

# MAP OF SURVEY PROPERTY LINE ADJUSTMENT

Located in:

Lots 1, 2 & 3 in Block 1 of PACIFIC ESTATES - UNIT 1  
In The N.E. 1/4 of Section 26, T.38S., R.1W., W.M.  
City of Talent, Jackson County, Oregon  
(City of Talent, File No. LLA 2023-005)

APPROVAL:

CITY OF TALENT PLANNING  
(FILE LLA 2023-005)

*Kurt May*  
DIRECTOR

*August 9, 2023*  
DATE

FOR:  
JIM THAYER  
319 TALENT AVENUE  
TALENT, OR. 97540

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250  
OREGON REVISED STATUTES

PURPOSE: To survey and monument a property line adjustment of 3 properties described in Instruments No. 90-05513 (tax lot 3400) and Instrument No. 81-14674 (tax lot 3300) and Instrument No. 2013-040300 (tax lot 3200) of the Official Records of Jackson County, Oregon, being Lots 1, 2 and 3 of Pacific Estates - Unit No. 1 and as approved by the City of Talent Development Services (File No. LLA 2023-005).

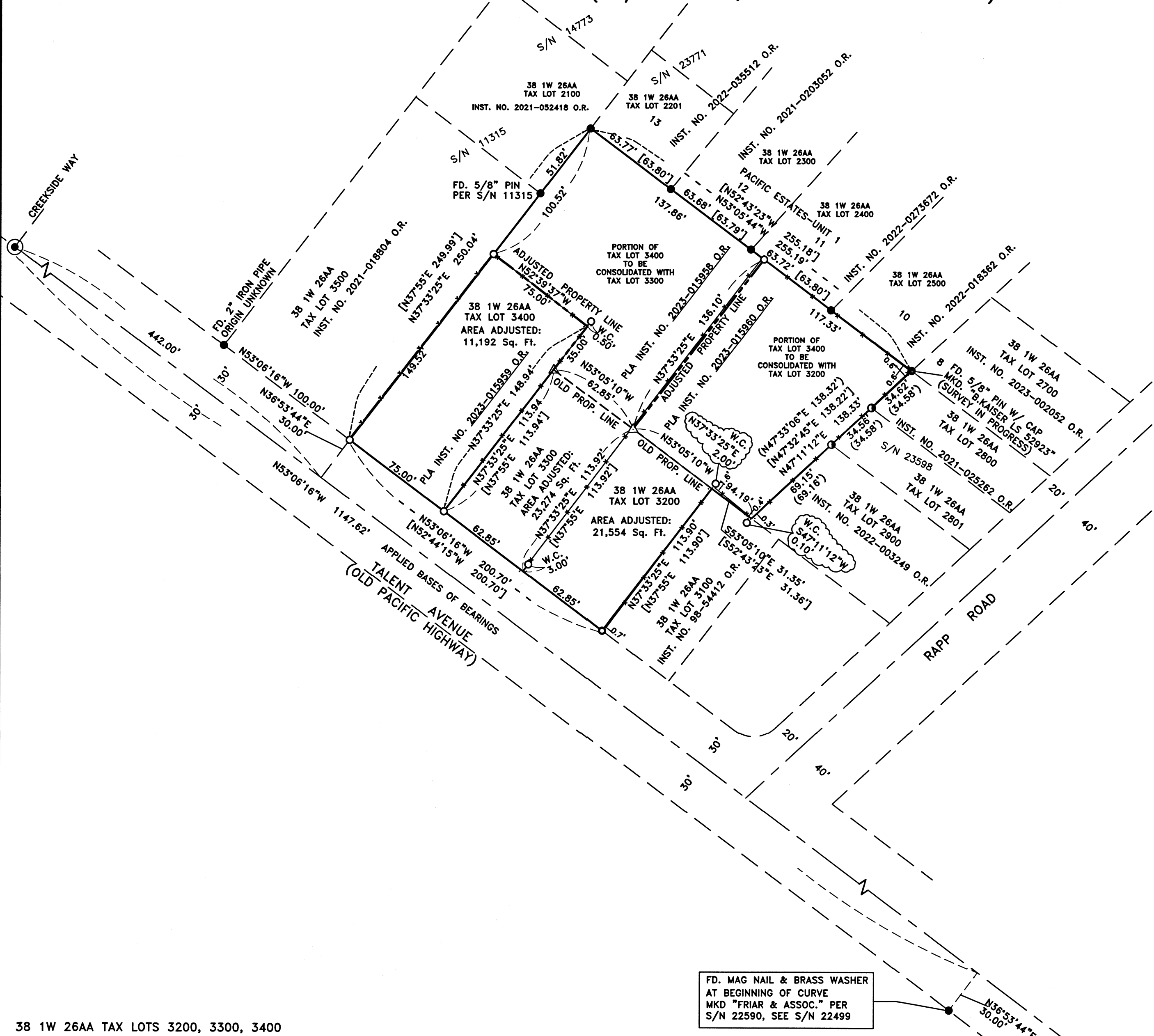
PROCEDURE: The boundaries of the properties subject to this property line adjustment have been previously determined and monumented per Pacific Estates - Unit No. 1 and surveys No. 11315, 23771 and 23598. Monuments as found per the Pacific Estates plat and those subsequent surveys were located and held for control for this survey. The location of the adjusted property lines was computed according to clients' direction and monuments were set as shown.

