

PARTITION NO. P - 11 -2018

A replat of a portion of lots 5 to 9 of Block "I", of the Plat of the Town of Talent, being located in the Southeast One-quarter of the Southwest One-quarter of Section 23, Township 38 South, Range 1 West of the Willamette Meridian, in the City of Talent, Jackson County, Oregon.

PREPARED FOR:

WALTER STOKES
242 West Hersey
Ashland, OR 97520

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that Walter Stokes, hereinafter referred to as DECLARANT, is the owner in fee simple of the lands as described in the "Surveyor's Certificate" herewith.

IN WITNESS WHEREOF, signed this 14 day of MAY, 2018.

Walter Stokes
WALTER STOKES

STATE OF OREGON }
County of Jackson } ss

Signed or attested before me on May 14, 2018 by WALTER STOKES.

Notary Public-Oregon
Commission No. 973020

MY COMMISSION EXPIRES: March 26 2022

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

PURPOSE: Perform a boundary survey and prepare a Final Plat pursuant to Client's instructions and as approved by the City of Talent Planning Department (File No. MLP 2016-001).

PROCEDURE: Records utilized: Instrument Number 2017-016036, of the Official Records of Jackson County, Oregon; PLAT OF THE TOWN OF TALENT, recorded July 3, 1889, in Volume 4 of Plats at Page 211, of the Records of Jackson County, Oregon; Surveys Numbered 96B, 13555 and 1875B, as filed in the office of the Jackson County Surveyor.

Equipment/Software utilized: Trimble TSC3 data collector with Trimble Access software, Trimble S6 and S7 Robotic Instrument, Trimble Business Center and Trimble Terramodel software. Utilizing said equipment, all found monuments were tied via closed traverses or by redundant ties.

Established the centerlines of North Front Street and Main Street utilizing found monuments. From which, resolved the subsequent right-of-ways by offsetting the centerlines by record distances. Utilizing record distances per PLAT OF THE TOWN OF TALENT, said records, established the exterior boundary of Block "I", and subsequent lots thereof.

Monuments were established, as depicted hereon, on April 2, 2018.

SURVEYOR'S CERTIFICATE

I, Robert V. Neathamer, a Registered Professional Land Surveyor of the State of Oregon do hereby certify that I have correctly surveyed and marked with the proper monuments, as provided by law, the tract of land depicted hereon and that this plat is a correct representation of said tract and that the following is an accurate description of the boundary lines of the parent tract of land as set forth hereon:

Beginning at a point on the northeasterly line of Lot 5 in Block "I" of the Town of Talent, filed for record on July 3, 1889, in Volume 4, Page 211 of the Plat Records of Jackson County, Oregon, said point being South 42°26'07" East, 5.00 feet (record: South 42°30' East, 5.0 feet) from the northeast corner of said Lot 5 and on the southwesterly right-of-way of North Front Street; thence leaving said Lot and right-of-way, being parallel with the northwesterly line of said Lot, South 47°31'58" West, 115.00 feet (record: South 47°30' West, 115.0 feet); thence North 42°26'07" West, 65.00 feet (record: North 42°30' West, 65.0 feet) to the southeasterly line of Lot 8, said records; thence along last said line, South 47°31'58" West, 10.00 feet (record: South 47°30' West, 10.0 feet); thence North 42°26'07" West, 39.00 feet (North 42°30' West, 39.0 feet) to a point being 9.00 feet from the southeasterly line of Lot 9, said records; thence parallel to, and 9.00 feet from, last said southeasterly line, North 47°31'58" East, 125.00 feet (record: North 47°30' East, 125.0 feet) to said right-of-way; thence, along said right-of-way, South 42°26'07" East, 104.00 feet (record: South 42°30' East, 104.0 feet) to the Point of Beginning.

Robert V. Neathamer, PLS
Surveyor

NOTES:

Pursuant to a Title Plant Records Report dated February 27, 2018, as prepared by First American Title Company of Oregon (Order No.: 7169-2442059), the subject property may be subject to the following matters of record:

Municipal liens, if any, imposed by the City of Talent.

The subject property herein lies within the boundaries of the Rogue Valley Sewer Services, and is subject to the levies and assessments thereof.

A Judgment, entered on June 18, 2008, per Case Number 074082D9, including the terms and provisions thereof.

A Non-Remonstrance Agreement, per Instrument Number 2016-028408, of the Official Records of Jackson County, Oregon, including the terms and provisions thereof.

I hereby certify that this is an exact copy of the original.
Robert V. Neathamer, PLS
Surveyor

** RECEIVED **
DATE 5/25/18 BY PB
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

ROBERT V. NEATHAMER
2675
OREGON JULY 19, 1994

Renewal Date 12/31/18

APPROVALS:

CITY OF TALENT PLANNING DEPARTMENT FILE NUMBER: MLP 2016-001

City Planner Date 5/23/18

Examined and approved this 17th day of May, 2018.

Jackson County Surveyor Date 5/17/2018

All taxes, fees, assessments, or other charges as required by O.R.S. 92.045 have been paid as of 5/25, 2018.

Carol Elkin-Deputy
Tax Collector Deputy

Examined and approved as required by O.R.S. 92.100 this 25th day of May, 2018.

Assessor Agent

RECORDING

FILED FOR RECORD THIS THE 25th DAY OF May, 2018, AT 9:13 O'CLOCK A.M. AND RECORDED AS PARTITION PLAT NO. P-11-2018, OF THE RECORDS OF PARTITION PLATS, JACKSON COUNTY, OREGON. INDEX VOLUME 29, PAGE 11.

Christine D Walker
County Clerk
Kathy Baroucliff
Deputy

PREPARED BY: Neathamer Surveying, Inc.
3126 State St, Suite 203
P.O. Box 1584
Medford, Oregon 97501
Phone (541) 732-2869
FAX (541) 732-1382

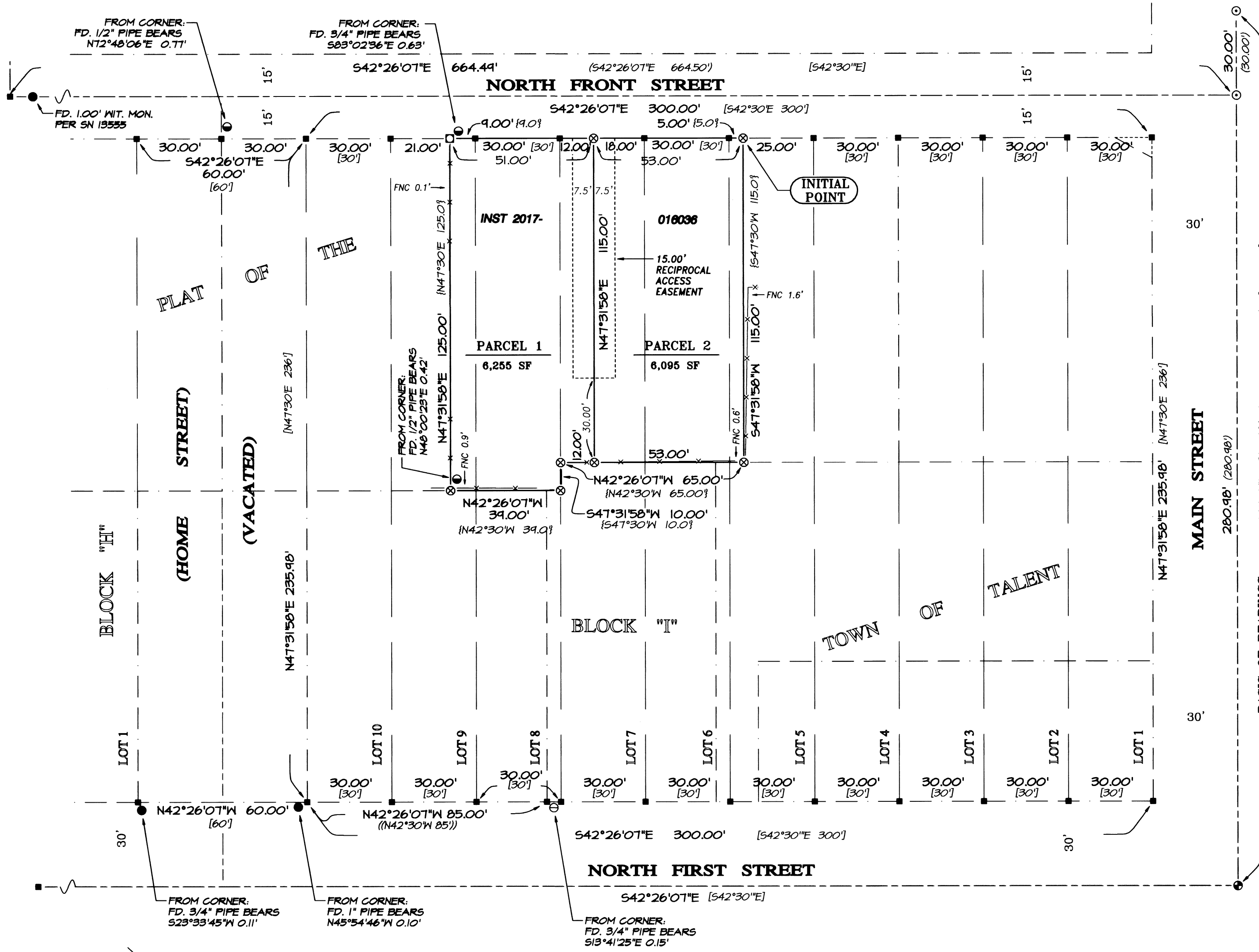
PLOT DATE: May 10, 2018 PROJECT NUMBER: 17063

PARTITION NO. P - 11 - 2018

A replat of a portion of lots 5 to 9 of Block "I", of the Plat of the Town of Talent, being located in the Southeast One-quarter of the Southwest One-quarter of Section 23, Township 38 South, Range 1 West of the Willamette Meridian, in the City of Talent, Jackson County, Oregon.

PREPARED FOR:

WALTER STOKES
242 West Hersey
Ashland, OR 97520

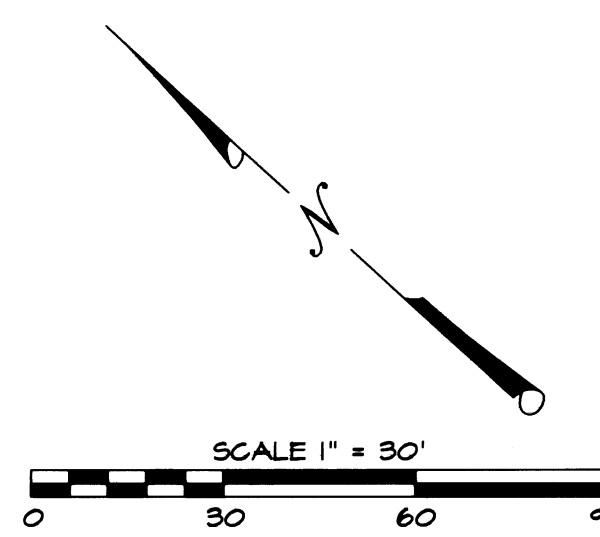


LEGEND:

- ⊗ Indicates a set 5/8-inch diameter by 30-inch long iron pin with an orange plastic cap marked "NEATHAMER SURVEYING".
- Indicates a set 0.40 shell casing in concrete with a tack and brass washer marked "NEATHAMER SURVEYING".
- Indicates a found iron pipe per Plat of the Town of Talent.
- ⊙ Indicates a found iron pipe per SN 968.
- ⊙ Indicates a found iron pipe of unknown origin.
- Indicates a found 5/8-inch diameter iron pin per SN 13555.
- ⊙ Indicates a found 2-inch diameter brass disc marked "LS 2339", per SN 13555.
- ⊙ Indicates a found aluminum cap per SN 18758.
- Indicates a computed position, nothing found or set.
- () Indicates record information per SN 13555.
- [] Indicates record information per Plat of the Town of Talent.
- { } Indicates record information per INST 201T-016036.
- (()) Indicates record information per SN 968.
- SN Indicates a survey filed by number in the office of the Jackson County Surveyor.
- INST Indicates an instrument recorded by number of the Official Records of Jackson County, Oregon.
- x— Indicates the centerline of an existing fence.
- FNC 0.6'— Indicates the distance from the centerline of an existing fence line to the property line.

BASIS OF BEARINGS:

Basis of bearings is the Centerline of Main Street per Survey Number 13555, as filed in the office of the Jackson County Surveyor.



I hereby certify that this is an exact copy of the original.

Robert V. Neathamer, P.S.
Surveyor

**** RECEIVED ****
DATE 5/25/18 BY PB
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

Robert V. Neathamer

OREGON
JULY 19, 1994
ROBERT V. NEATHAMER
2675

Renewal Date 12/31/18

PREPARED BY: Neathamer Surveying, Inc.
3126 State St, Suite 203
P.O. Box 1584
Medford, Oregon 97501
Phone (541) 732-2869
FAX (541) 732-1382

PLOT DATE: May 10, 2018

PROJECT NUMBER: 17063