

***** APPROVALS *****

CITY OF TALENT FILE MLP2015-002

EXAMINED AND APPROVED this 30th day of March, 20 16.

[Signature]
City of Talent Planning

EXAMINED AND APPROVED this 29th day of March, 20 16.

[Signature]
Jackson County Surveyor

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of APRIL 26th, 20 16.

[Signature] Deputy Assessor, Department of Assessment
[Signature] Tax Collector

PARTITION PLAT NO. P-14-2016
Located in the S.E. 1/4 of Sec. 25, T.38S., R.1W., W.M.
City of Talent Jackson County, Oregon
(File No. MLP2015-002)

SURVEY FOR:

SUNCREST HOMES, LLC
PO BOX 1313
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
WWW.FRIARANDASSOCIATES.COM

DATE:

MARCH 28, 2016

***** RECORDING *****

Filed for record this 26th day of April, 20 16 at 10:27 o'clock A.m., and recorded as Partition Plat No. P-14-2016

in "Record of Partition Plats" of Jackson County, Oregon.

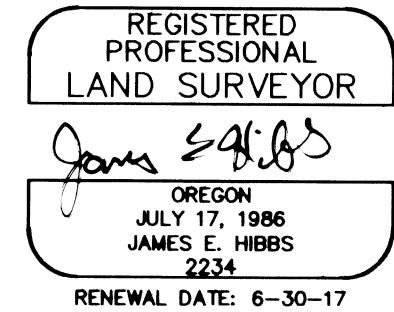
Index Volume 27, Page 14, Document No. 2016-12451, ORJCO.

[Signature] County Clerk
[Signature] Deputy
County Surveyor File No. 21964

***** 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 COMPLIES WITH THE REGULATIONS FOR PARTITIONS, AND REPRESENTS LAND, THE EXTERIOR OF WHICH BEING ACCURATELY DESCRIBED AS FOLLOWS:

Parcel 1 per Partition Plat No. P-56-1997, according to the official plat thereof, now of record, in Volume 8, Page 56 of "Record of Partition Plats" of Jackson County, Oregon and filed as Survey No. 15469 in the Office of the Jackson County Surveyor.



***** DECLARATION *****

Know all men by these presents that MIKE DAVIS, is the owner in fee of the lands shown on this Partition Plat, more particularly described in the Surveyor's Certificate and have caused the same to be Partitioned into the Parcels as shown on Sheet 2 and does hereby dedicate to the public the Public Utility Easement (PUE) and does hereby make and establish the Private Utility Easements as shown on Sheet 2.

[Signature]
MIKE DAVIS

STATE OF OREGON)
COUNTY OF JACKSON)ss

PERSONALLY appeared the above named Mike Davis and acknowledged the foregoing instrument to be his voluntary act and deed.

Dated this 29th day of March, 20 16.

Linda Anne Alexander
[Signature] Notary Public - Oregon
Commission No. 443011
My Commission Expires September 21, 2019

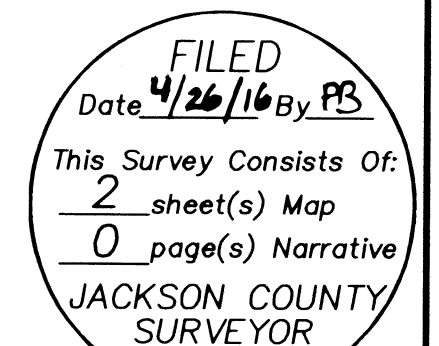
SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

PURPOSE: To survey and monument two parcels created through a Land Partition. See City of Talent File #MLP2015-002.

PROCEDURE: Using Trimble R6 & R8 G.P.S. receivers, made ties to existing monuments as shown on Sheet 2 to control this Survey. The N.E. corner of Parcel 1 was reset at proportionate distance between the found monuments east and west. Computed the position of the Parcel corners per the approved Tentative Plat and set monuments as shown on Sheet 2.

