23014

PARTITION PLAT NO. P-06-2020

LAND PARTITION (File MLP–2019–003)
In the S.W. 1/4 of Sec. 23, T.38S., R.1W. W.M.
City of Talent Jackson County, Oregon

* * * * * * APPROVALS * * * * * *

FILE NO. MLP–2019–003
EXAMINED AND APPROVED by City of Talent Planning
this 14th day of February, 20 20.

Attest: [signature]
Planning Director

EXAMINED AND APPROVED as required by ORS 92.100 as of February 12, 2020.

[signature]
County Surveyor

EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96
as of FEBRUARY 21, 20 20.

[signature] AGENT
Assessor Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of Feburary 21, 20 20.

[signature], Deputy
Tax Collector

* * * * DECLARATION * * * *

Know all men by these presents that we, TYLER DAVIS, JOHN R. STEINBERGS and CARMEN V. STEINBERGS, are the owners in fee of the lands shown on Sheet 2, more particularly described in the Surveyor's Certificate and have partitioned the same into the Parcels as shown on Sheet 2 and do hereby dedicate to the public the street right of way as shown hereon.

[signature] TYLER DAVIS — [signature] JOHN. R. STEINBERGS — [signature] CARMEN V. STEINBERGS

STATE OF OREGON)
)ss
COUNTY OF JACKSON)

PERSONALLY appeared the above named Tyler Davis, John R. Steinbergs and Carmen V. Steinbergs and acknowledged the foregoing instrument to their voluntary act and deed.

Dated this 10th day of February, 20 20.

[signature]
Julie Schamaner Notary Public – Oregon
Commission No. 985350
My Commission Expires: 3.21.2023

AFFIDAVIT OF CONSENT

FROM EVERGREEN FEDERAL BANK RECORDED AS DOC. #2020-005554, ORJCO.

SURVEY FOR:

TYLER DAVIS
415 AZALEA COURT
TALENT, OR 97540

SURVEY BY:

L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
PO BOX 1947
PHOENIX, OR 97535
PHONE: (541) 772–2782
LJFRIARANDASSOCIATES@CHARTER.NET

DATE:

JANUARY 29, 2020

* * * RECORDER'S CERTIFICATE * * *

Filed for record this 21st day of February, 20 20, at 9:02 o'clock A.M., and recorded as Partition Plat No. P-06-2020 of "Record of Partition Plats" of Jackson County, Oregon.
Index Volume 31 Page 06. Document No. 2020-005555, ORJCO.

Christine D. Walker, County Clerk — Heather Simpson, Deputy

County Surveyor File No. 23014.

* * * * 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:

Commencing at the Southeast corner of Parcel 1 per Partition Plat No. P–18–2004, according to the official plat thereof, now of record, in Volume 15, Page 18 of "Record of Partition Plats" of Jackson County, Oregon and filed as Survey No. 18206 in the Office of the Jackson County Surveyor; thence South 89°48'35" East, 285.64 feet to a 5/8 inch iron pin on the South line of that tract set forth in Document No. 2018–023714, Official Records of Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the South line thereof, North 89°48'35" West, 204.58 feet to the Southwest corner thereof; thence along the West line thereof, North 01°51'00" West, 179.24 feet to the Northwest corner thereof; thence along the North line thereof, North 89°54'27" East, 101.07 feet to the Northeast corner thereof; thence along the East line thereof, South 42°13'01" East, 243.28 feet to the Southeast corner thereof; thence along the South line thereof, North 89°48'35" West, 54.17 feet to the initial point of beginning.

REGISTERED PROFESSIONAL LAND SURVEYOR
[signature]
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6–30–21

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

PURPOSE: To survey and monument the corners of three Parcels created through a Land Partition of that property set forth in Doc. 2018–023714, ORJCO. See City of Talent File MLP–2019–003.

PROCEDURE: Using Trimble R8 G.P.S. receivers and a Trimble S6 Robotic Total Station, made ties to monuments of record as shown on Sheet 2 to control the R/W and the subject tract. Held map record distance per FS10640 to position the S.W. corner. The existing monuments appears to have been destroyed by the construction of a wood retaining wall. From this point held map record angle and distance per FS10640 to position the N.W. corner. The SWl'y line of Front Street was held at 70 feet from the centerline of the railroad tracks as per FS14969 and as noted on FS10640. This distance fits the occupation lines as well as the public street improvements. Due to the uncertainty of the status of right of way of Front Street, the 40' portion lying SWl'y of the SWl'y line of the railroad right of way is being dedicated hereon. Computed the parcel corners and set monuments as shown on Sheet 2. A witness monument was set near the N.E. corner due to a mass of concrete just below the surface. At the S.W. corner the aforementioned wood retaining wall and a pile of refuse would not allow the setting of the true corner so a reference monument was set as shown on Sheet 2. A fence post occupies the angle point in the parcel line between Parcels 2 & 3 with fence lines heading West & NE which would not allow a witness corner to be set. Therefore a reference monument was set as shown.

FILED
Date 2/21/2020 By PB
This Survey Consists Of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

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

SHEET 1 OF 2

381W23CB TL600

THIS PLAT WAS PREPARED USING AN EPSON SC–T5200 WITH EPSON T6925 INK ON CONTINENTAL JPC4M2 POLYESTER FILM.

18178FM

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SURVEY FOR:

TYLER DAVIS
415 AZALEA COURT
TALENT, OR 97540

DATE:

JANUARY 29, 2020

LEGEND:

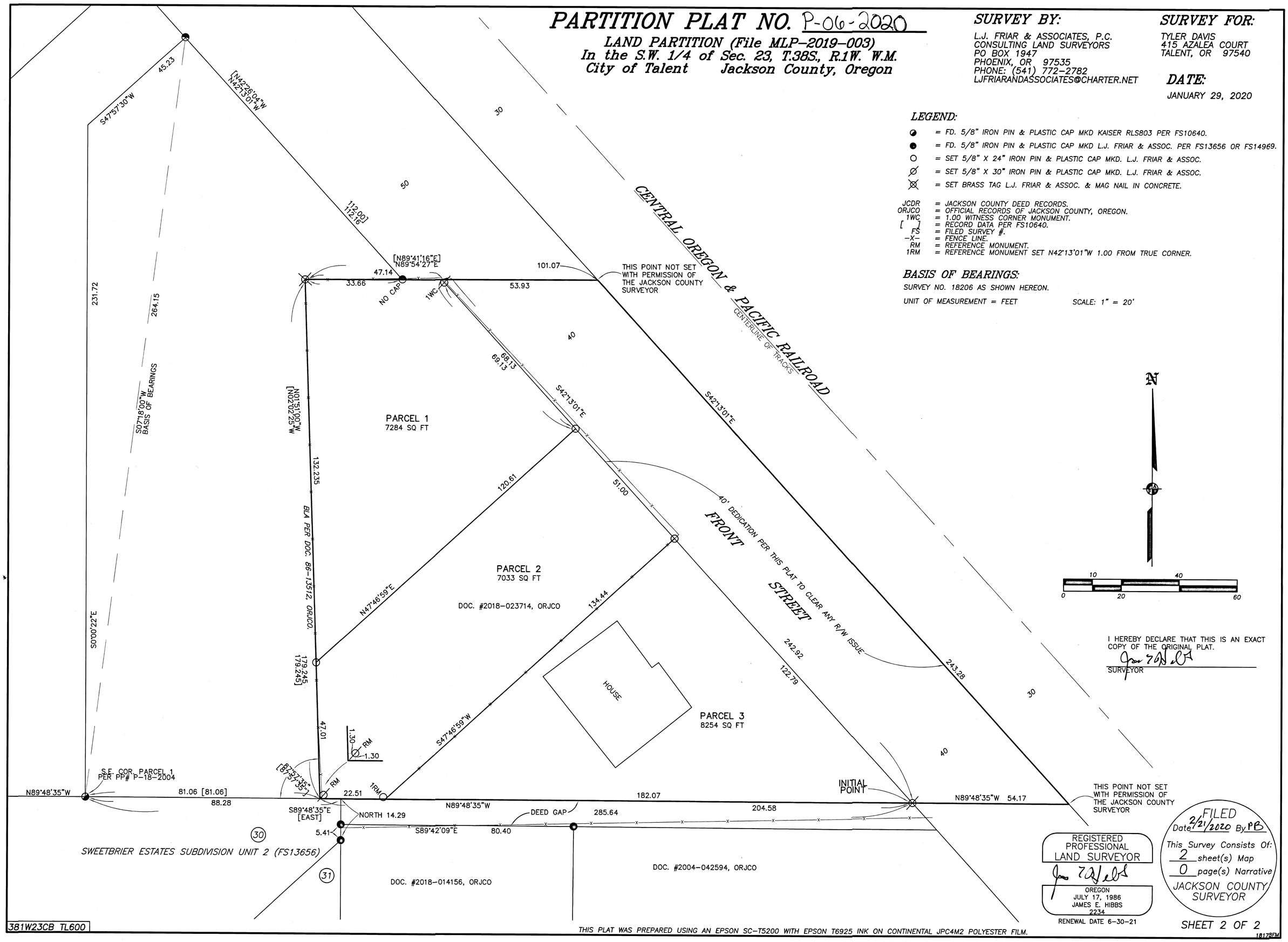
- ◕ = FD. 5/8" IRON PIN & PLASTIC CAP MKD KAISER RLS803 PER FS10640.
- ● = FD. 5/8" IRON PIN & PLASTIC CAP MKD L.J. FRIAR & ASSOC. PER FS13656 OR FS14969.
- ○ = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- ⊘ = SET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- ⊗ = SET BRASS TAG L.J. FRIAR & ASSOC. & MAG NAIL IN CONCRETE.

JCDR = JACKSON COUNTY DEED RECORDS.
ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
1WC = 1.00 WITNESS CORNER MONUMENT.
[ ] = RECORD DATA PER FS10640.
FS = FILED SURVEY #.
–X– = FENCE LINE.
RM = REFERENCE MONUMENT.
1RM = REFERENCE MONUMENT SET N42°13'01"W 1.00 FROM TRUE CORNER.

BASIS OF BEARINGS:

SURVEY NO. 18206 AS SHOWN HEREON.

UNIT OF MEASUREMENT = FEET SCALE: 1" = 20'



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