

PARTITION PLAT NO. P-25-2017
Located in the N.E. 1/4 of Section 26, T.38S., R.1W., W.M.
City of Talent Jackson County, Oregon
(City File No. MLP-2017-005)

***** APPROVALS *****

FILE #MLP-2017-005

EXAMINED AND APPROVED this 8th day of September, 20 17.

[Signature]
City of Talent Planning Director

EXAMINED AND APPROVED this 11th day of September, 20 17.

[Signature]
Jackson County Surveyor

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:

SEPTEMBER 8, 2017

EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96

as of SEPTEMBER 12, 20 17.

[Signature]
Assessor, Department of Assesment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid

as of September 12th, 20 17.

[Signature]
Deputy
Tax Collector

***** DECLARATION *****

Know all men by these presents that WILLIAM WAY DEVELOPMENT LLC, an Oregon limited liability company is the owner in fee of the lands shown on this Partition Plat, more particularly described in the Surveyor's Certificate and has caused the same to be Partitioned into the Parcels as shown on Sheet 2.

[Signature]
CHARLIE HAMILTON, Member
William Way Development LLC

STATE OF OREGON))SS
COUNTY OF JACKSON)

Personally appeared the above named Charlie Hamilton and acknowledged the foregoing instrument to be his voluntary act and deed and was signed on behalf of William Way Development LLC.

Dated this 8 day of September, 20 17.

[Signature]
Kristin Whisman
Notary Public - Oregon

Commission No. 946386
My Commission Expires January 24, 2020

***** RECORDING *****

Filed for record this 12th day of September, 20 17 at
9:00 o'clock A m., and recorded as Partition Plat No. P-25-2017

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

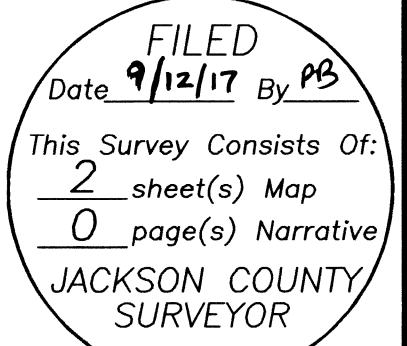
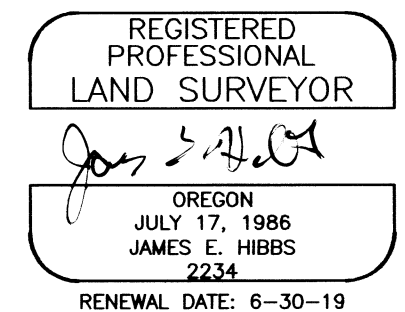
Index Volume 28, Page 25. Document No. 2017-031139, ORJCO.

[Signature] County Clerk
[Signature] Deputy
County Surveyor File No. 22348

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

I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY CERTIFY THAT THIS PLAT MADE BY ME COMPLIES WITH THE REGULATIONS FOR PARTITIONS AND REPRESENTS LAND, THE EXTERIOR OF WHICH BEING ACCURATELY DESCRIBED AS FOLLOWS:

Beginning at a lead plug with steel screw and washer marked "Center LS1071" being the most Northerly corner of Parcel 3 per Partition Plat No. P-130-1990, according to the official plat thereof, now of record, in Volume 1, Page 130 of "Record of Partition Plats" of Jackson County, Oregon and filed as Survey No. 12279 in the Office of the Jackson County Surveyor and the INITIAL POINT OF BEGINNING; thence along the exterior boundary of that tract described in Document No. 2017-013453, Official Records of Jackson County, Oregon the following three courses: South 37°58'43" West, 434.61 feet to a 5/8 inch iron pin; thence North 42°53'17" West, 307.88 feet to a 5/8 inch iron pin; thence North 37°58'12" East, 600.55 feet to a 5/8 inch iron pin on the Southerly right of way line of Talent Avenue; thence along said Southerly line the following three courses: South 52°43'26" East, 2.90 feet to a 5/8 inch iron pin; thence along the arc of a 2572.01 foot radius curve to the right having a central angle of 06°17'17", a distance of 282.27 feet (the long chord of which bears South 49°34'56" East, 282.13 feet) to a 5/8 inch iron pin; thence South 46°26'09" East, 39.19 feet to a 5/8 inch iron pin at the most Easterly corner of that tract described in Document No. 2017-013453, said Official Records; thence along the Southeasterly line thereof, South 43°38'10" West, 200.00 feet to the initial point of beginning.



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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SEPTEMBER 8, 2017

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City of Talent Jackson County, Oregon
(City File No. MLP-2017-005)

LEGEND:

- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. BRAUGHTON LS2657 PER FS15054.
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. CENTER LS1071 PER FS21262.
- ⊗ = FD. SCREW & WASHER MKD LS1071 PER FS21262.
- = FD. RAILROAD SPIKE MKD LS1071 PER FS21262.
- = SET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.

JCDR = JACKSON COUNTY DEED RECORDS.
ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
FS = FILED SURVEY #
L1/C1 = SEE COURSE DATA TABLE.
() = RECORD DATA PER FS11585, 12279 & 15054.