Equipment used: Trimble GPS Equipment and Trimble S6 Robotic Instrument

HOFFBUHR & ASSOCIATES, INC.  
880 GOLF VIEW DRIVE, SUITE 201  
MEDFORD, OREGON 97504  
(541)779-4641

BY: DARRELL L. HUCK PLS No. 2023  
SCALE: 1 inch = 50' JUNE 15, 2023  
BASIS OF BEARING: OREGON REF. COORD. SYSTEM  
Oregon Coordinate Reference System: Grants Pass - Ashland  
NAD83(2011), Epoch 2010.00 per OAR 734-005-0015  
International Feet;

- = Set 5/8"x30" iron reinforcing pin with plastic cap stamped "D. Huck LS 2023".
- = Set lead and tack w/brass washer stamped "LS 2023"
- = Found 5/8" iron pin per Pacific Estates-Unit 1 unless noted otherwise
- ⦿ = Found 5/8" iron pin per Survey No. 23598
- ⊙ = Found 5/8" rebar with alum. cap per Old Bridge Village
- △ = Calculated point
- [ - ] = Record per Pacific Estates-Unit 1
- ( - ) = Record per Survey No. 23598
- O.R. = Official Records, Jackson County, Oregon
- S/N = Survey Number
- W.C. = Witness Corner



