

**SURVEY FOR:**  
 SHAHAR BEN-BARAK  
 1404 TALENT AVENUE  
 TALENT, OR 97540

**SURVEY BY:**  
 L.J. FRIAR & ASSOCIATES, P.C.  
 CONSULTING LAND SURVEYORS  
 816 WEST EIGHTH STREET  
 MEDFORD, OREGON 97501  
 PHONE: (541) 772-2782

**PARTITION PLAT NO. P-11-2002**  
**LAND PARTITION**  
 A portion of D.L.C. Nos. 70 & 71 in the S.W. 1/4  
 of Sec. 25, T.38S., R.1W. (W.M., City of Talent  
 Jackson County, Oregon

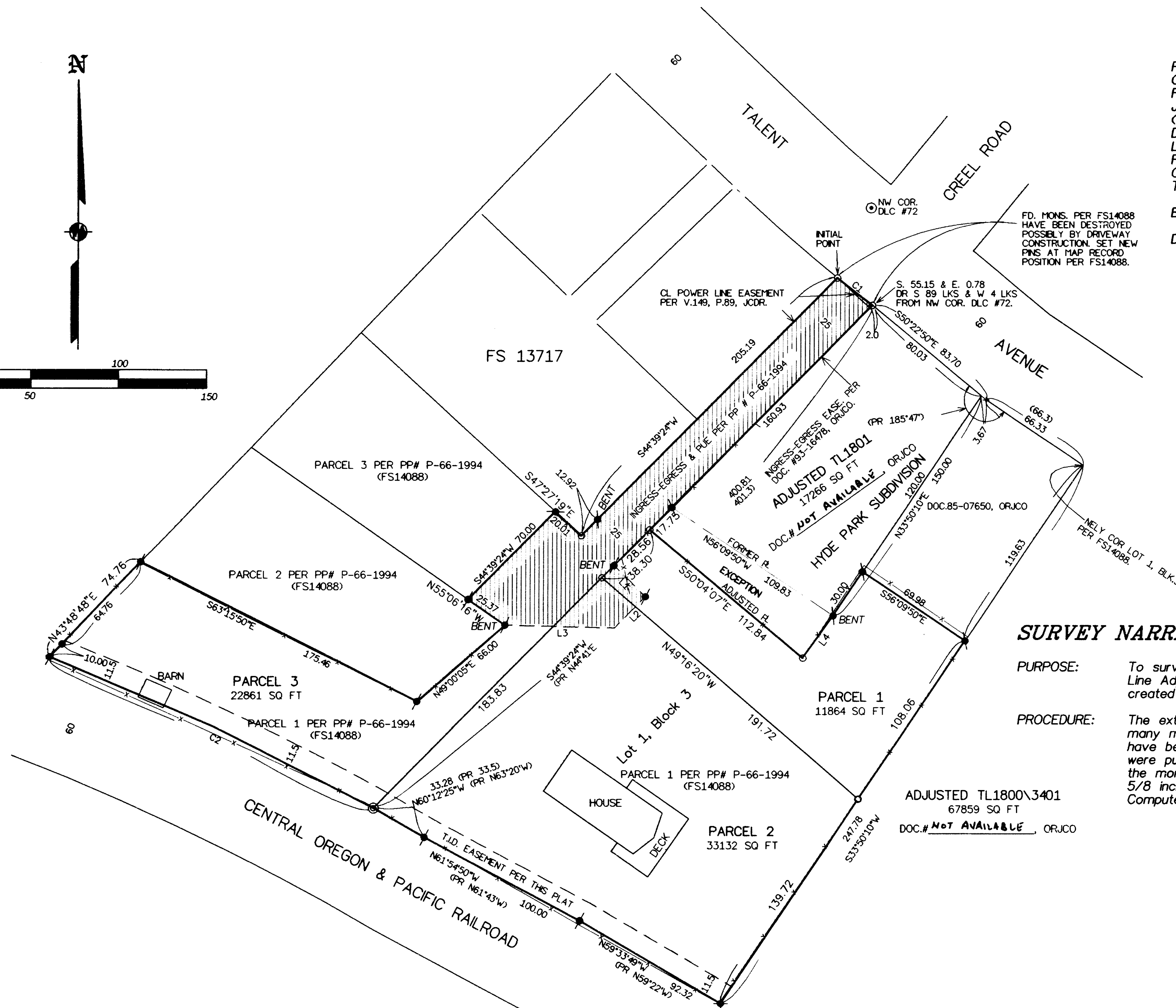
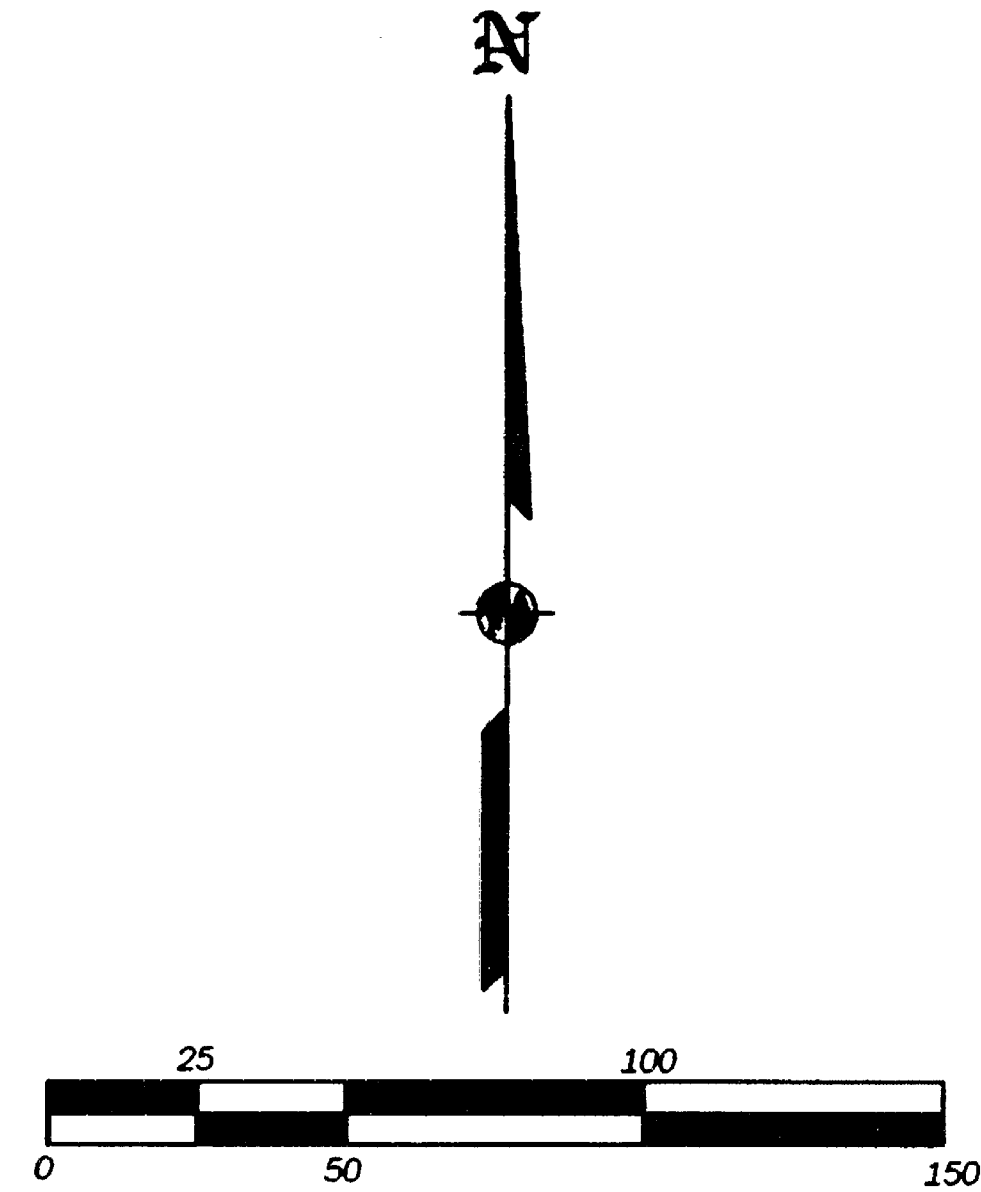
**LEGEND:**

- ⊙ = FOUND COUNTY SURVEYOR'S BRASS CAPPED MONUMENT & ACCESSORIES.
- ⊗ = FOUND 2" IRON PIPE PER HYDE PARK SUBDIVISION.
- = FOUND 5/8" IRON PIN W/ PLASTIC CAP MKD. THOMAS LS505 PER FS9462.
- ⦿ = FOUND 5/8" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER FS13717 OR FS14088.
- ⚡ = FOUND BRASS TAG MKD. LS2234 PER FS14088.
- = SET 5/8" X 30" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.

PR = PLAT RECORD.  
 ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.  
 FS = FILED SURVEY #.  
 JCDR = JACKSON COUNTY DEED RECORDS  
 ( ) = RECORD DATA AS SHOWN.  
 DR = DEED RECORD.  
 L1 C1 = SEE COURSE DATA TABLE.  
 PUE = PUBLIC UTILITY EASEMENT, INCLUDING CABLE TV.  
 CL = CENTERLINE  
 T,I,D. = TALENT IRRIGATION DISTRICT.

BASIS OF BEARINGS: SURVEY NO. 14088 AS SHOWN HEREON.

DATE: FEBRUARY 26, 2002 UNIT OF MEASUREMENT: FEET SCALE: 1"= 50'



EASEMENTS PER SUBDIVISION GUARANTEE  
 RIGHT OF WAY FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY PER V.186, P.261 & V.348, P.59, JCDR CANNOT BE DEPICTED HEREON BUT MAY AFFECT SUBJECT PROPERTY.

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

**PURPOSE:** To survey and monument the corners of two adjusted tracts created through a Property Line Adjustment. See Talent LLA-01-02. In addition to monument the lines of three Parcels created through a Land Partition. See City of Talent File No. MP-01-03 & LLA-01-02.

**PROCEDURE:** The exterior of this tract was monumented by this office during FS14088. Recovered as many monuments as possible from this Survey and re-tied them. The monuments which have been destroyed were reset from record data per FS14088. Various fence lines which were put up after FS14088, were located by this Survey as shown. It is noted hereon that the monument shown on FS14088 marking the most Southerly corner of Parcel 1 was a 5/8 inch iron pin but is in fact a brass washer mkd, LS2234 in lead plug in concrete. Computed the new parcel corner positions and set pins as shown hereon.

COURSE DATA TABLE				
NO.	DELTA	RADIUS	LENGTH	LONG CHORD or COURSE
C1	01°42'00"	848.51	25.18	N52°06'35"W 25.18
C2	07°44'56"	1500.00	202.86	N65°02'38"W 202.71
L1				S45°20'36"E 25.00
L2				S44°39'24"W 25.00
L3				N88°36'41"W 61.80
L4				N35°43'04"E 29.43

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

*J. Friar*  
 SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

*James E. Hebb*  
 OREGON  
 JULY 17, 1986  
 JAMES E. HEBB  
 2234  
 RENEWAL DATE 6-30-03

\*\*\* RECEIVED \*\*\*  
 DATE 2-28-02 BY BM  
 This survey consists of:  
1 sheet(s) Map  
0 page(s) Narrative  
 JACKSON COUNTY SURVEYOR

381W25CA TL3401  
 381W25C TL1800

17219

\*\*\* APPROVALS \*\*\*

Examined and approved this 26<sup>th</sup> day of FEBRUARY, 20 02

Kathleen S. Beckett City Planner  
City of Talent Planning Department  
File LLA-01-02 & MP-01-03

Examined and approved this 26<sup>th</sup> day of FEBRUARY, 20 02

Rogers Roberts  
Jackson County Surveyor

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES as required by ORS 92.095 have been paid as of FEBRUARY 28<sup>th</sup>, 20 02

Judy Dyer 2-28-02 Assessor Date  
Lynne Adair 2/28/02 Deputy Tax Collector Date

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LAND PARTITION  
A portion of D.L.C. Nos. 70 & 71 in the S.W. 1/4 of Sec. 25, T.38S., R.1W., W.M., City of Talent Jackson County, Oregon

SURVEY FOR:  
SHAHAR BEN-BARAK  
1404 TALENT AVENUE  
TALENT, OR 97540

SURVEY BY:  
L.J. FRIAR & ASSOCIATES, P.C.  
CONSULTING LAND SURVEYORS  
816 WEST EIGHTH STREET  
MEDFORD, OREGON 97501  
PHONE: (541) 772-2782

DATE:  
FEBRUARY 26, 2002

\*\*\* RECORDER'S CERTIFICATE \*\*\*

Filed for record this 28 day of FEBRUARY, 20 02, at 11:36 o'clock A.M., and recorded as Partition Plat No. P-11-2002 of "Record of Partition Plats" of Jackson County, Oregon.  
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Kathleen S. Beckett County Clerk  
Barbara Shaw Deputy  
County Surveyor File No. 17219

\*\*\* SURVEYOR'S CERTIFICATE \*\*\*

I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME, AND CONFORMS WITH THE REGULATIONS FOR PARTITIONS, AND REPRESENTS LAND, THE EXTERIOR OF WHICH BEING ACCURATELY DESCRIBED AS FOLLOWS:  
PARCEL NO. 1 PER PARTITION PLAT NO. P-66-1994, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD, IN VOLUME 5, PAGE 66 OF "RECORD OF PARTITION PLATS" OF JACKSON COUNTY, OREGON AND FILED AS SURVEY NO. 14088 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT:

COMMENCING AT A POINT ON THE SOUTHERLY LINE OF TALENT AVENUE SAID POINT BEING SOUTH, 55.15 FEET AND EAST, 0.78 FEET (RECORD SOUTH, 89 LINKS AND WEST, 4 LINKS) FROM THE NORTHWEST CORNER OF DONATION LAND CLAIM NO. 72, TOWNSHIP 38 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON; THENCE ALONG THE EXTERIOR BOUNDARY OF SAID PARCEL 1, SOUTH 44°39'24" WEST, 160.93 FEET TO AN ANGLE POINT IN SAID EXTERIOR BOUNDARY AND THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID EXTERIOR BOUNDARY, SOUTH 44°39'24" WEST, 17.75 FEET; THENCE SOUTH 50°04'07" EAST, 112.84 FEET; THENCE NORTH 35°43'04" EAST, 29.43 FEET TO AN ANGLE POINT IN THE EXTERIOR BOUNDARY OF SAID PARCEL 1; THENCE ALONG SAID EXTERIOR BOUNDARY, NORTH 56°09'50" WEST, 109.83 FEET TO THE TRUE POINT OF BEGINNING.

\*\*\* DECLARATION \*\*\*

Know all men by these presents that we, STEPHANIE ZINNEMANN and SHAHAR BEN-BARAK, are the owners in fee of the land shown hereon, more particularly in the Surveyor's Certificate and have Partitioned the same into the Parcels as shown hereon. We do hereby make and establish the T.I.D. Easement as shown on Sheet 2 for the benefit of Talent Irrigation District for the purpose of maintaining their underground irrigation line.

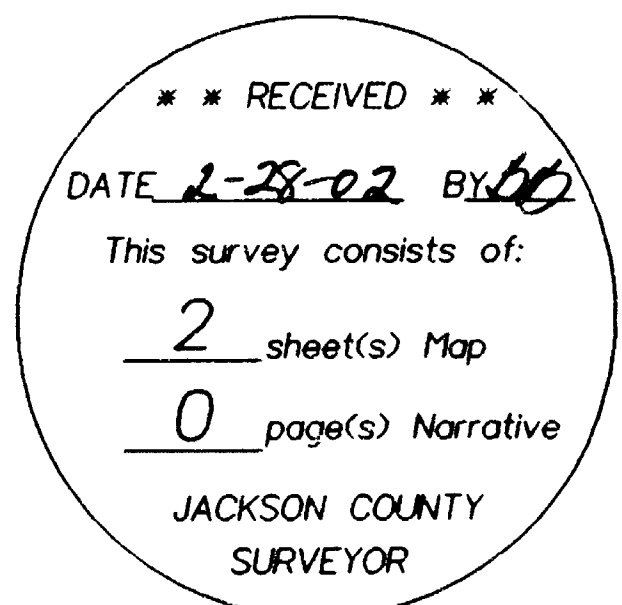
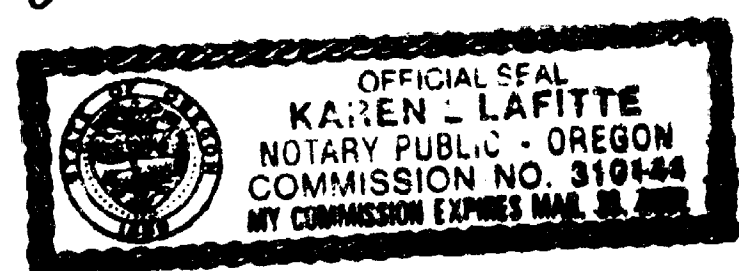
Stephanie Z STEPHANIE ZINNEMANN  
Shahar Ben-Barak SHAHAR BEN-BARAK

STATE OF OREGON )  
COUNTY OF JACKSON ) ss.

PERSONALLY appeared the above named Stephanie Zinnemann and Shahar Ben-Barak and acknowledged the foregoing instrument to be their voluntary act and deed.

Dated this 26<sup>th</sup> day of February, 20 02

Before me: Karen L. Lafitte  
Notary Public of Oregon.



I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.  
James E. Hibbs  
SURVEYOR

SHEET 1 OF 2  
01286FM