W	22.63
L7	N72°24'00"W	20.13	L18	N34°44'46"W	20.83
L8	N83°40'45"W	38.60	L19	N37°02'41"W	37.77
L9	N60°37'05"W	53.45	L20	N42°33'45"W	57.68
L10	N43°20'45"W	68.96	L21	N51°51'20"W	17.39
L11	N34°46'03"W	45.41			



- EASEMENTS PER FIRST AM PRRS 7169-3911606 DATED 2023-01-17**
- EASEMENT FOR DITCHES AND CANALS PER THE TALENT IRRIGATION DISTRICT (TIDE). SHOWN.
 - EASEMENT FOR ELECTRICAL FACILITIES PER V.305, P.448, JCDR. NO SPECIFIC LOCATION GIVEN.
 - EASEMENT FOR ELECTRICAL FACILITIES PER DOC. 68-11715, ORJCO. NO SPECIFIC LOCATION GIVEN.
 - EASEMENT FOR IRRIGATION PIPELINE (IPE) PER DOC. 2010-036725, ORJCO. SHOWN.

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

PURPOSE: TO SURVEY AND MONUMENT THE CORNERS OF THREE PROPOSED TRACTS WITHIN THE PARENT TRACT SET FORTH IN DOC. 2021-041667, ORJCO.

PROCEDURE: THE SUBJECT TRACT IS CALLED TO BE 792.0' WEST OF THE D.L.C. LINE AND ALL THAT PORTION LYING NORTH OF WEST VALLEY VIEW ROAD. THE INITIAL CONTROL SYSTEM AND BASIS OF BEARINGS FOR THIS SURVEY WAS DONE BY THIS OFFICE DURING FS23266, 23267 & 23268 AFTER THE 2020 ALMEDA FIRE. USING TRIMBLE R10 G.P.S. RECEIVERS MADE TIES TO MONUMENTS AS SHOWN HEREON TO CONTROL THE EXTERIOR OF THE SUBJECT TRACT. THE UNRECORDED PIN NEAR THE N.W. CORNER WAS HELD FOR ALIGNMENT OF THE NORTH LINE AND THE N.W. CORNER WAS POSITIONED AT DEED RECORD DISTANCE (792.0') FROM THE N.W. CORNER OF D.L.C. #47. THE PIN PER FS1674, BEING THE N.W. CORNER OF TRACT A PER DOC. 66-06480, ORJCO, WAS HELD TO POSITION THE WEST LINE OF THE SUBJECT AS THIS PIN IS INTENDED TO BE 792.0' WEST OF THE D.L.C. LINE. THE NORTH LINE OF WEST VALLEY VIEW ROAD WAS POSITIONED 50' NORTHERLY OF THE MONUMENTED SOUTH LINE AND DATA PER FS1674 AS SHOWN ON SHEET 1-4-2. COMPUTED THE POSITION OF THE PROPOSED TRACT CORNERS AND SET MONUMENTS AS SHOWN ON SHEET 1-4-2.

* NOTE: DUE TO ISSUES OUTSIDE OF MY CONTROL I AM FILING THIS AS A SURVEY INSTEAD OF A PARTITION TO MAKE RECORD OF MONUMENTS SET. *

REGISTERED PROFESSIONAL LAND SURVEYOR

L.J. Friar

OREGON
JULY 17, 1986
JAMES E. HIBBS
2234

RENEWAL DATE: 6-30-25

FILED
Date 7/25/23 By P.P.

This Survey Consists Of:
1 sheet(s) Map
0 page(s) Narrative

JACKSON COUNTY SURVEYOR