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

[Signature]
SURVEYOR



SURVEY FOR:
SUNCREST HOMES, LLC
PO BOX 1313
TALENT, OR 97540

SURVEY BY:
L.J. FRIAR & ASSOCIATES, P.C.
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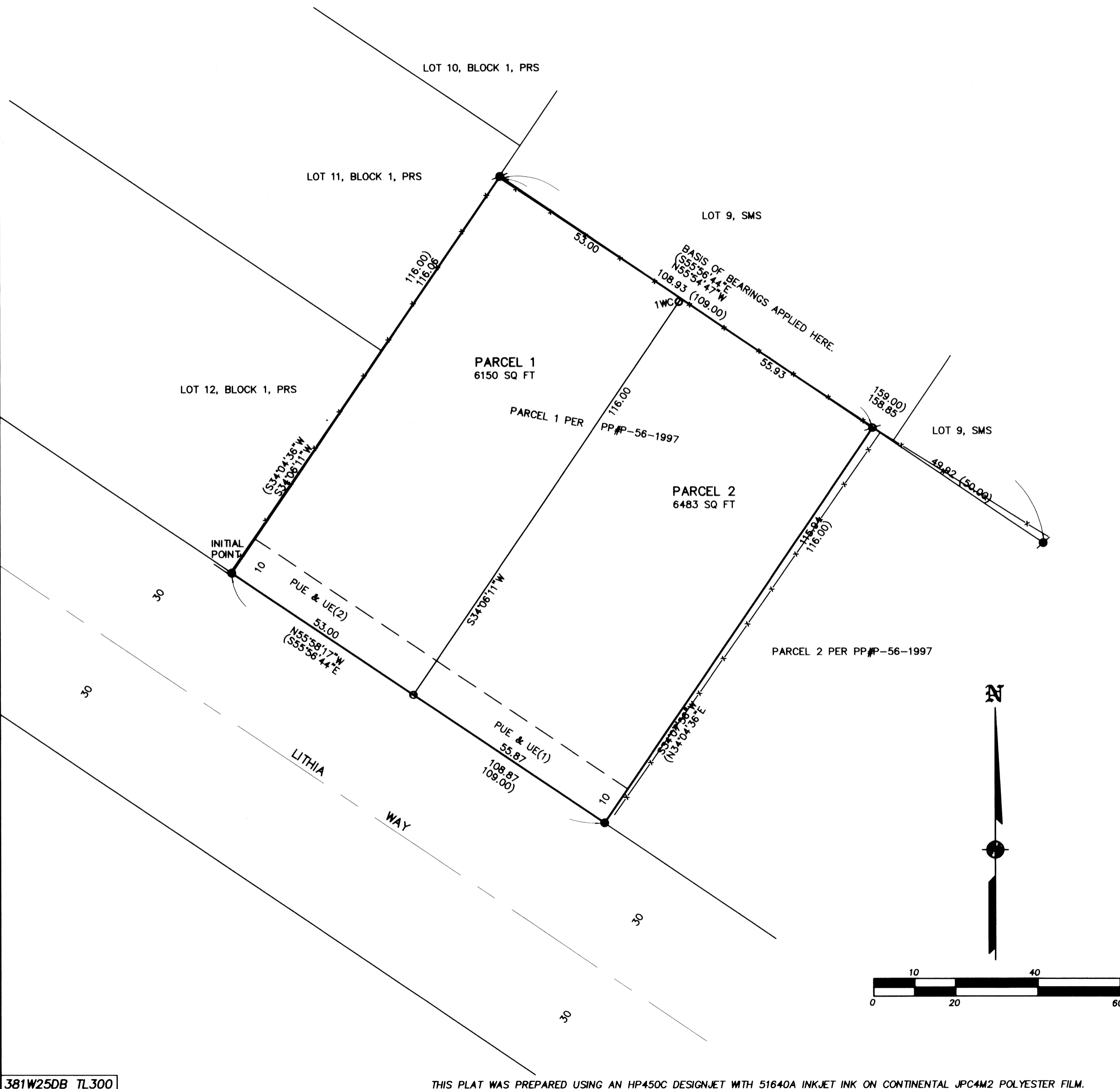
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(File No. MLP2015-002)

LEGEND:

- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. LJ FRIAR & ASSOC PER SMS.
 - = FD. 5/8" IRON PIN & PLASTIC CAP MKD. BOYDEN PLS281 PER FS15469.
 - ∅ = SET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
 - = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- FS = FILED SURVEY #.
() = RECORD DATA PER FS15469.
UE = PRIVATE UTILITY EASEMENT (PARCEL BENEFITTING).
PUE = PUBLIC UTILITY EASEMENT PER THIS PLAT.
SMS = SUMMER MEADOWS SUBDIVISION (FS14588).
-X- = FENCE LINE.
PRS = PHEASANT RUN SUBDIVISION (FS12331).
1WC = ONE FOOT WITNESS CORNER MONUMENT.
PP# = PARTITION PLAT NO.

BASIS OF BEARINGS: GEODETIC NORTH BASED ON WGS 84 DATUM (EPOCH 2005.0)
ESTABLISHED BY G.P.S. OBSERVATIONS APPLIED TO THE FOUND
MONUMENTS ALONG THE NORTH LINE OF FS15469.

UNIT OF MEASUREMENT: FEET **SCALE:** 1" = 20'



381W25DB TL300

THIS PLAT WAS PREPARED USING AN HP450C DESIGNJET WITH 51640A INKJET INK ON CONTINENTAL JPC4M2 POLYESTER FILM.

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: 6-30-17

FILED
Date 4/26/16 By PB
This Survey Consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR
SHEET 2 OF 2
15242FM