

APPROVALS:

*[Signature]*  
CITY OF TALENT DEVELOPMENT SERVICES  
FILE #MLP2018-004 / LAND PARTITION  
DATE 5/29/19

EXAMINED AND APPROVED THIS 29 DAY OF May, 2019  
*[Signature]*  
JACKSON COUNTY SURVEYOR

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT DONALD E. STEYSKAL AND KAREN L. STEYSKAL, AS TENANTS BY THE ENTIRETY, ARE THE OWNERS OF THE LANDS HEREON DESCRIBED AND HAVE PARTITIONED THE LAND AS SHOWN HEREON, AND THAT THE SIZE OF THE PARCELS AND THE LENGTHS OF ALL LINES ARE PLAINLY SET FORTH AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PARTITION. WE HEREBY CREATE A 3.00 FOOT WIDE PRIVATE NATURAL GAS LINE EASEMENT, OVER AND ACROSS PARCEL 1 FOR THE BENEFIT OF PARCEL 2, AS SHOWN HEREON. WE ALSO CREATE A 13.00 FOOT WIDE PRIVATE SHARED ACCESS AND UTILITY EASEMENT, OVER AND ACROSS PARCEL 2, FOR THE BENEFIT OF PARCEL 1 AND THAT TRACT OF LAND DESCRIBED WITHIN DOCUMENT NO. 2017-033753 OF THE OFFICIAL RECORDS IN JACKSON COUNTY, OREGON, AS SHOWN HEREON. AS SHOWN HEREON

*[Signature]*  
DONALD E. STEYSKAL

*[Signature]*  
KAREN L. STEYSKAL

ACKNOWLEDGEMENT

STATE OF OREGON }  
JACKSON COUNTY }SS

PERSONALLY APPEARED THE ABOVE NAMED DONALD E. STEYSKAL, ON THIS 29th DAY OF May, 2019, AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE *[Signature]*  
NOTARY PUBLIC - OREGON *[Signature]*  
COMMISSION NO. 941242  
MY COMMISSION EXPIRES: July 26, 2019

ACKNOWLEDGEMENT

STATE OF OREGON }  
JACKSON COUNTY }SS

PERSONALLY APPEARED THE ABOVE NAMED KAREN L. STEYSKAL, ON THIS 29th DAY OF May, 2019, AND ACKNOWLEDGED THE FOREGOING TO BE HER VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE *[Signature]*  
NOTARY PUBLIC - OREGON *[Signature]*  
COMMISSION NO. 941242  
MY COMMISSION EXPIRES: July 26, 2019

SURVEY NOTES:

THE FOLLOWING ENCUMBRANCES DENOTED IN FIRST AMERICAN TITLE COMPANY OF OREGON ORDER NO. 7169-2986480, WITH AN EFFECTIVE DATE OF MARCH 28, 2019, EITHER DOES NOT AFFECT THE SUBJECT TRACT, ARE BLANKET IN NATURE OR OTHERWISE INSUFFICIENTLY DESCRIBED, AND THEREFORE NOT SHOWN GRAPHICALLY ON THIS PLAT.

POWERLINE EASEMENT TO CALIFORNIA OREGON POWER COMPANY, RECORDED IN VOLUME 281, PAGE 486 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.

Assessor's Map No. 38 1W 25 B, Tax Lot 2902

LAND PARTITION  
PARTITION PLAT NO. P-23-2019

LYING SITUATE WITHIN  
NORTHWEST QUARTER OF SECTION 25  
TOWNSHIP 38 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN  
CITY OF TALENT, JACKSON COUNTY, OREGON

FOR  
Donald & Karen Steyskal

461 Arnos Street  
Talent, OR 97540

SURVEYOR'S CERTIFICATE

I, SHAWN KAMPMANN, DULY 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 HEREON SHOWN, THIS SAID PLAT BEING A CORRECT REPRESENTATION OF THE SAME, AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES.

