

*** APPROVALS ***

Examined and approved this 20th day of April, 20 11

Marie Kim
City of Talent Planning Department
(File No. MP 2011-001)

Examined and approved this 15TH day of APRIL, 20 11

Kerry K. Bradshaw
Jackson County Surveyor

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES as required by ORS 92.095 have been paid as of APRIL 22, 20 11

Nera Crawford, Deputy Assessor 4-22-11
Karen W. Meade, Tax Collector April 22, 2011

*** DECLARATION ***

Know all men by these presents that we, DON J. ROGERS, HELLEN J. ROGERS, CHARLES CALFEE and ROBIN M. CALFEE, are the owners in fee of the land shown on Sheet 2 more particularly in the Surveyor's Certificate and have caused the same to be Partitioned into the Parcels as shown on Sheet 2. We do hereby make and establish the Private Shared Driveway Easement (SDE) for the benefit of Parcels 1 and 2, with the maintenance of the driveway constructed within the SDE to be shared equally by the owners of Parcels 1 and 2. We do hereby make and establish the Underground Power Line Easement (PE) for the benefit of and use by Parcel 2.

Don J. Rogers
DON J. ROGERS
By Hellen J. Rogers
Attorney-in-Fact

Hellen J. Rogers
HELLEN J. ROGERS

Charles Calfee
CHARLES CALFEE

Robin M. Calfee
ROBIN M. CALFEE

STATE OF OREGON)
COUNTY OF JACKSON) ss

PERSONALLY appeared the above named Hellen J. Rogers, and acknowledged the foregoing instrument to be her voluntary act and deed and was signed on behalf of Don J. Rogers, AS ATTORNEY IN FACT.

Dated this 21st day of April, 20 11

Karen L. Lafitte
Printed Name
446951
Commission No.

Karen L. Lafitte
Notary Public of Oregon
March 20, 2014
My Commission Expires

STATE OF OREGON)
COUNTY OF) ss

PERSONALLY appeared the above named Charles Calfee and Robin M. Calfee, and acknowledged the foregoing instrument to be their voluntary act and deed.

Dated this 21st day of April, 20 11

Karen L. Lafitte
Printed Name
446951
Commission No.

Karen L. Lafitte
Notary Public of Oregon
March 20, 2014
My Commission Expires

PARTITION PLAT NO. P-12-2011
Located in the N.W. 1/4 of Sec. 25, T.38S., R.1W., W.M.
City of Talent Jackson County, Oregon
(Planning File No. MP 2011-001)

SURVEY FOR:
CHARLES CALFEE, ET. AL.
619 TALENT AVENUE
TALENT, OR 97540

SURVEY BY:
L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
P.O. BOX 1947
PHOENIX, OR 97535
PHONE: (541) 772-2782
EMAIL: LJFRIAR@CHARTER.NET

DATE:
APRIL 4, 2011

*** RECORDER'S CERTIFICATE ***

Filed for record this 22nd day of April, 20 11, at 10:19 o'clock A.M., recorded as Partition Plat No. P-12-2011 of "Record of Partition Plats" of Jackson County, Oregon, Index Volume 22 Page 12 and as Document No. 2011-012379, Official Records of Jackson County, Oregon.

Christine D. Walker County Clerk
Gregory J. Morgan Deputy

County Surveyor File No. 20855

*** 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:

Beginning at the Initial Point of PARKVIEW TOWNHOMES CONDOMINIUM, according to the official plat thereof, now of record, in Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the Southeasterly line thereof, North 43°34'50" East (record North 43°30' West), 316.21 feet to the most Northerly corner of that tract described in Document No. 2004-037069, Official Records of Jackson County, Oregon; thence along the Northeasterly line thereof, South 46°56'38" East, 103.69 feet (record South 47°00' East, 103.50 feet) to the most Easterly corner of said tract; thence along the Southeasterly line thereof, South 45°48'27" West, 197.04 feet (record South 45°44' West, 197.04 feet) to an angle point; thence continue along said Southeasterly line, South 40°37'29" West (record South 40°30' West), 120.43 feet to the Northeasterly line of Talent Avenue; thence along said Northeasterly line, North 46°25'10" West, 102.24 feet (record North 47°00' West, 103.50 feet) to the initial point of beginning.

REGISTERED PROFESSIONAL LAND SURVEYOR
James E. Hibbs
OREGON
JULY 17, 1988
JAMES E. HIBBS
2224
RENEWAL DATE 6-30-11

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

PURPOSE: TO SURVEY AND MONUMENT THE CORNERS OF TWO PARCELS CREATED THROUGH A LAND PARTITION OF THAT PROPERTY DESCRIBED IN DOC. #2004-037069, ORJCO. SEE CITY OF TALENT PLANNING FILE MP 2011-001.

PROCEDURE: USING TRIMBLE R6 GPS RECEIVERS 1 CALIBRATED ONTO CONTROL AND MONUMENTS SET OR TIED BY THIS OFFICE DURING FS13196 & 15144. COMPUTED THE PARCEL CORNER POSITIONS PER THE APPROVED TENTATIVE PLAT AND SET MONUMENTS AS SHOWN ON SHEET 2.

RECEIVED
DATE 4-22-11 BY *JLH*
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

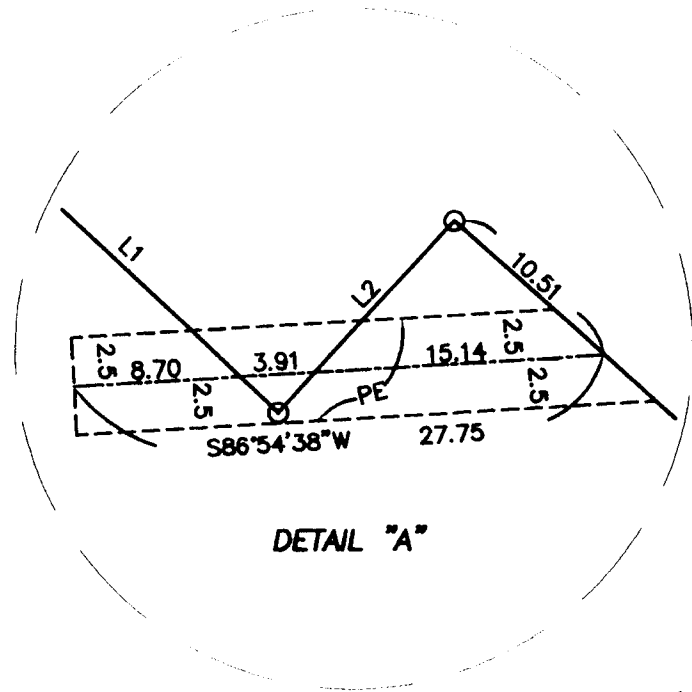
I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
James E. Hibbs
SURVEYOR

SURVEY FOR:
 CHARLES CALFEE
 619 TALENT AVENUE
 TALENT, OR 97540

SURVEY BY:
 L.J. FRIAR & ASSOCIATES, P.C.
 CONSULTING LAND SURVEYORS
 P.O. BOX 1947
 PHOENIX, OR 97535
 PHONE: (541) 772-2782
 EMAIL: LJFRIAR@CHARTER.NET

DATE:
 APRIL 4, 2011

PARTITION PLAT NO. P-12-2011
 Located in the N.W. 1/4 of Sec. 25, T.38S., R.1W., W.M.
 City of Talent Jackson County, Oregon
 (Planning File No. MLP 2011-001)



