

***** APPROVALS *****

PARTITION PLAT NO. P-18-2017

***** RECORDING *****

CITY OF TALENT FILE MLP2017-001

In the S.W. 1/4 of Sec. 26, T.38S., R.1W., W.M. City of Talent Jackson County, Oregon (File No. MLP2017-001)

Filed for record this 18th day of July, 2017 at 1:39 o'clock P.M., and recorded as Partition Plat No. P-18-2017 in "Record of Partition Plats" of Jackson County, Oregon. Index Volume 28, Page 18, Document No. 2017-024419 ORJCO.

EXAMINED AND APPROVED this 7th day of July, 2017

[Signature] City of Talent Planning

EXAMINED AND APPROVED this 7th day of July, 2017

[Signature] Jackson County Surveyor

SURVEY FOR:

PAT CAMPBELL 6397 WAGNER CR. RD. 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

[Signature] County Clerk [Signature] Deputy County Surveyor File No. 22293

EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96 as of July 18, 2017

DATE: JUNE 12, 2017

[Signature] Assessor, Department of Assessment

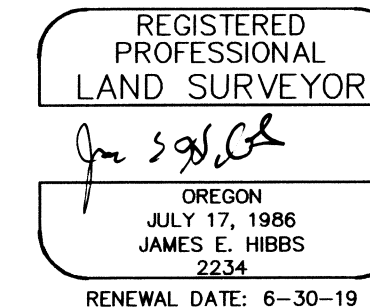
ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of July 18th, 2017

[Signature] Tax Collector

***** 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:

Commencing at the Northeast corner of Donation Land Claim No. 63, Township 38 South, Range 1 West, Willamette Meridian, Jackson County, Oregon; thence WEST, 229.21 feet (record 230.02 feet); thence SOUTH, 3126.08 feet (record 3126.49 feet) to the Southerly line of Wagner Creek Road; thence along said Southerly line, North 88°40'00" East, 86.49 feet to the Northwest corner of that tract described in Document No. 2006-004741, Official Records of Jackson County, Oregon; thence along the West line thereof, South 00°02'48" West, 230.98 feet (record 231.07 feet) to the Southwest corner thereof and the INITIAL POINT OF BEGINNING; thence along the West line of said tract, North 00°02'47" East, 230.98 feet (record 231.07 feet) to the Northwest corner thereof; thence along the Southerly line of Wagner Creek Road, North 88°40'00" East, 80.00 feet to the Northeast corner of said tract; thence South 00°02'48" West, 231.07 feet to the Southeast corner thereof; thence South 88°44'05" West, 80.00 to the initial point of beginning.



***** DECLARATION *****

Know all men by these presents that PAT CAMPBELL and KELLY CAMPBELL, are the owners in fee of the lands shown on Sheet 2, more particularly described in the Surveyor's Certificate and have partitioned the same into the Parcels on Sheet 2 and do hereby make and establish the Private Irrigation Facilities Easement (PIE) for the joint use of and joint maintenance by Parcels 1 & 2.

[Signature] PAT CAMPBELL

[Signature] KELLY CAMPBELL AKA KELLY WILLITS

STATE OF OREGON))ss COUNTY OF JACKSON)

PERSONALLY appeared the above named Pat Campbell and acknowledged the foregoing instrument to be her voluntary act and deed.

Dated this 7th day of JULY, 2017

[Signature]

DUSTON R. UNGER Notary Public - Oregon Commission No. 941602 My Commission Expires AUGUST 04, 2019

STATE OF OREGON))ss COUNTY OF JACKSON)

PERSONALLY appeared the above named Kelly Campbell and acknowledged the foregoing instrument to be her voluntary act and deed. AKA KELLY WILLITS.

Dated this 7th day of JULY, 2017

[Signature]

DUSTON R. UNGER Notary Public - Oregon Commission No. 941602 My Commission Expires AUGUST 04, 2019

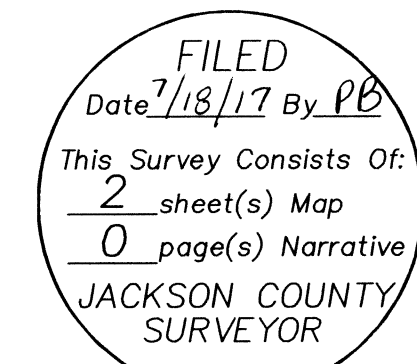
I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

[Signature] JAMES E. HIBBS, PLS2234

SURVEY NARRATIVE TO COMPLY WITH O.R.S. 200-250

PURPOSE: TO SURVEY AND MONUMENT TWO PARCELS CREATED THROUGH A LAND PARTITION. SEE CITY OF TALENT FILE MLP2017-001. THE PARENT TRACT BEING SET FORTH IN DOC. 2006-004741, ORJCO.

PROCEDURE: USING TRIMBLE R6 & R8 G.P.S. RECEIVERS, MADE TIES TO MONUMENTS OF RECORD AS SHOWN HEREON TO CONTROL THE POSITIONS OF WAGNER CREEK ROAD, FROST LANE AND THE EAST LINE OF THE SUBJECT TRACT. HELD MAP RECORD DATA PER FS3835 TO POSITION THE NLY. INTERSECTION OF FROST LANE AND WAGNER CREEK ROAD AS WELL AS THE NE CORNER OF THE SUBJECT TRACT. HELD DEED RECORD DISTANCE SOUTH FROM THE NE CORNER OF THE SUBJECT TRACT TO POSITION THE SE CORNER THEREOF AND HELD DEED RECORD BEARING TO POSITION THE DIRECTION OF THE SOUTH LINE. COMPUTED THE POSITION OF THE NEW PARCEL LINE PER THE APPROVED TENTATIVE PLAT AND SET MONUMENTS AS SHOWN HEREON.



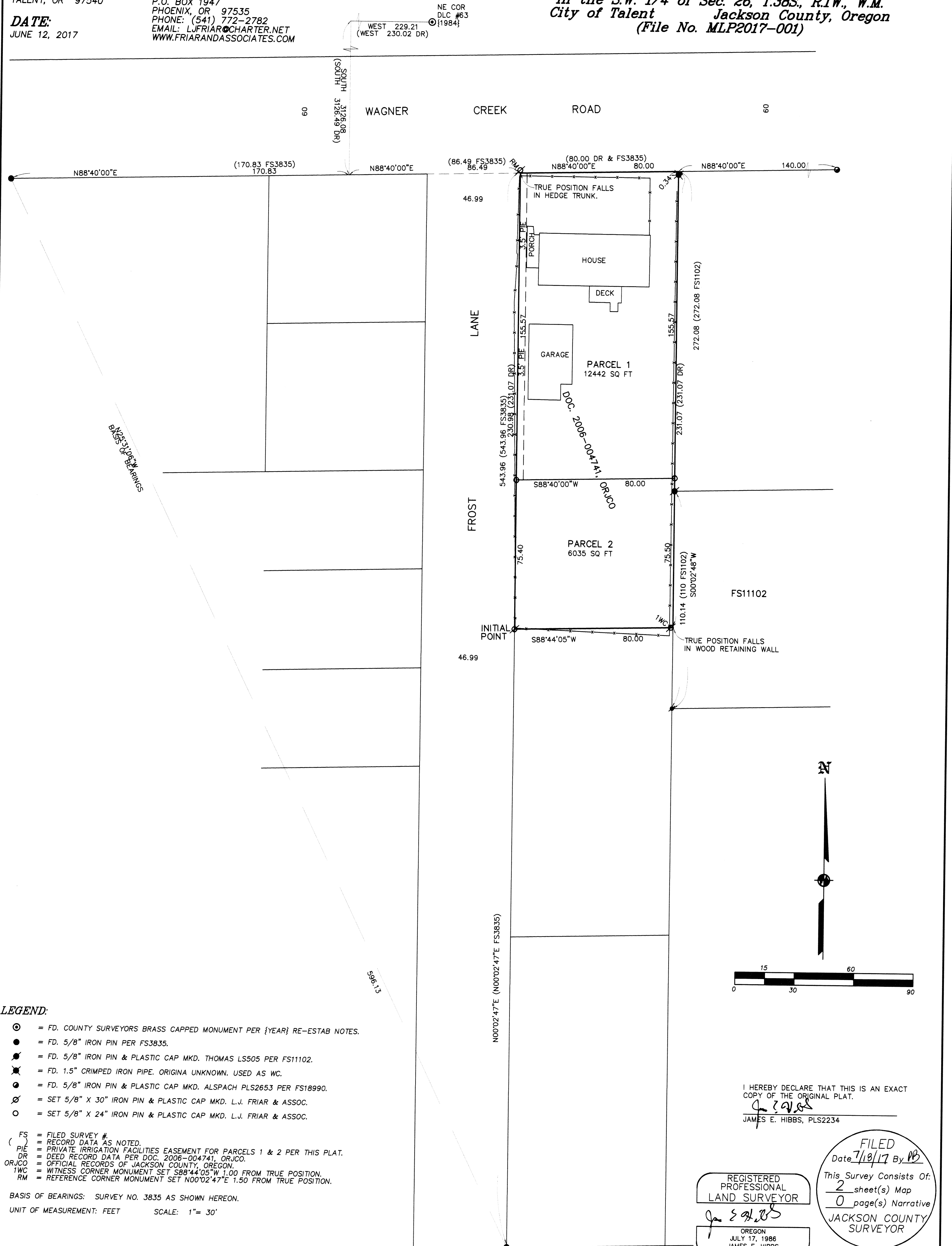
SURVEY FOR:
PAT CAMPBELL
6397 WAGNER CR. RD.
TALENT, OR 97540

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:
JUNE 12, 2017

PARTITION PLAT NO. P-18-2017

In the S.W. 1/4 of Sec. 26, T.38S., R.1W., W.M.
City of Talent
Jackson County, Oregon
(File No. MLP2017-001)



LEGEND:

- ⊙ = FD. COUNTY SURVEYORS BRASS CAPPED MONUMENT PER {YEAR} RE-ESTAB NOTES.
 - = FD. 5/8" IRON PIN PER FS3835.
 - ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. THOMAS LS505 PER FS11102.
 - ⊙ = FD. 1.5" CRIMPED IRON PIPE. ORIGINA UNKNOWN. USED AS WC.
 - ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. ALSPACH PLS2653 PER FS18990.
 - ⊙ = 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 AS NOTED.
PIE = PRIVATE IRRIGATION FACILITIES EASEMENT FOR PARCELS 1 & 2 PER THIS PLAT.
DR = DEED RECORD DATA PER DOC. 2006-004741, ORJCO.
ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
1WC = WITNESS CORNER MONUMENT SET S88°44'05"W 1.00 FROM TRUE POSITION.
RM = REFERENCE CORNER MONUMENT SET N00°02'47"E 1.50 FROM TRUE POSITION.

BASIS OF BEARINGS: SURVEY NO. 3835 AS SHOWN HEREON.

UNIT OF MEASUREMENT: FEET SCALE: 1"= 30'

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

J. E. Hibbs
JAMES E. HIBBS, PLS2234

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE: 6-30-19

FILED
Date 7/18/17 By *J. E. Hibbs*
This Survey Consists Of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

22293