BASIS OF BEARINGS:

SURVEY NO. 21262 AS SHOWN HEREON.
UNIT OF MEASUREMENT = FEET SCALE: 1" = 40'

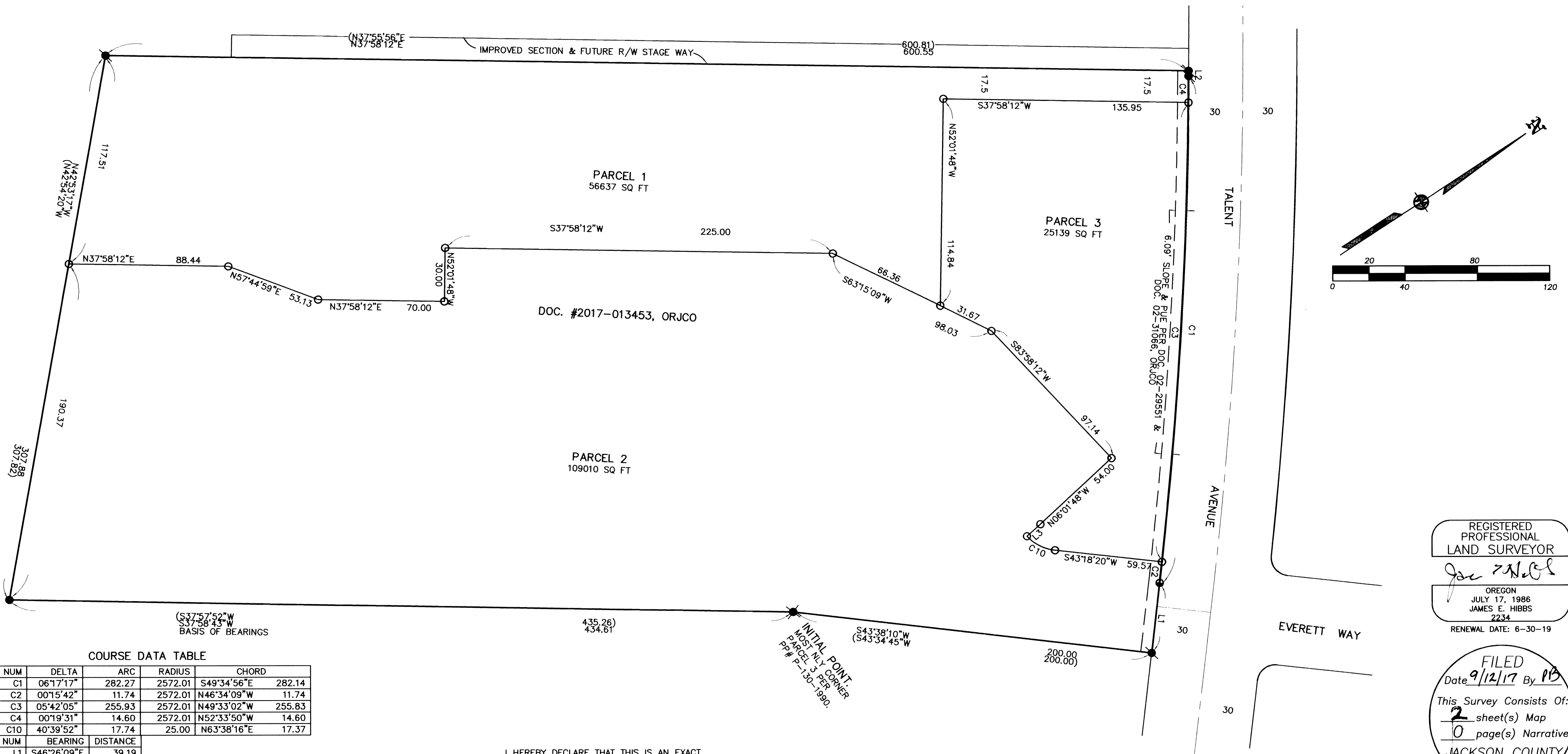
SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

PURPOSE: TO SURVEY AND MONUMENT THREE PARCELS CREATED THROUGH A LAND PARTITION. THE PARENT TRACT BEING SET FORTH IN DOC.# 2017-013453, ORJCO. SEE CITY OF TALENT FILE NO. MLP-2017-005.

PROCEDURE: USING TRIMBLE R8 G.P.S. RECEIVERS MADE TIES TO MONUMENTS OF RECORD WHICH WERE HELD TO CONTROL THE EXTERIOR OF THE SUBJECT TRACT. COMPUTED THE LOCATIONS OF THE PARCELS CORNERS AND SET MONUMENTS AS SHOWN HEREON.

EXCEPTIONS PER FIRST AMERICAN PUBLIC RECORDS REPORT

1. EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY PER VOL. 149, PG. 84, JCDR. (SPECIFIC LOCATION NOT GIVEN)
2. EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY PER DOC. NO. 80-10664, DOC. NO. 82-14897, DOC. NO. 83-01858 AND DOC. NO. 90-28182, ORJCO. (SPECIFIC LOCATION NOT GIVEN BUT DOES NOT APPEAR TO BE ON SUBJECT PROPERTY).
3. EASEMENT FOR IRRIGATION PER DOC. NO. 83-05447, ORJCO. (NOT ON SUBJECT PROPERTY).
4. EASEMENT FOR SLOPES & UTILITIES PER DOC. NO. 2002-29551 AND DOC. NO. 02-31066, ORJCO. (SHOWN)



COURSE DATA TABLE

NUM	DELTA	ARC	RADIUS	CHORD
C1	06°17'17"	282.27	2572.01	S49°34'56"E 282.14
C2	00°15'42"	11.74	2572.01	N46°34'09"W 11.74
C3	05°42'05"	255.93	2572.01	N49°33'02"W 255.83
C4	00°19'31"	14.60	2572.01	N52°33'50"W 14.60
C10	40°39'52"	17.74	25.00	N63°38'16"E 17.37

NUM	BEARING	DISTANCE
L1	S46°26'09"E (S46°25'15"E)	39.19 (33.80)
L2	S52°43'26"E (S52°45'30"E)	2.90 (6.32)
L3	S04°36'42"E	10.00

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

Jac Friar
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

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

FILED
Date 9/12/17 By PB
This Survey Consists Of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR