

\*\*\*\*\* APPROVALS \*\*\*\*\*

PARTITION PLAT NO. P-34-2019

\*\*\*\*\* RECORDING \*\*\*\*\*

CITY OF TALENT FILE MLP2019-001

In the S.W. 1/4 of Sec. 26, T.38S., R.1W., W.M. Jackson County, Oregon (File No. MLP2019-001)

Filed for record this 16th day of September, 2019 at 1:31 o'clock P.M., and recorded as Partition Plat No. P-34-2019 in "Record of Partition Plats" of Jackson County, Oregon. Index Volume 30, Page 34. Document No. 2019-027398 ORJCO.

EXAMINED AND APPROVED this 9th day of September, 2019.

[Signature] City of Talent Planning

EXAMINED AND APPROVED this 16th day of September, 2019.

[Signature] Jackson County Surveyor

SURVEY FOR:

THOMAS KENNEDY 1875 VENTURA CIRCLE, #3 ASHLAND, OR 97520

SURVEY BY:

L.J. FRIAR & ASSOCIATES, P.C. CONSULTING LAND SURVEYORS P.O. BOX 1947 PHOENIX, OR 97535 PHONE: (541) 772-2782 LJFRIARAND ASSOCIATES@CHARTER.NET WWW.FRIARANDASSOCIATES.COM

Christine D. Walker County Clerk Jean Shind Deputy County Surveyor File No. 22912

EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96 as of September 16th, 2019.

DATE:

SEPTEMBER 4, 2019

[Signature] agent Assessor, Department of Assessment

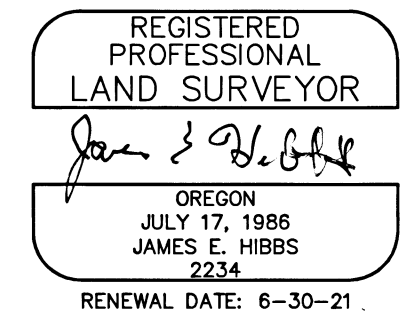
ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of September 16, 2019.

[Signature] Deputy Tax Collector

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

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

Beginning at the Southwest corner of Parcel 2 per Partition Plat No. P-18-2017, according to the official plat thereof, now of record, in Volume 28, Page 18 of "Record of Partition Plats" of Jackson County, Oregon (Document No. 2017-024419, Official Records of Jackson County, Oregon) and filed as Survey No. 22293 in the Office of the Jackson County Surveyor and the INITIAL POINT OF BEGINNING; thence North 88°44'05" East, 80.00 feet to the Southeast corner thereof; thence along the East line of that tract described in Document No. 2005-024964, said Official Records, South 00°02'48" West, 156.00 feet to the Southeast corner thereof; thence along the South line of said tract, South 88°44'05" West, 80.00 feet to the Southwest corner thereof; thence along the West line of said tract, North 00°02'47" East, 156.00 feet to the initial point of beginning.



\*\*\*\*\* DECLARATION \*\*\*\*\*

Know all men by these presents that THOMAS B. KENNEDY V, is the owner in fee of the lands shown on Sheet 2, more particularly described in the Surveyor's Certificate and has partitioned the same into the Parcels on Sheet 2 and does hereby make and establish the Private Irrigation Facilities Easement (PIE) for the joint use of and joint maintenance by Parcels 1 & 2.

[Signature] THOMAS B. KENNEDY V

STATE OF OREGON) )ss COUNTY OF JACKSON)

PERSONALLY appeared the above named Thomas B. Kennedy V and acknowledged the foregoing instrument to be his voluntary act and deed.

Dated this 4th day of September, 2019.

