

***** APPROVALS *****

FILE NO. MLP-2020-002
EXAMINED AND APPROVED by City of Talent Planning

this 19th day of August, 20 20.

Attest: [Signature]
Planning Director

EXAMINED AND APPROVED as required by ORS 92.100 as of August 26, 2020.

[Signature]
County Surveyor

EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96
as of September 1st, 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 September 2nd, 2020.

[Signature] as Deputy
Tax Collector

***** DECLARATION *****

Know all men by these presents that we, BRYCE BROOKS and DEREK SHERRELL, 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 under
the jurisdiction and control of the City of Talent the Public Utility Easement (PUE) and do hereby make
and establish the Shared Driveway Easement (SDE) for Parcels 1 & 2, the Utility Easement (UE2) for
Parcel 2 and the Private Irrigation Easement (PIE1) for Parcel 1 as shown on Sheet 2.

[Signature]
BRYCE BROOKS

[Signature]
DEREK SHERRELL

STATE OF OREGON)
)ss
COUNTY OF JACKSON)

PERSONALLY appeared the above named Bryce Brooks and Derek Sherrell and acknowledged the foregoing
instrument to their voluntary act and deed.

Dated this 19 day of August, 2020.

[Signature]
Cori Ann Sheeters Notary Public - Oregon
Commission No. 960020
My Commission Expires: 3/8/2021

AFFIDAVIT OF CONSENT

FROM M.E.R.S. RECORDED AS DOC. # 2020-033841, ORJCO.

PARTITION PLAT NO. P-25-2020
LAND PARTITION (File MLP-2020-002)
In Lot 1, Block 4, HYDE PARK SUBDIVISION &
In the S.E. 1/4 of Sec. 25, T.38S., R.1W. W.M.
City of Talent Jackson County, Oregon

SURVEY FOR:
SUNCREST HOMES, LLC
PO BOX 1313
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:
AUGUST 17, 2020

***** RECORDER'S CERTIFICATE *****

Filed for record this 17th day of September, 20 20, at
9:13 o'clock A.M., and recorded as Partition Plat No. P-25-2020
of "Record of Partition Plats" of Jackson County, Oregon.
Index Volume 31 Page 25. Document No. 2020-033839, ORJCO.

Christine D. Walker County Clerk
Nainbi L. Foote Deputy

County Surveyor File No. 23146

Shared Driveway Maintenance Agreement = Doc. 2020-023840, ORJCO.

***** 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:

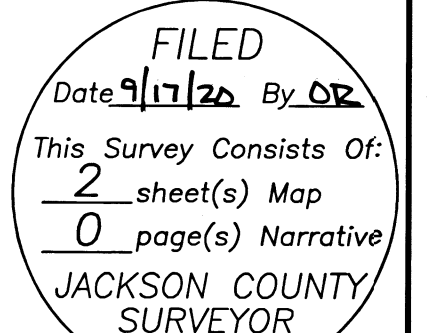
Commencing at the Northeastly corner of Lot 8, Block 3, HYDE PARK SUBDIVISION,
according to the official plat thereof, now of record, in Volume 5, Page 31 of Plats of
Jackson County, Oregon; thence South 55°58'00" East, 130.77 feet to a 5/8 inch iron pin
at the Northwestly corner of that tract described in Document No. 2020-008237, Official
Records of Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the
Northwestly line thereof, South 34°07'18" West, 350.47 feet (record South 34°02'00" West,
350.12 feet) to the Southwestly corner thereof; thence along the Southwestly line thereof
the following two courses: South 68°13'04" East, 37.94 feet; thence South 71°04'02" East,
28.92 feet to a 5/8 inch iron pin at the Southeastly corner thereof; thence along the
Southeastly line thereof, North 34°13'18" East, 334.89 feet (record North 34°02'00" East,
334.54 feet) to the Northeastly corner thereof, from which a 5/8 inch iron pin bears
North 34°13'18" East, 0.29 feet; thence along the Northeastly line thereof, North 55°58'00"
West, 65.56 feet (record 65.00 feet) to the initial point of beginning.



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

PURPOSE: To survey and monument the corners of two Parcels created through a Land
Partition of that property set forth in Doc. 2020-008237, ORJCO. See City of Talent File
MLP-2020-002.

PROCEDURE: Using Trimble R8 & R10 G.P.S. receivers and 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 exterior. Held the positions of the monuments at the NW & SE as they are
called for in the subject deed. Held the position of the monument near the NE corner to
control the alignment of the Easterly line as this monument is also called for in the subject
deed. Held map record courses & distances per FS9416 & the subject deed from the found
monument at the SE corner to position the SW corner and the angle point in the Southerly
line. The computed position of the SW corner monument, apparently destroyed by house and
retaining wall construction, also fits the position per FS14080 within 0.04'. Computed the
interior Parcel corner positions and set monuments as shown on Sheet 2.



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

[Signature]
SURVEYOR

SURVEY FOR:

SUNCREST HOMES, LLC
PO BOX 1313
TALENT, OR 97540

DATE:

AUGUST 17, 2020

PARTITION PLAT NO. P.25-2020

LAND PARTITION (File MLP-2020-002)
In Lot 1, Block 4, HYDE PARK SUBDIVISION &
In the S.E. 1/4 of Sec. 25, T.38S., R.1W. W.M.
City of Talent Jackson County, Oregon

SURVEY BY:

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

BASIS OF BEARINGS:

SURVEY NO. 8405 AS SHOWN HEREON.

UNIT OF MEASUREMENT = FEET

SCALE: 1" = 30'

LEGEND:

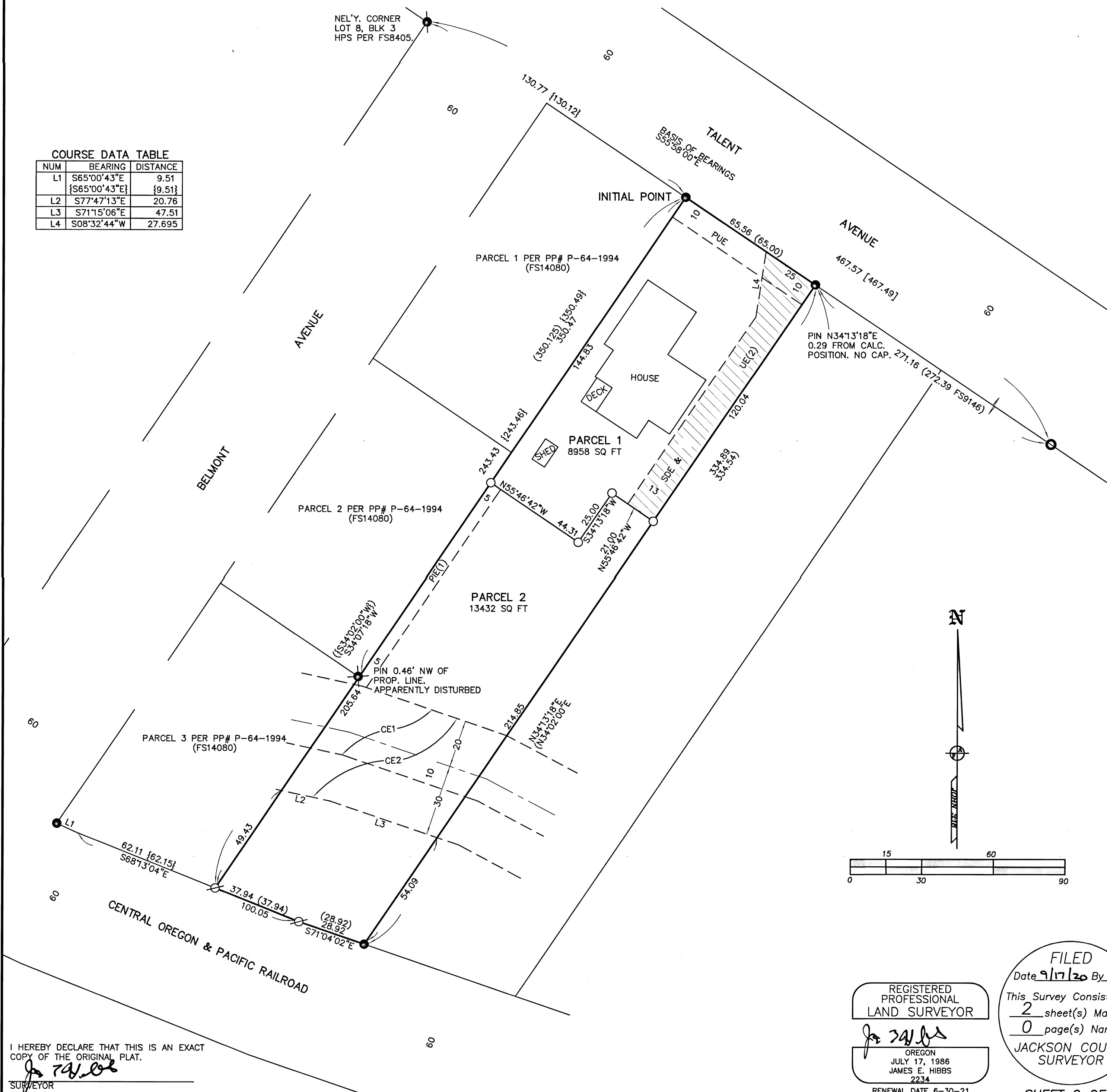
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. LS505 PER FS9416.
- = FD. 2" IRON PIPE PER HPS.
- ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. FRIAR PLS961 PER FS8405.
- ⊗ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. EDWARDS LS2339 PER FS14080.
- = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- ∅ = SET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.

- JCDR = JACKSON COUNTY DEED RECORDS.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- WC = WITNESS CORNER MONUMENT.
- { } = RECORD DATA PER FS9416 & DOC.2020-008237, ORJCO
- [] = RECORD DATA PER FS8405.
- FS = FILED SURVEY #.
- HPS = HYDE PARK SUBDIVISION.
- { } = RECORD DATA PER FS14080.
- PUE = PUBLIC UTILITY EASEMENT PER THIS PLAT.
- SDE = SHARED DRIVEWAY EASEMENT FOR PARCELS 1 & 2 PER THIS PLAT.
- UE(2) = UTILITY EASEMENT FOR PARCEL 2 PER THIS PLAT.
- L1 = SEE COURSE DATA TABLE.
- PIE(1) = PRIVATE IRRIGATION FACILITIES EASEMENT FOR PARCEL 1 PER THIS PLAT.
- CE1 = CANAL EASEMENT PER V.437, P.74, JCDR.
- CE2 = CANAL EASEMENT PER V.489, P.424, JCDR.

EASEMENTS PER SUBDIVISION GUARANTEE

- 1) CANAL EASEMENT PER V.437, P.74, JCDR. SHOWN.
- 2) CANAL EASEMENT PER V.489, P.424, JCDR. SHOWN.

NUM	BEARING	DISTANCE
L1	S65°00'43"E	9.51
	{S65°00'43"E}	{9.51}
L2	S77°47'13"E	20.76
L3	S71°15'06"E	47.51
L4	S08°32'44"W	27.695



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

J. Friar
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
J. Friar
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-21

FILED
Date 9/17/20 By OR
This Survey Consists Of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

SHEET 2 OF 2