A LAND PARTITION OF THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 88-06983 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, ALSO BEING PARCEL 1 OF THAT MINOR LAND PARTITION RECORDED ON MARCH 13, 1978 IN VOLUME 2, PAGE 9 OF MINOR LAND PARTITIONS IN SAID COUNTY, LYING SITUATE WITHIN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 38 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, CITY OF TALENT, JACKSON COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AND BOUNDED AS FOLLOWS, TO WIT:

COMMENCING AT AN IRON PIPE AT THE CORNER COMMON TO DONATION LAND CLAIM NO's. 70, 71, 72, AND 73 IN TOWNSHIP 38 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON; THENCE NORTH 34°29'20" WEST, 74.15 FEET (DEED RECORD NORTH 34°42' WEST, 74.15 FEET) TO THE NORTHEASTERLY LINE OF OLD PACIFIC HIGHWAY; THENCE NORTH 46°26'17" WEST (DEED RECORD NORTH 46°25'10" WEST) ALONG SAID NORTHEASTERLY LINE, 2445.66 FEET TO A 5/8 INCH IRON PIN AT THE INTERSECTION OF SAID NORTHEASTERLY LINE WITH THE NORTHWESTERLY LINE OF ARNOS STREET; THENCE NORTH 42°02'41" EAST, ALONG SAID NORTHWESTERLY LINE, 318.21 FEET (DEED RECORD NORTH 42°03'20" EAST, 318.35 FEET) TO A 5/8 INCH IRON PIN AT THE INITIAL POINT OF BEGINNING; THENCE CONTINUING NORTH 42°02'41" EAST, ALONG SAID NORTHWESTERLY LINE, 82.03 FEET (DEED RECORD NORTH 42°03'20" EAST, 82.00 FEET), FROM WHICH A 5/8 INCH IRON PIN BEARS NORTH 72°54'36" WEST, 0.14 FEET THEREFROM; THENCE NORTH 48°18'12" WEST, 228.88 FEET (DEED RECORD NORTH 48° 17' 39" WEST, 228.83 FEET) TO A 5/8 INCH IRON PIN ON THE SOUTHEASTERLY LINE OF THAT TRACT OF LAND DESCRIBED IN VOLUME 181, PAGE 266 OF THE DEED RECORDS IN SAID COUNTY; THENCE SOUTH 43°34'50" WEST, ALONG SAID SOUTHEASTERLY LINE, 76.50 FEET TO A 5/8 INCH IRON PIN; THENCE SOUTH 46°55'26" EAST, 230.97 FEET (DEED RECORD SOUTH 46°55'10" EAST, 230.90 FEET) TO THE INITIAL POINT OF BEGINNING.

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

*[Signature]*  
SURVEYOR

\*\* RECEIVED \*\*  
Date 6/6/19 By SS  
This survey consists of  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

RECORDING:

FILED FOR RECORD THIS 6th DAY OF June, 2019 AT  
2:49 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT NO. P-23-2019  
OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON,  
INDEX VOLUME 30, PAGE 23.

*[Signature]* COUNTY CLERK  
*[Signature]* DEPUTY

COUNTY SURVEYOR FILE NO. 22833

TAX STATEMENT APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF June 6th, 2019.

*[Signature]* - Deputy 6/6/19  
TAX COLLECTOR DATE

*[Signature]* agent 6/6/2019  
ASSESSOR DATE

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

PURPOSE: TO SURVEY AND MONUMENT A LAND PARTITION OF THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 88-06983 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 38 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, CITY OF TALENT, JACKSON COUNTY, OREGON.

PROCEDURE: UTILIZING AN ELECTRONIC LEICA TS-161 ROBOTIC TOTAL STATION WITH RANGING PRISMS AND LEICA GS-16 GNSS RECEIVER, IN CONJUNCTION WITH SURVEY CONTROL ESTABLISHED BY THIS OFFICE IN THE PERFORMANCE OF SURVEY NO. 19416 & 19675, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, I SURVEYED AND MONUMENTED THE LAND PARTITION AS SHOWN HEREON AS APPROVED BY THE CITY OF TALENT PLANNING DEPARTMENT. THE SUBJECT PROPERTY WAS ORIGINALLY CREATED AS PARCEL 1 OF THAT MINOR LAND PARTITION, RECORDED ON MARCH 13, 1978 IN VOLUME 2, PAGE 9 OF THE "MINOR LAND PARTITIONS" IN JACKSON COUNTY, OREGON AND DENOTED ON SURVEY NO. 7142. THIS SURVEY WAS ALSO PERFORMED SIMULTANEOUSLY WITH A LAND PARTITION OF THE NEIGHBORING PARCEL TO THE NORTHEAST, THAT BEING PARCEL 2 OF SAID DESCRIBED MINOR LAND PARTITION. MONUMENTS RECOVERED FROM SURVEY NO.'S 7141, 7142, 8751, 11250 & 19416 WERE HELD FOR POSITION FOR THIS SURVEY AS SHOWN HEREON, EXCEPT AS DENOTED HEREON.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*[Signature]*

OREGON  
JULY 14, 1995  
SHAWN KAMPMANN  
2883 LS

RENEWAL DATE: 6/30/2019

SURVEYED BY:  
POLARIS LAND SURVEYING LLC  
P.O. BOX 459  
ASHLAND, OREGON 97520  
(541) 482-5009

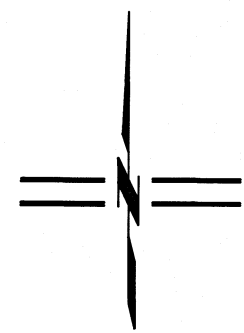
DATE: MAY 8, 2019  
PROJECT NO. 1190-18

# LAND PARTITION PARTITION PLAT NO. P-23-2019

LYING SITUATE WITHIN  
NORTHWEST QUARTER OF SECTION 25  
TOWNSHIP 38 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN  
CITY OF TALENT, JACKSON COUNTY, OREGON

FOR  
**Donald & Karen Steyskal**

461 Arnos Street  
Talent, OR 97540



SCALE: 1" = 30'

### LEGEND

- 5/8" IRON PIN, NO OTHER TAGS, PER S/N 7141, 7142, 8751 & 11250, OR AS OTHERWISE NOTED (RECOVERED)
- ⊙ 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "STEWART LS 2057" PER S/N 13941 (RECOVERED)
- 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "L.J. FRIAR & ASSOC." PER S/N 13196 (RECOVERED)
- ⊙ 2" ALUMINUM CAP STAMPED "POLARIS LAND SURVEYING INITIAL POINT" PER S/N 19675 (RECOVERED)
- 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
- SUBJECT PROPERTY LINE
- - - PARTITION LINE
- BOUNDARY LINE
- - - CENTERLINE
- - - EASEMENT LINE
- x - x - x - FENCELINE, ARROW DENOTES DISTANCE TO BOUNDARY
- O.R. OFFICIAL RECORDS, JACKSON COUNTY CLERK
- S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
- ( ) SURVEY RECORD DATA PER S/N 7141 & 7142 - THOMAS
- { } SURVEY RECORD DATA PER S/N 13196 & 15114 - HIBBS
- [ ] SURVEY RECORD DATA PER S/N 13941 - STEWART
- ▨ 13' WIDE PRIVATE SHARED ACCESS EASEMENT
- ▩ EXISTING SEWER EASEMENTS PER O.R. 2009-006478
- ▧ EXISTING R.V.S.S. EASEMENT PER SURVEY NO. 19675
- ▦ EXISTING WATERLINE AND STORM DRAIN EASEMENT PER SURVEY NO. 19675

### BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE SOUTHEASTERLY LINE OF SURVEY NO. 19416, HAVING A RECORD PLAT BEARING OF SOUTH 43°34'50" WEST, AS REFERENCED ON SURVEY NO. 19416, 7142 & 8751, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

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

*Shawn Kampmann*  
SURVEYOR

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

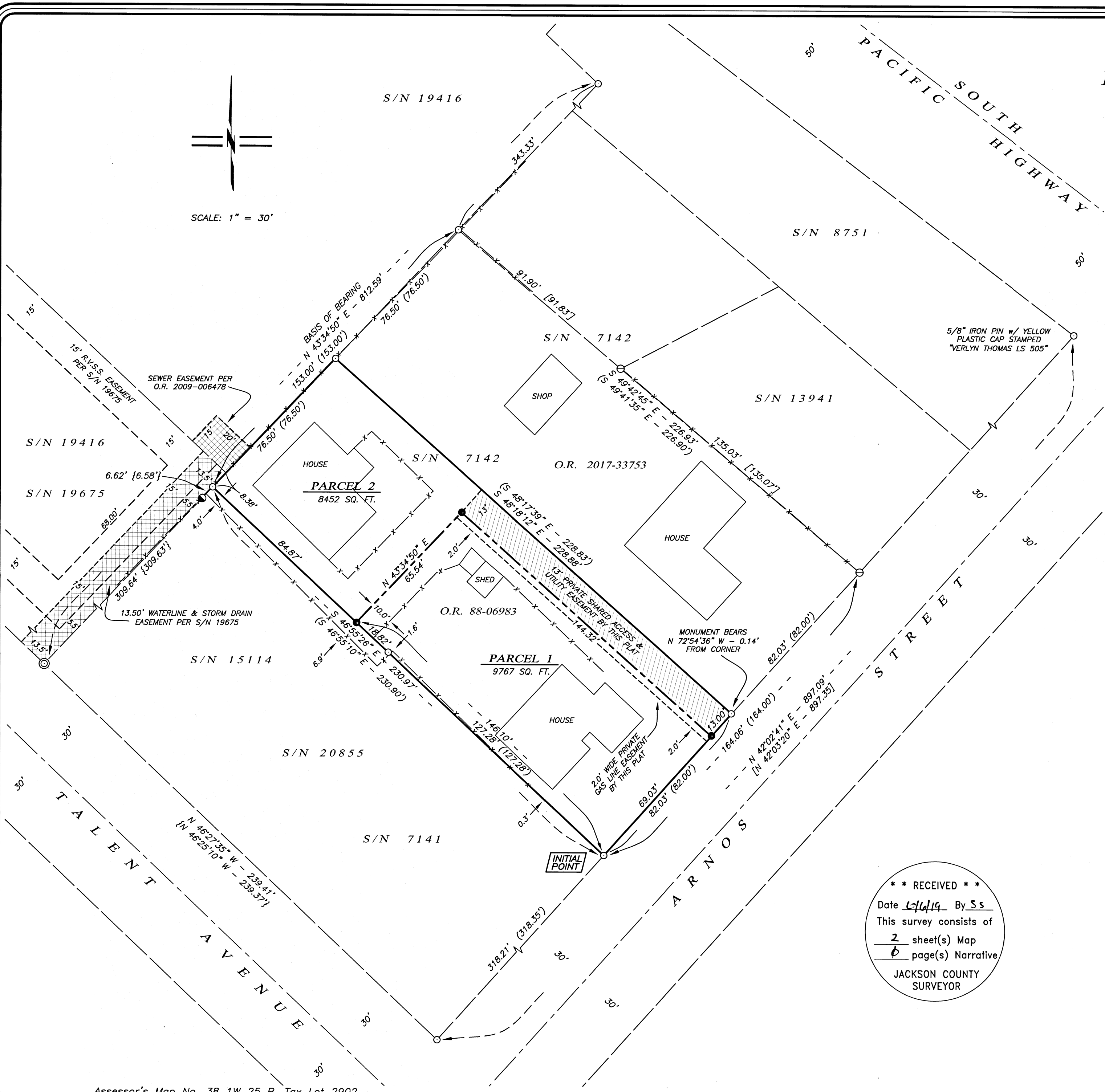
*Shawn Kampmann*  
OREGON  
JULY 14, 1998  
SHAWN KAMPMANN  
2883 LS

RENEWAL DATE: 6/30/2019

SURVEYED BY:  
**POLARIS LAND SURVEYING LLC**  
P.O. BOX 459  
ASHLAND, OREGON 97520  
(541) 482-5009

DATE: MAY 8, 2019  
PROJECT NO. 1190-18

\*\* RECEIVED \*\*  
Date 6/16/19 By SS  
This survey consists of  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR



Assessor's Map No. 38 1W 25 B, Tax Lot 2902