

PARTITION PLAT NO. P-20-2016
(File No. MLP 2015-001)

Located in:

Lot 1, Block 2 of Isabelle Subdivision,
in the Northwest 1/4 of Section 25,
Township 38 South, Range 1 West, W.M.,
City of Talent, Jackson County, Oregon

For:
Mike Sullivan
127 Walnut place
Phoenix, Oregon 97535

SURVEYORS CERTIFICATE:
I DARRELL L. HUCK, A DULY REGISTERED SURVEYOR OF THE STATE OF OREGON, DO HEREBY CERTIFY THAT THIS MAP
CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION AND COMPLIES WITH THE REGULATIONS FOR
LAND PARTITIONS AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE PARENT TRACT OF LAND AS SET
FORTH HEREON:

Lot 1, block 2 of Isabelle Subdivision to the city of Talent, Jackson County, Oregon, according
to the official plat thereof, recorded in volume 11, page 55, plat records.

Darrell L. Huck
SURVEYOR

APPROVALS:

CITY OF TALENT PLANNING

[Signature]
DIRECTOR

5/23/16
DATE

EXAMINED AND APPROVED THIS 23rd DAY OF May, 2016.

Scott Fein
COUNTY SURVEYOR

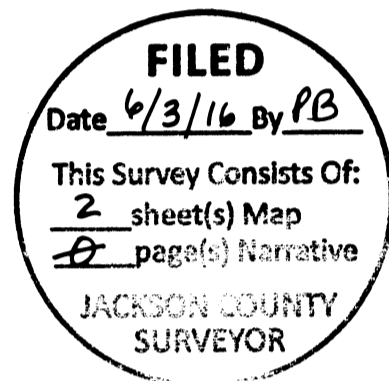
RECORDER'S CERTIFICATE:

FILED FOR RECORD THIS 3rd DAY OF June, 2016 AT 10:36 O'CLOCK, A.M.
AND RECORDED AS PARTITION PLAT NO. P-20-2016 OF "RECORD OF PARTITION PLATS"
IN JACKSON COUNTY, OREGON. (INDEX VOLUME 27 PAGE 20.)

Christine D. Walker
COUNTY CLERK

[Signature]
COUNTY SURVEYOR

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 21999



EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100

THIS 3rd DAY OF June, 2016.

[Signature] Deputy
ASSESSOR, DEPARTMENT OF ASSESSMENT

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S.
92.095 HAVE BEEN PAID AS OF THIS 03 DAY OF June, 2016.

[Signature] Deputy
TAX COLLECTOR

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, THAT WE, MIKE SULLIVAN AND SANDRA M. SULLIVAN, ARE THE
OWNERS OF THE REAL PROPERTY REPRESENTED ON THE PARTITION PLAT AND MORE PARTICULARLY
DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND HAVE CAUSED THE SAME TO BE PARTITIONED INTO
PARCELS AS SHOWN ON THE PARTITION PLAT. WE HEREBY DEDICATE TO TALENT IRRIGATION DISTRICT, A
10.00 FOOT WIDE EASEMENT FOR IRRIGATION LINE EASEMENT PURPOSES AS SHOWN. WE HEREBY MAKE
AND CREATE A 10.00 FOOT WIDE PRIVATE EASEMENT OVER AND ACROSS PARCEL 1, FOR THE BENEFIT OF
THE OWNERS, HEIRS AND ASSIGNEES OF PARCEL 2, FOR IRRIGATION LINE PURPOSES.

[Signature]
MIKE SULLIVAN

[Signature]
SANDRA M. SULLIVAN

STATE OF OREGON }
COUNTY OF JACKSON } SS.

PERSONALLY APPEARED THE ABOVE NAMED MIKE SULLIVAN AND ACKNOWLEDGED THE
FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

BEFORE ME THIS 18th DAY OF May, 2016.

[Signature]
NOTARY

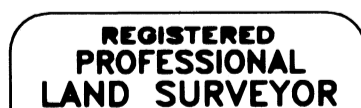
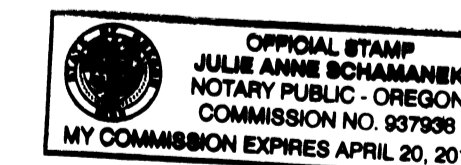


STATE OF OREGON }
COUNTY OF JACKSON } SS.

PERSONALLY APPEARED THE ABOVE NAMED SANDRA M. SULLIVAN AND ACKNOWLEDGED THE
FOREGOING INSTRUMENT TO BE HER VOLUNTARY ACT AND DEED.

BEFORE ME THIS 18th DAY OF May, 2016.

[Signature]
NOTARY



[Signature]
OREGON
FEBRUARY 4, 1908
DARRELL L. HUCK
8823
Expires 6/30/2017

I certify this plat to be an
exact copy of the original
[Signature]
SURVEYOR

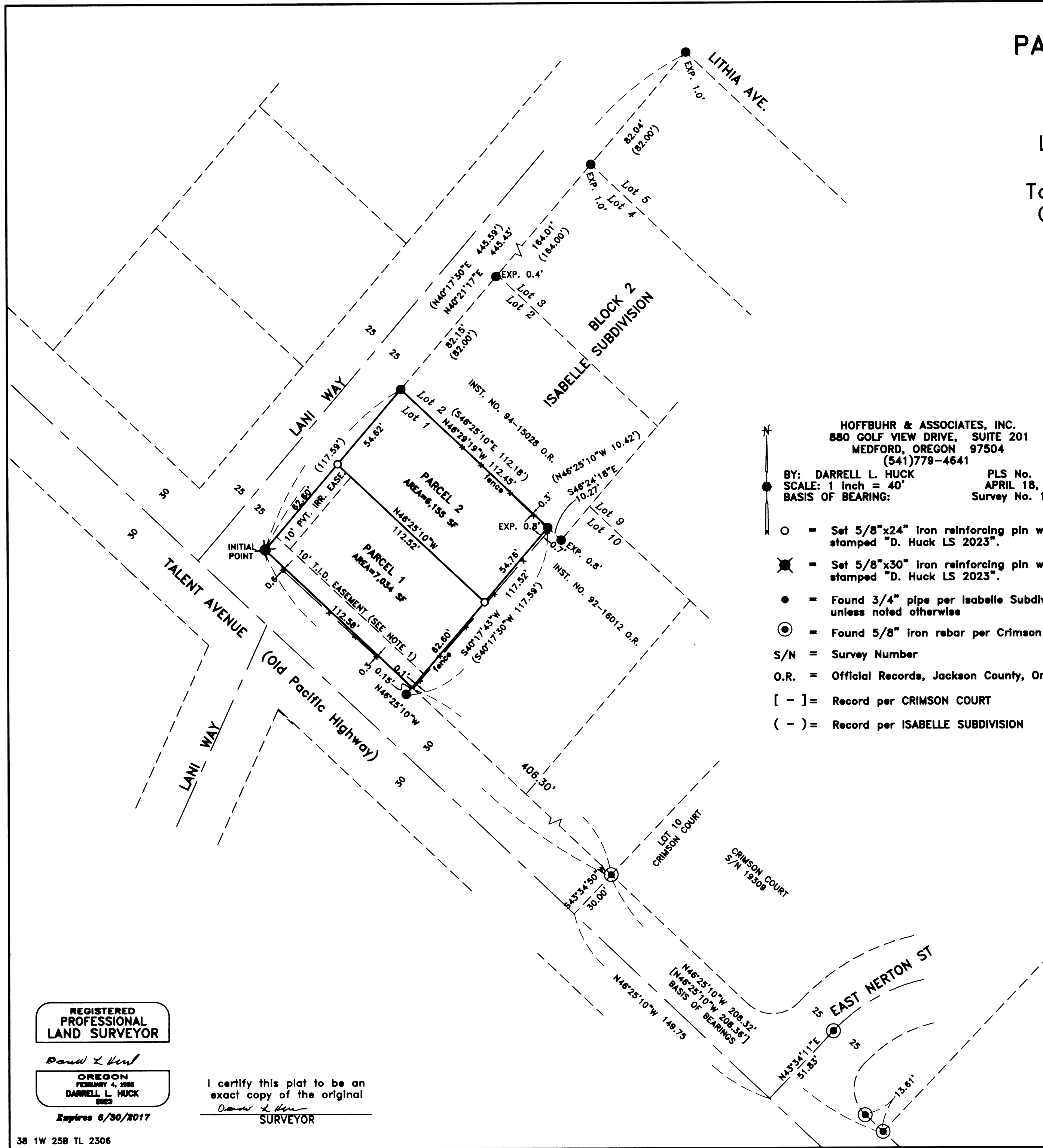
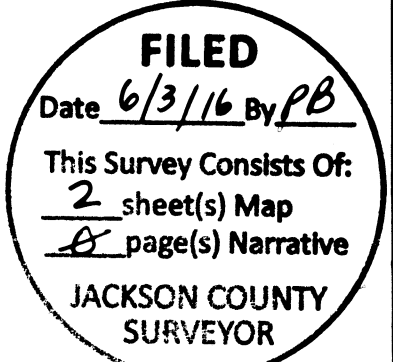
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For:

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127 Walnut place
Phoenix, Oregon 97535



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 = 40' APRIL 18, 2016
BASIS OF BEARING: Survey No. 19309

- = Set 5/8"x24" iron reinforcing pin with plastic cap stamped "D. Huck LS 2023".
- ⊗ = Set 5/8"x30" iron reinforcing pin with plastic cap stamped "D. Huck LS 2023".
- = Found 3/4" pipe per Isabelle Subdivision unless noted otherwise
- ⊙ = Found 5/8" iron rebar per Crimson Court
- S/N = Survey Number
- O.R. = Official Records, Jackson County, Oregon
- [-] = Record per CRIMSON COURT
- (-) = Record per ISABELLE SUBDIVISION

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES

PURPOSE: To survey and monument a land partition of property described in Instrument No. 2016-006010 of the Official Records of Jackson County, Oregon and as approved by the City of Talent Planning Department (File MLP 2015-001)

PROCEDURE: The property being partitioned is Lot 1 of Block 2 in Isabelle Subdivision. When Isabelle Sub. was originally platted, the property corners were monumented with 5/8" iron pins. In our search for the subdivision monuments, we located and tied 3/4" iron pipes. The found pipes were determined to be in close agreement with the subdivision plat record dimensions, so the pipes were held for control. The Talent Avenue right-of-way was determined from monuments found per Crimson Court Subdivision. The centerline monuments that used to control the Talent Ave. location have apparently been destroyed by the Talent Ave. reconstruction. The Lani Way right-of-way was controlled by the pipes that were found, as shown. Found pipes were held to control the east and north line of Lot 1. The parcel line common to Parcel 1 and Parcel 2 was computed according to client's direction and monuments were set as shown.

Equipment used: Trimble S6 Robotic instrument.

NOTES:

1. AN IRRIGATION EASEMENT WAS CREATED ALONG THE SOUTH BOUNDARY OF ISABELLE SUBDIVISION WITH NO WIDTH OR LOCATION SPECIFIED - A 10 FOOT WIDE EASEMENT IS BEING CREATED ON THIS PLAT TO FIX THE WIDTH AND LOCATION OF THE IRRIGATION EASEMENT
2. THIS PROPERTY IS SUBJECT TO AN IMPROVEMENT AGREEMENT PER INST. NO. 80-22488 O.R.
3. POWER LINE EASEMENT DESCRIBED IN VOL. 216, PAGE 602, DOES NOT AFFECT THIS PROPERTY
4. POWER LINE EASEMENT PER VOL. 264, PAGE 278 (SPECIFIC LOCATION NOT GIVEN)

REGISTERED PROFESSIONAL LAND SURVEYOR

Darrell L. Huck
OREGON
FEBRUARY 4, 1988
DARRELL L. HUCK
5823
Expires 6/30/2017

I certify this plat to be an exact copy of the original
Darrell L. Huck
SURVEYOR