[Signature] Jamila M. Baker Notary Public - Oregon

Commission No. 950035

My Commission Expires 4/28/2020

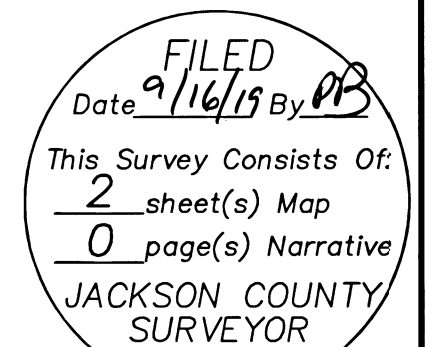
SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209-250

PURPOSE: TO SURVEY AND MONUMENT TWO PARCELS CREATED THROUGH A LAND PARTITION. SEE CITY OF TALENT FILE MLP2019-001. THE PARENT TRACT BEING SET FORTH IN DOC. 2005-024964, ORJCO.

PROCEDURE: FROM CONTROL ESTABLISHED BY THIS OFFICE DURING FS22293, COMPUTED THE SOUTH LINE OF THE SUBJECT TRACT PER DEED RECORD DATA AS NOTED, COMPUTED THE PARCEL LINE PER THE APPROVED TENTATIVE PLAT AND SET MONUMENTS AS SHOWN ON SHEET 2.

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

[Signature] JAMES E. HIBBS, PLS2234



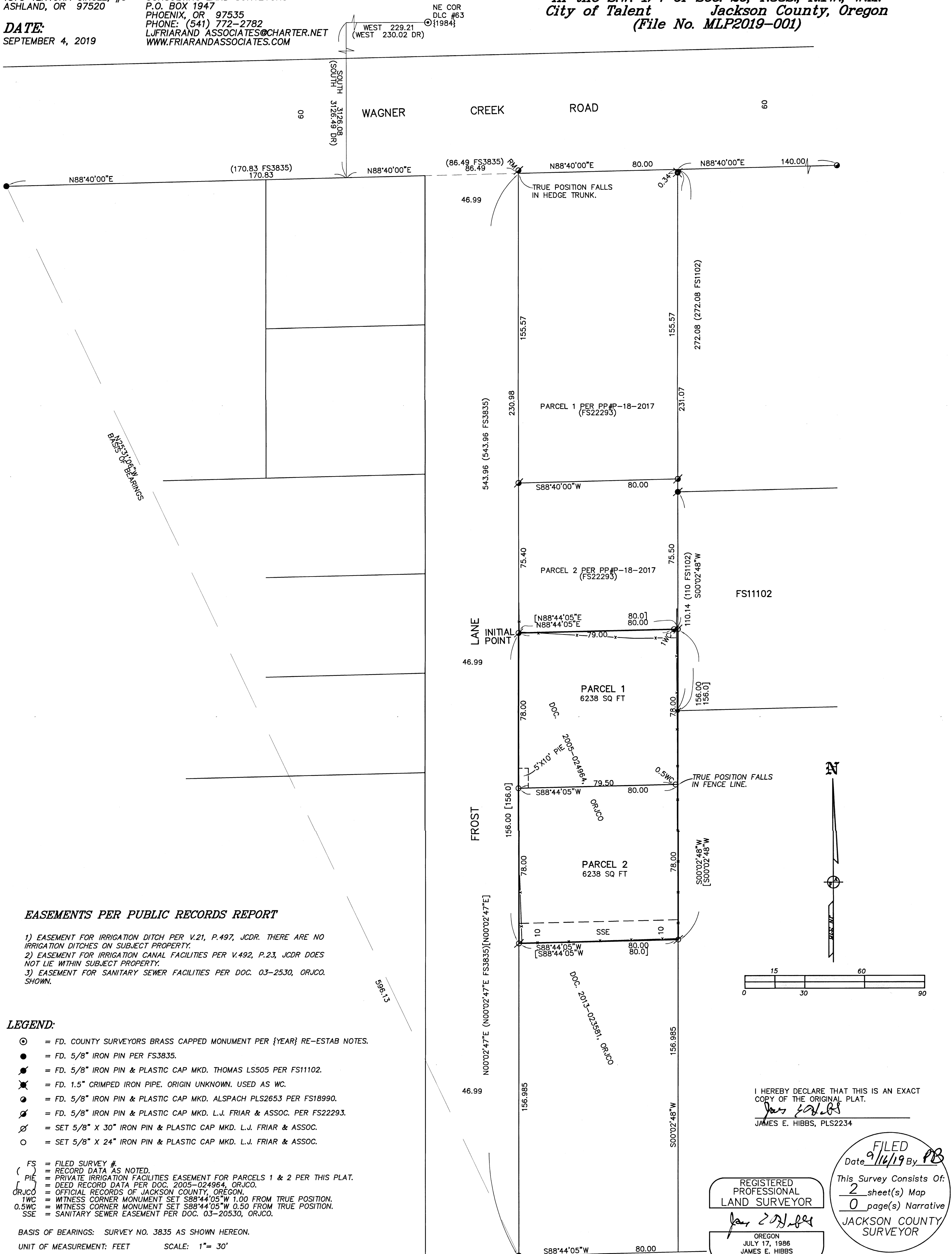
**SURVEY FOR:**  
THOMAS KENNEDY  
1875 VENTURA CIRCLE, #3  
ASHLAND, OR 97520

**DATE:**  
SEPTEMBER 4, 2019

**SURVEY BY:**  
L.J. FRIAR & ASSOCIATES, P.C.  
CONSULTING LAND SURVEYORS  
P.O. BOX 1947  
PHOENIX, OR 97535  
PHONE: (541) 772-2782  
LJFRIARAND ASSOCIATES@CHARTER.NET  
WWW.FRIARANDASSOCIATES.COM

# PARTITION PLAT NO. P-34-2019

In the S.W. 1/4 of Sec. 26, T.38S., R.1W., W.M.  
City of Talent Jackson County, Oregon  
(File No. MLP2019-001)



### EASEMENTS PER PUBLIC RECORDS REPORT

- 1) EASEMENT FOR IRRIGATION DITCH PER V.21, P.497, JCDR. THERE ARE NO IRRIGATION DITCHES ON SUBJECT PROPERTY.
- 2) EASEMENT FOR IRRIGATION CANAL FACILITIES PER V.492, P.23, JCDR DOES NOT LIE WITHIN SUBJECT PROPERTY.
- 3) EASEMENT FOR SANITARY SEWER FACILITIES PER DOC. 03-2530, ORJCO. SHOWN.

### LEGEND:

- ⊙ = FD. COUNTY SURVEYORS BRASS CAPPED MONUMENT PER {YEAR} RE-ESTAB NOTES.
  - = FD. 5/8" IRON PIN PER FS3835.
  - ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. THOMAS LS505 PER FS11102.
  - ⊙ = FD. 1.5" CRIMPED IRON PIPE. ORIGIN UNKNOWN. USED AS WC.
  - ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. ALSPACH PLS2653 PER FS18990.
  - ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER FS22293.
  - ⊙ = 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.
- FS = FILED SURVEY #  
( ) = RECORD DATA AS NOTED.  
PIE = PRIVATE IRRIGATION FACILITIES EASEMENT FOR PARCELS 1 & 2 PER THIS PLAT.  
[ ] = DEED RECORD DATA PER DOC. 2005-024964, ORJCO.  
ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.  
1WC = WITNESS CORNER MONUMENT SET S88°44'05"W 1.00 FROM TRUE POSITION.  
0.5WC = WITNESS CORNER MONUMENT SET S88°44'05"W 0.50 FROM TRUE POSITION.  
SSE = SANITARY SEWER EASEMENT PER DOC. 03-20530, ORJCO.

BASIS OF BEARINGS: SURVEY NO. 3835 AS SHOWN HEREON.  
UNIT OF MEASUREMENT: FEET SCALE: 1"= 30'

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.  
*James E. Hibbs*  
JAMES E. HIBBS, PLS2234

REGISTERED PROFESSIONAL LAND SURVEYOR

*James E. Hibbs*  
OREGON  
JULY 17, 1986  
JAMES E. HIBBS  
2234  
RENEWAL DATE: 6-30-21

FILED  
Date 9/16/19 By PB  
This Survey Consists Of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR