

*** APPROVALS ***

File SUB 2016-001

EXAMINED AND APPROVED this 13th day of March, 2018.

Talent Planning Department

EXAMINED AND APPROVED this 14 day of March, 2018.

Talent Public Works Department

EXAMINED AND APPROVED as required by ORS 92.100 as of March 9th, 2018.

Jackson County Surveyor

EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96 as of March 15, 2018.

Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of March 15, 2018.

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 subdivided the same into the Lots as shown on Sheet 2 and does hereby dedicate to the public under the jurisdiction of the City of Talent, the Streets together with the Public Utility Easements (PUE) and Public Pedestrian Access Easement (PPAE) and does hereby make and establish the Private Ingress-Egress & Utility Easement (IEUE), the Private Storm Drainage Easements (PSDE) and Private Utility Easements (UE) and does hereby designate said Subdivision as WILLIAM WAY SUBDIVISION, PHASES 1 & 2.

CHARLIE HAMILTON, Member WILLIAM WAY DEVELOPMENT LLC

STATE OF OREGON) COUNTY OF JACKSON) ss.

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 9 day of March, 2018.

Jeannette Marie Rudisill Notary Public - Oregon

Commission No. 971379

My Commission Expires 2-6-2022

*** AFFIDAVIT OF CONSENT ***

From Evergreen Federal Savings and Loan recorded as Document No. 2018-008241, ORJCO.

WILLIAM WAY SUBDIVISION, PHASES 1 & 2 *** RECORDER'S CERTIFICATE ***

A Planned Community Subdivision located in the N.E. 1/4 of Sec. 26, T38S, R.1W., W.M. and in the City of Talent Jackson County, Oregon A replat of Parcels 1 & 2 per Partition Plat No. P-25-2017 (City File #: SUB 2016-001)

Filed for record this 15th day of March, 2018, at 1:36 o'clock P.M., and recorded in Volume 44 of Plats at Page 07 of the records of Jackson County, Oregon and recorded as Document No. 2018-008242, Official Records of Jackson County, Oregon.

Christine D. Walker County Clerk, Jean Shugle Deputy

Declaration of Covenants, Conditions and Restrictions: Document No. 2018-008243, ORJCO.

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

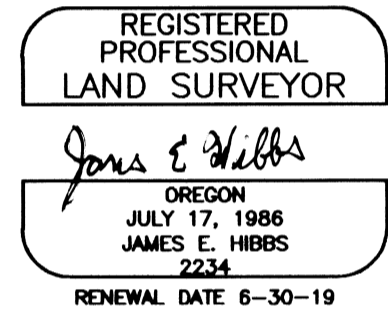
SURVEY BY: L.J. Friar & Associates, P.C. Consulting Land Surveyors P.O. Box 1947 Phoenix, Oregon 97535 Phone: (541) 772-2782 Email: ljfriar@charter.net

DATE: MARCH 6, 2018

*** SURVEYOR'S CERTIFICATE ***

I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED, WITH PROPER MONUMENTS AS PROVIDED BY LAW, THE TRACT OF LAND SHOWN HEREON, SAID PLAT BEING AN ACCURATE REPRESENTATION OF THE SAME, AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE EXTERIOR BOUNDARY LINES:

Parcels 1 and 2 as shown on the Partition Plat No. filed in the Office of the Jackson County Surveyor as No. 22348 and recorded as Partition Plat No. P-25-2017 of "Record of Partition Plats" in Jackson County, Oregon.



*** POST MONUMENTATION ***

THE DEFERRED MONUMENTS SHOWN ON SHEET 2 WILL BE SET BY December 31, 2018.

James E. Hibbs SURVEYOR

THE DEFERRED MONUMENTS ARE NOW SET, SEE DOC. 2018-022822 ORJCO, THIS 20th DAY OF July, 2018. S/N 22590

APPROVED: Scott Fein JACKSON COUNTY SURVEYOR

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

PURPOSE: To survey and monument the exterior boundary and certain lot corners and depict the Lots and deferred monuments of WILLIAM WAY SUBDIVISION, PHASES 1 & 2, being a replat of Parcels 1 and 2 of Partition Plat No. P-25-2017.

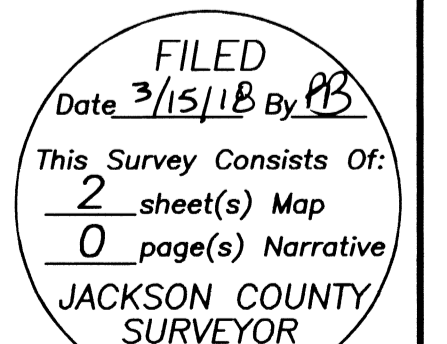
PROCEDURE: The exterior of this subdivision was monumented by this office during FS22348. Computed the interior Lot corner positions and set monuments as shown on Sheet 2. The remaining interior monuments are being deferred until construction is complete.

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

APPROVED FOR RECORDING.

Valerie J. Moore COUNTY COMMISSIONER/ADMINISTRATOR

3/15/18 DATE



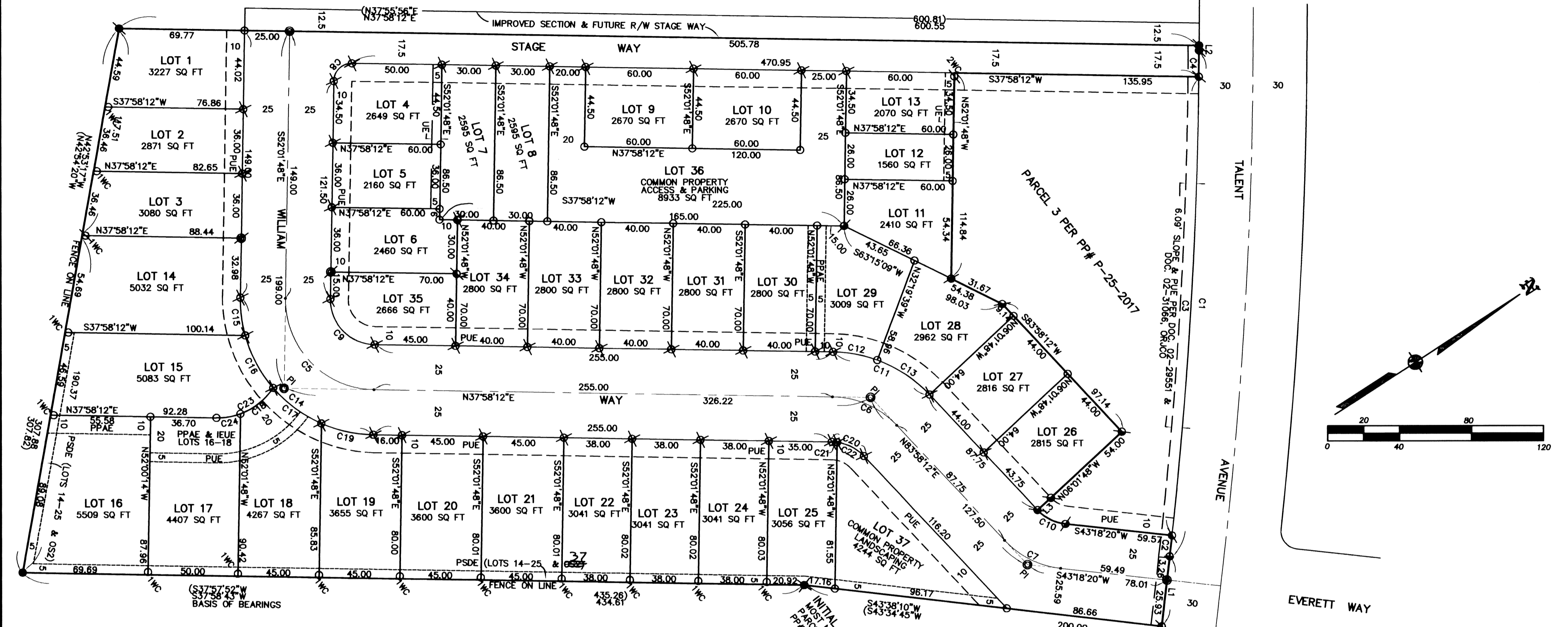
SHEET 1 OF 2

SURVEY BY:
L.J. Friar & Associates, P.C.
Consulting Land Surveyors
P.O. Box 1947
Phoenix, Oregon 97535
Phone: (541) 772-2782
Email: ljfriar@charter.net

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

DATE:
MARCH 6, 2018

WILLIAM WAY SUBDIVISION, PHASES 1 & 2
A Planned Community located in the
N.E. 1/4 of Sec. 26, T38S, R1W., W.M. and in the
City of Talent Jackson County, Oregon
A replat of Parcels 1 & 2 per Partition Plat
No. P-25-2017
(City File #: SUB 2016-001)



COURSE DATA TABLE

NUM	DELTA	ARC	RADIUS	CHORD	
C1	06°17'17"	282.27	2572.01	N49°34'56"W 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	
C5	90°00'00"	78.54	50.00	N82°58'12"E 70.71	
C6	46°00'00"	40.14	50.00	S60°58'12"W 39.07	
C7	40°39'52"	35.49	50.00	N63°38'16"E 34.75	
C8	90°00'00"	15.71	10.00	S07°01'48"E 14.14	
C9	90°00'00"	39.27	25.00	N82°58'12"E 35.36	
C10	40°39'52"	17.74	25.00	N63°38'16"E 17.37	
C11	46°00'00"	60.21	75.00	S80°58'12"W 58.61	
C12	19°08'24"	25.05	75.00	S47°32'24"W 24.94	
C13	26°51'36"	35.16	75.00	S70°32'24"W 34.84	
C14	90°00'00"	117.81	75.00	N82°58'12"E 106.07	
C15	16°16'31"	21.30	75.00	S60°10'03"E 21.23	
C16	25°23'34"	33.24	75.00	S81°00'06"E 32.97	
C17	25°35'05"	33.49	75.00	N73°30'35"E 33.21	
C18	36°34'36"	23.62	37.00	N01°18'39"W 23.22	
C19	22°44'50"	29.78	75.00	N49°20'37"E 29.58	
C20	46°00'00"	20.07	25.00	S60°58'12"W 19.54	
C21	6°53'32"	3.01	25.00	S41°24'58"W 3.01	
C22	39°06'28"	17.06	25.00	S84°24'58"W 16.73	
C23	57°34'09"	37.18	37.00	N09°11'07"E 35.63	
C24	20°59'33"	13.56	37.00	N27°28'25"E 13.48	
NUM	BEARING	DISTANCE	NUM	BEARING	DISTANCE
L1	S46°26'09"E (S46°25'15"E)	39.19 (33.80)	L3	S04°36'42"E	10.00
L2	S52°43'26"E (S52°45'30"E)	2.90 (6.32)			

- 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.
 - = FD. 5/8" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER FS22348.
 - ⊙ = 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.
 - ⊙ = SET MAG NAIL & TAG MKD. L.J. FRIAR & ASSOC. IN CONCRETE.
 - ⊗ = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. (DEFERRED)
 - ⊙ = SET 5/8" X 30" IRON PIN & ALUMINUM CAP MKD. L.J. FRIAR & ASSOC. (DEFERRED)
- JCDR = JACKSON COUNTY DEED RECORDS.
ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
FS = FILED SURVEY #
L1/C1 = SEE COURSE DATA TABLE.
RST = RECORD DATA PER FS11585, 12279 & 15054.
RST = RESET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. IN POSITION OF FOUND MONUMENT.
PUE = PUBLIC UTILITY EASEMENT PER THIS PLAT.
PPAE = PUBLIC PEDESTRIAN ACCESS EASEMENT PER THIS PLAT.
IEUE = PRIVATE INGRESS-EGRESS & UTILITY EASEMENT PER THIS PLAT.
PSDE = PRIVATE STORM DRAINAGE EASEMENT PER THIS PLAT.
PI = POINT OF INTERSECTION.
UE = PRIVATE UTILITY EASEMENT PER THIS PLAT.
1WC = 1 FOOT WITNESS CORNER MONUMENT.
2WC = 2 FOOT WITNESS CORNER MONUMENT.

EASEMENTS PER TITLE REPORT

1) EASEMENT FOR TRANSMISSION & DISTRIBUTION OF ELECTRICITY PER VOL.149, PG.84, JCDR DOC. 80-10664, 82-14897, 83-01858 & 90-28182, ORJCO. NO SPECIFIC LOCATION GIVEN.
2) SLOPE & UTILITY EASEMENT PER DOC. 02-29551 & 02-31066, ORJCO. SHOWN.

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

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

REGISTERED PROFESSIONAL LAND SURVEYOR
JAMES E. HIBBS
OREGON JULY 17, 1986
RENEWAL DATE 6-30-19

FILED
Date 3/15/18 By PB
This Survey Consists Of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR