

PARTITION PLAT NO. P-32-2018
Of Parcel 3 of 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-2018-001)

***** APPROVALS *****

FILE #MLP-2018-001

EXAMINED AND APPROVED this 23rd day of October, 20 18.

[Signature]
City of Talent Planning Director

EXAMINED AND APPROVED this 9th day of November, 20 18.

[Signature]
Jackson County Surveyor

EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96
as of November 9th, 20 18.

[Signature], Agent
Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid
as of November 9, 20 18.

[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 (1) caused the same to be Partitioned into the Parcels as shown on Sheet 2 and (2) does hereby dedicate to the City of Talent the Public Utility Easement (PUE) and Public Storm Drainage Easement (SDE) as shown on Sheet 2 and (3) does hereby make and establish the Open Space Easements (OSE#) and Access & Parking Easement (A&PE) as shown on Sheet 2 for the benefit of and use by Parcel 1-3, inclusive. The maintenance of the OSE & A&PE shall be shared equally by the owners of Parcels 1-3, inclusive.

[Signature]
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 24 day of October, 20 18.

[Signature]
[Signature] Notary Public - Oregon
Commission No. 971379
My Commission Expires 2-16-2022

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:
OCTOBER 23, 2018

***** RECORDING *****

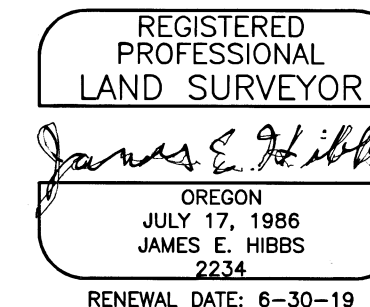
Filed for record this 9th day of November, 20 18 at
3:01 o'clock P m., and recorded as Partition Plat No. P-32-2018
in "Record of Partition Plats" of Jackson County, Oregon.
Index Volume 32, Page 464. Document No. 2018-034716, ORJCO.

[Signature] County Clerk
[Signature] Deputy
County Surveyor File No. 22672

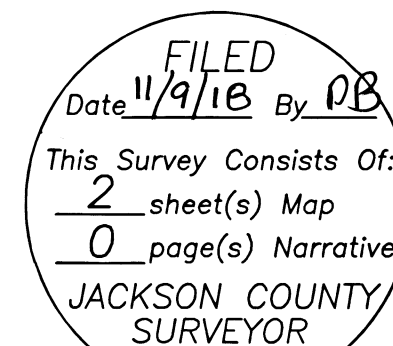
***** SURVEYOR'S CERTIFICATE *****

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:

Parcel 3 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.



I HEREBY DECLARE THAT THIS IS AN EXACT
COPY OF THE ORIGINAL PLAT
[Signature]
SURVEYOR



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PO BOX 1313
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LEGEND:

- ⊗ = FD. MAG NAIL & 2.5" BRASS WASHER MKD. FRIAR & ASSOC. PER FS22590.
- ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER FS22499.
- = SET 5/8" X 24" 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.
- SDE = PUBLIC STORM DRAINAGE EASEMENT PER THIS PLAT.
- PUE1 = PUBLIC UTILITY EASEMENT PER THIS PLAT.
- SPUE = SLOPE & PUBLIC UTILITY EASEMENT PER DOC. 02-29551 & 02-31066, ORJCO
- UE = PRIVATE UTILITY EASEMENT PER WWS.
- 2WC = 2 FOOT WITNESS CORNER MONUMENT.
- WWS = WILLIAM WAY SUBDIVISION, PHASES 1 & 2 (FS22499).
- PUE = PUBLIC UTILITY EASEMENT PER WWS.
- OSE# = OPEN SPACE EASEMENT PER THIS PLAT.
- A&PE = ACCESS & PARKING EASEMENT PER THIS PLAT.

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 PARCEL 3 PER PARTITION PLAT NO. P-25-2017. SEE CITY OF TALENT FILE NO. MLP-2018-001.

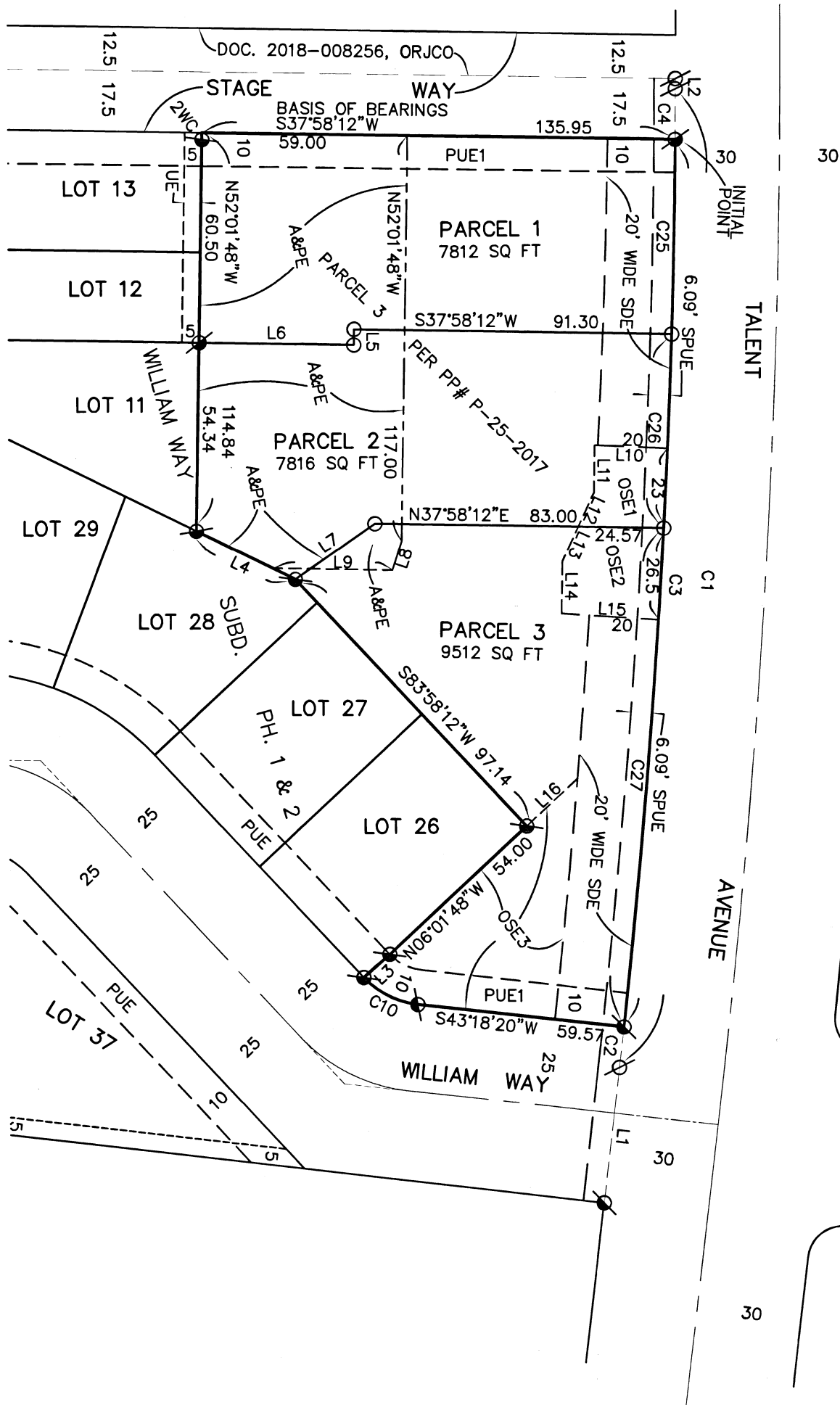
PROCEDURE: THE EXTERIOR OF THIS PROPERTY WAS MONUMENTED BY THIS OFFICE DURING FS22348, 22499 & 22590. USING TRIMBLE R8 G.P.S. RECEIVERS SET MONUMENTS AS SHOWN HEREON.

BASIS OF BEARINGS:

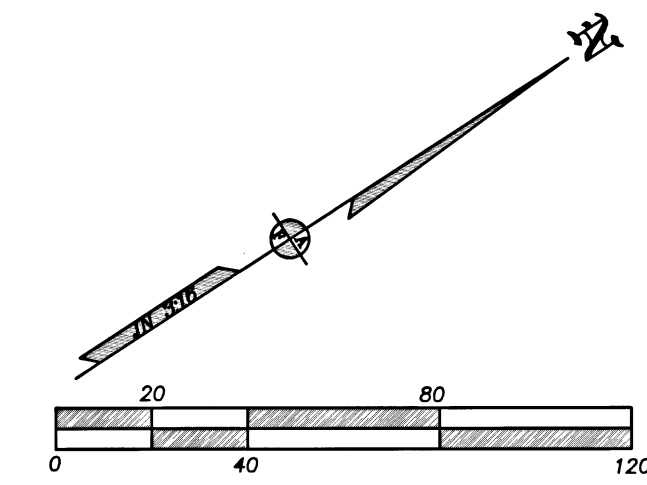
SURVEY NO. 22348 AS SHOWN HEREON.
UNIT OF MEASUREMENT = FEET SCALE: 1" = 40'

EXCEPTIONS PER FIRST AMERICAN PUBLIC RECORDS REPORT

5. EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY PER VOL. 149, PG. 84, JCDR. (SPECIFIC LOCATION NOT GIVEN)
6. 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).
7. EASEMENT FOR SLOPES & UTILITIES PER DOC. NO. 2002-29551 AND DOC. NO. 02-31066, ORJCO. (SHOWN)



OPEN SPACE AREAS
OSE1 = 502 SQ FT
OSE2 = 712 SQ FT
OSE3 = 2080 SQ FT



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
C25	01°14'51"	56.00	2572.01	N51°46'39"W 56.00
C26	01°14'46"	55.93	2572.01	N50°31'51"W 55.93
C27	03°12'28"	144.00	2572.01	N48°18'14"W 143.98

NUM	BEARING	DISTANCE	NUM	BEARING	DISTANCE
L1	S46°26'09"E (S46°25'15"E)	39.19 (33.80)	L8	S34°42'23"E	8.64
L2	S52°43'26"E (S52°45'30"E)	2.90 (6.32)	L9	N37°58'12"E	34.43
L3	S04°36'42"E	10.00	L10	S39°34'47"W	21.00
L4	N63°15'09"E	31.67	L11	S52°01'48"E	13.68
L5	S52°01'48"E	4.50	L12	N28°24'23"W	10.80
L6	S37°58'12"W	44.40	L13	N28°24'23"W	11.01
L7	S01°54'58"W	27.95	L14	S52°01'48"E	15.07
			L15	N40°40'57"E	27.90
			L16	N06°01'48"W	19.97

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

REGISTERED PROFESSIONAL LAND SURVEYOR
James E. Hibbs
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE: 6-30-19

FILED
Date 11/9/18 By PB
This Survey Consists Of:
1 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR