

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

WE CERTIFY THAT PURSUANT to authority granted to us by the Talent Planning Commission in open meeting of 11 September, 20 03 this plat is hereby approved by the Talent Planning Commission. File No. PUD-03-02. Dated this 17<sup>th</sup> day of March, 20 04.

Attest: [Signature]  
Director, Talent Planning Department

EXAMINED AND APPROVED this 22<sup>ND</sup> day of March, 20 04.

[Signature]  
Jackson County Surveyor

EXAMINED AND APPROVED this 17<sup>th</sup> day of March, 20 04.

[Signature]  
City Engineer

EXAMINED AND APPROVED as required by ORS 92.100 as of MARCH 22, 20 04.

[Signature]  
Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS or other charges as required by ORS 92.095 have been paid as of March 22, 20 04.

[Signature]  
Tax Collector

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

Know all men by these presents that, SUNCREST HOMES, LLC is the owner in fee of the land shown on this Plat, more particularly described in the Surveyor's Certificate, and (1) has caused the same to be subdivided into the Lots, Common Properties (CP), Street and Alleys as shown on Sheet 2, and (2) that it does hereby dedicate to the public for public use the Street and Alleys as well as that area shown hereon as Public Utility Easement (PUE), with the condition that Charter Communications, its successors or assigns in interest have the right to use said PUE and (3) does hereby make and create the Private Pedestrian Easement (PPE) for providing pedestrian access to and from the existing PPE immediately adjoining to the Southwest and (4) does hereby designate said Subdivision as HERITAGE STATION SUBDIVISION.

[Signature]  
CHARLES D. HAMILTON, MEMBER  
SUNCREST HOMES, LLC.

[Signature]  
MICHAEL THIRKILL, MEMBER  
SUNCREST HOMES, LLC.

STATE OF OREGON }  
COUNTY OF JACKSON } ss.

PERSONALLY appeared the above named Charles D. Hamilton, Member of Suncrest Homes, LLC and acknowledged the foregoing instrument to be his voluntary act and deed.

Dated this 22<sup>ND</sup> day of March, 20 04.

[Signature]  
Notary Public - Oregon  
Commission No. 334363  
My Commission Expires 6/27/04

STATE OF OREGON }  
COUNTY OF JACKSON } ss.

PERSONALLY appeared the above named Michael Thirkill, Member of Suncrest Homes, LLC and acknowledged the foregoing instrument to be his voluntary act and deed.

Dated this 19<sup>th</sup> day of March, 20 04.

[Signature]  
Notary Public - Oregon  
Commission No. 334363  
My Commission Expires 6/27/04

**HERITAGE STATION SUBDIVISION**  
A Planned Community  
In Parcel No. 1 per Partition Plat No. P-30-2002  
Located in the N.E. 1/4 of Sec. 28, T.38S, R.1W, W.M.  
City of Talent Jackson County, Oregon.

**SURVEY FOR:**  
SUNCREST HOMES, LLC  
P.O. BOX 1313  
TALENT, OR 97540

**SURVEY BY:**  
L.J. Friar & Associates, P.C.  
Consulting Land Surveyors  
816 West Eighth Street  
Medford, OR 97501  
(541) 772-2782  
email: ljfriar@charter.net

**DATE:**  
FEBRUARY 19, 2004

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

Filed for record this 25<sup>th</sup> day of MARCH, 20 04, at 11:47 o'clock A.M., and recorded in Volume 30 of Plats at Page 17 of the records of Jackson County, Oregon.

KATHLEEN S. BECKETT County Clerk  
CHERYL AUGERIS Deputy

Covenants, Conditions and Restrictions recorded as Doc. 04-15566, ORJCO.

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

I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS AS PROVIDED BY LAW THE TRACT OF LAND SHOWN HEREON, SAID PLAT BEING AN ACCURATE REPRESENTATION OF THE SAME, AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE EXTERIOR BOUNDARY LINES:

PARCEL NO. 1 OF PARTITION PLAT NO. P-30-2002, ACCORDING TO THE OFFICIAL PLAT THEREOF NOW OF RECORD IN VOLUME 13, PAGE 30 OF "RECORD OF PARTITION PLATS" IN JACKSON COUNTY, OREGON AND FILED AS SURVEY NO. 17337 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR. EXCEPTING THEREFROM THAT PORTION DEEDED TO THE CITY OF TALENT FOR STREET WIDENING AS DESCRIBED IN DOCUMENT NO. 02-52568, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]  
OREGON  
JULY 17, 1986  
JAMES E. HIBBS  
2234  
Renewal Date 6-30-05

**\*\* AFFIDAVIT OF CONSENT \*\***

From LIBERTYBANK recorded as Doc.# 04-15565, ORJCO.

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

**PURPOSE:** To survey and monument of Lots, Streets, Alleys & Open Spaces of HERITAGE STATION SUBDIVISION. See Planning File No. PUD-03-02.

**PROCEDURE:** The exterior of the subject tract was monumented by this office during FS17337 & FS17519. Computed the lot corners per the approved Tentative Plat. Set pins at the locations shown on Sheet 2.

RECEIVED  
DATE 3-25-04 BY [Signature]  
This survey consists of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

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

[Signature]  
SURVEYOR

For order approving this Plat, see Volume 2012, Page 1825 of the County Commissioner's Journal of Proceedings.

**SURVEY BY:**

L.J. Friar & Associates, P.C.  
 Consulting Land Surveyors  
 816 West Eighth Street  
 Medford, OR 97501  
 (541) 772-2782  
 email: ljfriar@charter.net

**SURVEY FOR:**

SUNCREST HOMES, LLC  
 P.O. BOX 1313  
 TALENT, OR 97540

**HERITAGE STATION SUBDIVISION**

A Planned Community  
 In Parcel No. 1 per Partition Plat No. P-30-2002 &  
 Located in the N.E. 1/4 of Sec. 26, T.38S, R.1W, W.M.  
 City of Talent, Jackson County, Oregon.

**EASEMENTS OF RECORD**

- EASEMENT FOR THE ERECTION OF POLES, LINES ETC., AND OTHER PURPOSES AS DESCRIBED IN V.149, P.363, JCMR, CANNOT BE LOCATED BUT MAY AFFECT THE SUBJECT PROPERTY.
- EASEMENT FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, AND FOR OTHER PURPOSES AS DESCRIBED IN V.149, P.363, JCMR DOES NOT LIE ON THE SUBJECT PROPERTY.

**CURVE TABLE**

NUM	DELTA	ARC	RADIUS	LONG CHORD	NUM	DELTA	ARC	RADIUS	LONG CHORD
C1	86°36'42"	68.02	45.00	S6°03'04"E 61.73	C17	99°50'10"	43.56	25.00	N2°49'37"W 38.26
C2	27°42'06"	21.76	45.00	S23°24'14"W 21.55	C18	90°00'00"	31.42	20.00	S87°54'32"E 28.28
C3	58°54'36"	46.27	45.00	S19°54'07"E 44.26	C19	90°00'00"	31.42	20.00	N2°05'28"E 28.28
C4	6°26'52"	33.76	300.00	N46°07'58"W 33.74	C20	3°24'21"	13.08	220.00	S51°02'32"E 13.08
C5	86°36'42"	30.23	20.00	S6°03'04"E 27.44	C21	3°24'21"	11.89	200.00	S51°02'32"E 11.89
C6	86°36'42"	105.82	70.00	S6°03'04"E 96.02	C22	3°24'21"	12.48	210.00	S51°02'32"E 12.48
C7	17°55'19"	21.90	70.00	S28°17'38"W 21.81					
C8	9°46'46"	11.95	70.00	S14°26'34"W 11.93					
C9	10°45'41"	13.15	70.00	S4°10'21"W 13.13					
C10	25°09'26"	30.74	70.00	S13°47'13"E 30.49					
C11	22°59'28"	28.09	70.00	S37°51'40"E 27.90					
C12	6°26'52"	30.95	275.00	N46°07'58"W 30.93					
C13	6°26'52"	36.57	325.00	N46°07'58"W 36.56					
C14	2°37'34"	14.90	325.00	N44°13'19"W 14.90					
C15	3°31'43"	20.02	325.00	N47°17'58"W 20.01					
C16	0°17'34"	1.66	325.00	N49°12'37"W 1.66					

REGISTERED PROFESSIONAL LAND SURVEYOR

*James E. Hibbs*  
 OREGON  
 JULY 17, 1986  
 JAMES E. HIBBS  
 2234  
 Renewal Date 6-30-05

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

*James E. Hibbs*  
 SURVEYOR



**LINE TABLE**

NUM	DISTANCE	BEARING
L1	11.08	N44°05'58"E
L2	27.69	N52°44'42"W
L3	10.15	N47°05'28"E
L4	23.13	N47°05'28"E
L5	19.03	S52°44'42"E
L6	22.76	N47°05'28"E
L7	19.03	S52°44'42"E
L8	25.00	N80°26'49"W
L9	12.00	S52°44'42"E
L10	12.67	S47°05'28"W
L11	10.83	S52°44'42"E
L12	10.00	N47°05'28"E
L13	20.00	N42°54'32"W
L14	20.00	S42°54'32"E
L15	10.15	S47°05'28"W

**LEGEND:**

- ⊙ = FD. MONUMENT PER FS13555 AS NOTED.
- = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER SLS1.
- ⊙ = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER FS17337.
- = SET 5/8" X 24" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- ⊗ = SET 5/8" X 30" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- ⊙ = SET 5/8" X 30" IRON PIN W/ ALUMINUM CAP MKD. L.J. FRIAR & ASSOC.
- ⊗ = SET BRASS TAG MKD. L.J. FRIAR & ASSOC. IN LEAD PLUG IN CONCRETE.
- SLS1 = SPRUCE LANDING SUBDIVISION, (FS17519).
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- FS = FILED SURVEY #.
- JCDR = JACKSON COUNTY DEED RECORDS.
- ( ) = RECORD DATA AS SHOWN.
- DR = DEED RECORD.
- PUE = PUBLIC UTILITY EASEMENT.
- L1 = SEE LINE TABLE.
- C1 = SEE CURVE TABLE.
- PI = POINT OF INTERSECTION.
- SSE = SANITARY SEWER EASEMENT.
- PPE = PRIVATE PEDESTRIAN EASEMENT.
- WC = WITNESS CORNER.
- (VW) = VARIABLE WIDTH.
- CP # = COMMON PROPERTY #.

BASIS OF BEARINGS: SURVEY NO. 17337 AS SHOWN HEREON.  
 DATE: FEBRUARY 19, 2004  
 UNIT OF MEASUREMENT: FEET  
 SCALE: 1" = 30'

\*\*\* RECEIVED \*\*\*  
 DATE: 3-25-04 BY: *AS*  
 This survey consists of:  
 2 sheet(s) Map  
 0 page(s) Narrative  
 JACKSON COUNTY SURVEYOR