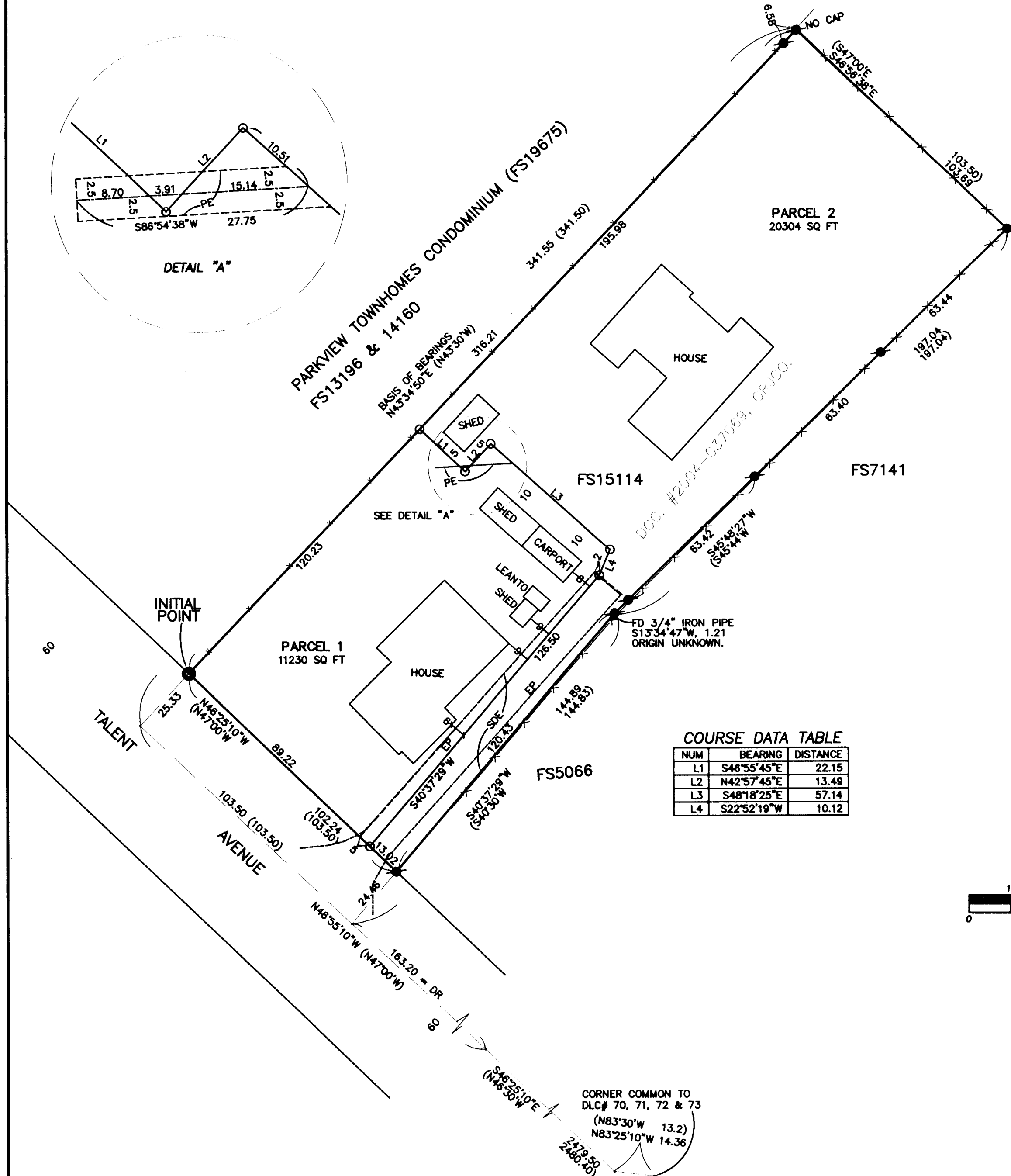
LEGEND:

- = FD. 2" ALUMINUM CAP MKD. PLS2883 PER FS19675.
- = FD. 5/8" IRON PIN PER FS7141.
- ⊗ = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC PER FS13196 OR 15144.
- = SET 5/8" X 24" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- () = RECORD DATA PER DOC. 2004-037069, ORJCO.
- SDE = PRIVATE SHARED DRIVEWAY EASEMENT FOR PARCELS 1 & 2 PER THIS PLAT.
- JCDR = JACKSON COUNTY DEED RECORDS.
- SQ FT = SQUARE FEET.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- FS = FILED SURVEY NO.
- PE = UNDERGROUND POWER LINE EASEMENT FOR PARCEL 2 PER THIS PLAT.
- L1 = SEE COURSE DATA TABLE.
- EP = EDGE OF PAVEMENT.

BASIS OF BEARINGS

SURVEY NO. 15114 AS SHOWN HEREON.
 UNIT OF MEASUREMENT = FEET

SCALE: 1" = 30'



COURSE DATA TABLE

NUM	BEARING	DISTANCE
L1	S48°55'45"E	22.15
L2	N42°57'45"E	13.48
L3	S48°18'25"E	57.14
L4	S22°52'19"W	10.12

EASEMENTS PER SUBDIVISION REPORT
 1) POWER EASEMENT PER V.149, P.80, JCDR CANNOT BE DEFINITELY LOCATED BUT MAY AFFECT THE SUBJECT PROPERTY.

CORNER COMMON TO
 DLC# 70, 71, 72 & 73
 (N83°30'W 13.2)
 N83°25'10"W 14.36

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

James E. Hibbs
 SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
 James E. Hibbs
 OREGON
 JULY 17, 1986
 JAMES E. HIBBS
 2234
 RENEWAL DATE 6-30-11

RECEIVED
 DATE 4-22-11 BY [Signature]
 This survey consists of:
 2 sheet(s) Map
 0 page(s) Narrative
 JACKSON COUNTY SURVEYOR