FD. MAG NAIL & BRASS WASHER  
AT BEGINNING OF CURVE  
MKD "FRIAR & ASSOC." PER  
S/N 22590, SEE S/N 22499

38 1W 26AA TAX LOTS 3200, 3300, 3400

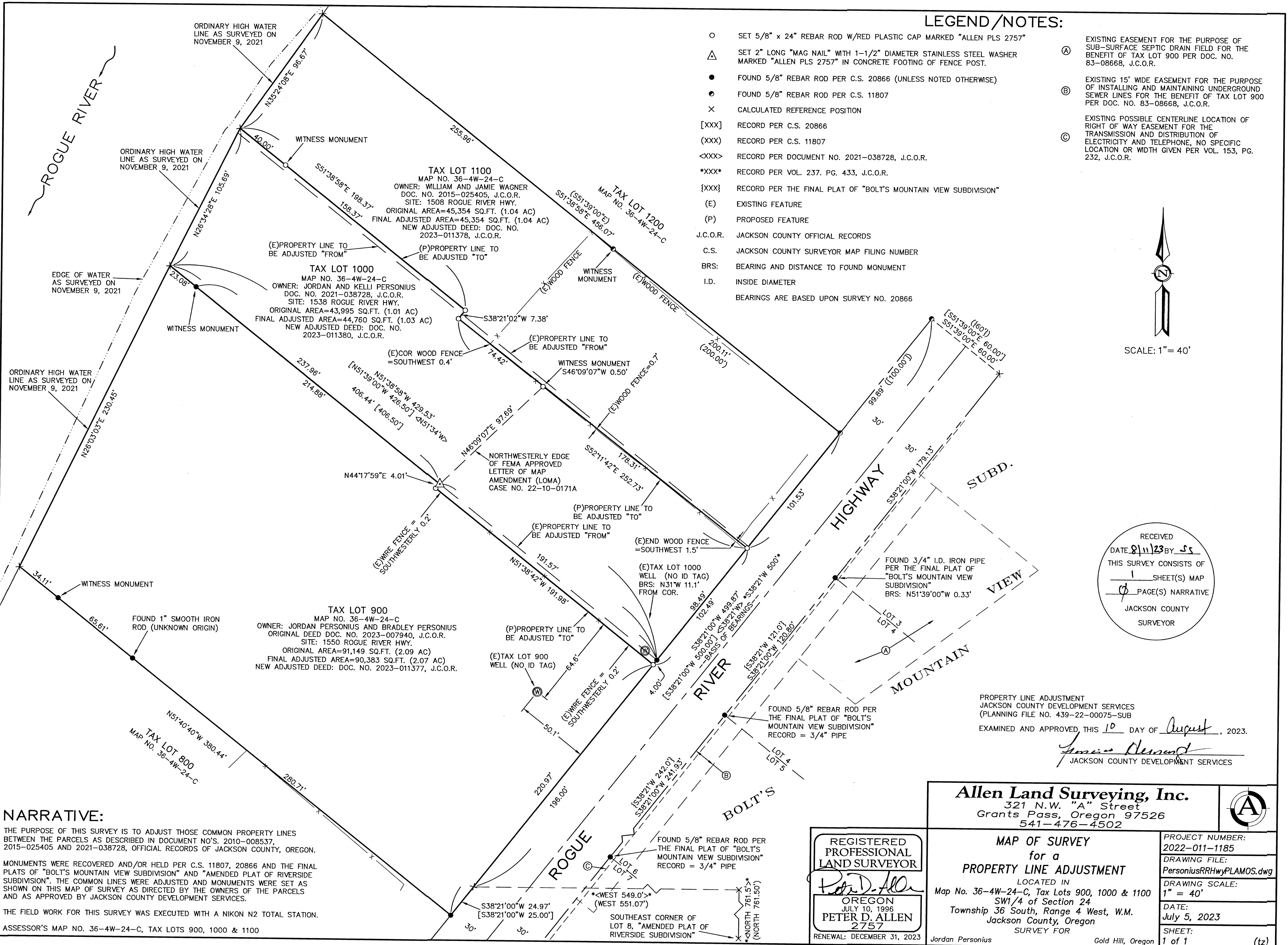
\*\*RECEIVED\*\*  
Date *8/10/23* By *SS*  
This survey consists of:  
1 sheet(s) Map  
1 pages(s) Narrative  
JACKSON COUNTY  
SURVEYOR

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Darrell L. Huck*  
OREGON  
FEBRUARY 4, 1983  
DARRELL L. HUCK  
2023

Expires 6/30/2025

(22134 PLA MOS 6-13-23.DWG)



**LEGEND/NOTES:**

- SET 5/8" x 24" REBAR ROD W/RED PLASTIC CAP MARKED "ALLEN PLS 2757"
- △ SET 2" LONG "MAG NAIL" WITH 1-1/2" DIAMETER STAINLESS STEEL WASHER MARKED "ALLEN PLS 2757" IN CONCRETE FOOTING OF FENCE POST.
- FOUND 5/8" REBAR ROD PER C.S. 20866 (UNLESS NOTED OTHERWISE)
- FOUND 5/8" REBAR ROD PER C.S. 11807
- × CALCULATED REFERENCE POSITION
- [XXX] RECORD PER C.S. 20866
- (XXX) RECORD PER C.S. 11807
- <XXX> RECORD PER DOCUMENT NO. 2021-038728, J.C.O.R.
- \*XXX\* RECORD PER VOL. 237, PG. 433, J.C.O.R.
- {XXX} RECORD PER THE FINAL PLAT OF "BOLT'S MOUNTAIN VIEW SUBDIVISION"
- (E) EXISTING FEATURE
- (P) PROPOSED FEATURE
- J.C.O.R. JACKSON COUNTY OFFICIAL RECORDS
- C.S. JACKSON COUNTY SURVEYOR MAP FILING NUMBER
- BRS: BEARING AND DISTANCE TO FOUND MONUMENT
- I.D. INSIDE DIAMETER
- BEARINGS ARE BASED UPON SURVEY NO. 20866
- Ⓐ EXISTING EASEMENT FOR THE PURPOSE OF SUB-SURFACE SEPTIC DRAIN FIELD FOR THE BENEFIT OF TAX LOT 900 PER DOC. NO. 83-08668, J.C.O.R.
- Ⓑ EXISTING 15' WIDE EASEMENT FOR THE PURPOSE OF INSTALLING AND MAINTAINING UNDERGROUND SEWER LINES FOR THE BENEFIT OF TAX LOT 900 PER DOC. NO. 83-08668, J.C.O.R.
- Ⓒ EXISTING POSSIBLE CENTERLINE LOCATION OF RIGHT OF WAY EASEMENT FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND TELEPHONE, NO SPECIFIC LOCATION OR WIDTH GIVEN PER VOL. 153, PG. 232, J.C.O.R.



SCALE: 1" = 40'

RECEIVED  
 DATE 8/11/23 BY SS  
 THIS SURVEY CONSISTS OF  
1 SHEET(S) MAP  
0 PAGE(S) NARRATIVE  
 JACKSON COUNTY  
 SURVEYOR

PROPERTY LINE ADJUSTMENT  
 JACKSON COUNTY DEVELOPMENT SERVICES  
 (PLANNING FILE NO. 439-22-00075-SUB)  
 EXAMINED AND APPROVED THIS 10 DAY OF August, 2023.

*Jamie A. Bennett*  
 JACKSON COUNTY DEVELOPMENT SERVICES

**NARRATIVE:**

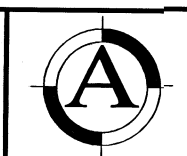
THE PURPOSE OF THIS SURVEY IS TO ADJUST THOSE COMMON PROPERTY LINES BETWEEN THE PARCELS AS DESCRIBED IN DOCUMENT NO'S. 2010-008537, 2015-025405 AND 2021-038728, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

MONUMENTS WERE RECOVERED AND/OR HELD PER C.S. 11807, 20866 AND THE FINAL PLATS OF "BOLT'S MOUNTAIN VIEW SUBDIVISION" AND "AMENDED PLAT OF RIVERSIDE SUBDIVISION". THE COMMON LINES WERE ADJUSTED AND MONUMENTS WERE SET AS SHOWN ON THIS MAP OF SURVEY AS DIRECTED BY THE OWNERS OF THE PARCELS AND AS APPROVED BY JACKSON COUNTY DEVELOPMENT SERVICES.

THE FIELD WORK FOR THIS SURVEY WAS EXECUTED WITH A NIKON N2 TOTAL STATION.

ASSESSOR'S MAP NO. 36-4W-24-C, TAX LOTS 900, 1000 & 1100

**Allen Land Surveying, Inc.**  
 321 N.W. "A" Street  
 Grants Pass, Oregon 97526  
 541-476-4502



REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
*Peter D. Allen*  
 OREGON  
 JULY 10, 1996  
**PETER D. ALLEN**  
 2757  
 RENEWAL: DECEMBER 31, 2023

**MAP OF SURVEY**  
 for a  
**PROPERTY LINE ADJUSTMENT**  
 LOCATED IN  
 Map No. 36-4W-24-C, Tax Lots 900, 1000 & 1100  
 SW1/4 of Section 24  
 Township 36 South, Range 4 West, W.M.  
 Jackson County, Oregon  
 SURVEY FOR

PROJECT NUMBER: 2022-011-1185
DRAWING FILE: PersoniusRRHwyFLAMOS.dwg
DRAWING SCALE: 1" = 40'
DATE: July 5, 2023
SHEET: 1 of 1 (tz)