

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

PARTITION PLAT NO. P-30-2020

LAND PARTITION (File MLP-2020-003)

In the S.E. 1/4 of Sec. 23 & S.W. 1/4 of Sec. 24, T.38S., R.1W. W.M. City of Talent Jackson County, Oregon

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

FILE NO. MLP-2020-003 EXAMINED AND APPROVED by City of Talent Planning this 8th day of October, 2020

Filed for record this 15th day of October, 2020 at 1:28 o'clock P.m., and recorded as Partition Plat No. P-30-2020

Attest: [Signature] Planning Director

EXAMINED AND APPROVED as required by ORS 92.100 as of October 5, 2020

[Signature] County Surveyor

SURVEY FOR: WEST VALLEY VIEW LLC 1175 E. MAIN ST., SUITE 2B MEDFORD, OR 97504

in "Record of Partition Plats" of Jackson County, Oregon. Index Volume 31, Page 30, Document No. 2020-038203, ORJCO.

Christine D. Walker County Clerk Heather Simpson Deputy

EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96 as of October 15th, 2020

[Signature] Agent Assessor, Department of Assessment

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

County Surveyor File No. 23165

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

I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HERBY 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:

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of October 15, 2020

[Signature] Tax Collector

DATE: SEPTEMBER 30, 2020

SHEET INDEX

- SHEET 1 - SIGNATURES SHEET 2 - WESTERLY PORTION SHEET 3 - EASTERLY PORTION

That tract described in Document No. 2013-042714, Official Records of Jackson County, Oregon being described as follows: Commencing at the Northwest corner of Donation Land Claim No. 69, Township 38 South, Range 1 West, Willamette Meridian, Jackson County, Oregon; thence along the North line of said Claim, South 89°56'28" East, 660.40 feet; thence South 00°03'32" West, 31.19 feet to Northwest corner of said tract and the INITIAL POINT OF BEGINNING; thence along the exterior boundary of said Tract the following five (5) courses: South 00°26'23" West, 340.99 feet; thence South 89°35'23" West, 57.66 feet; thence South 58°49'57" West, 33.97 feet; thence South 22°25'10" West, 153.05 feet; thence South 43°45'38" West, 98.50 feet to the Northeasterly line of South Pacific Highway No. 99; thence along said Northeasterly line, South 49°16'33" East, 46.56 feet to the most Southerly Southwest corner of said Tract; thence along the exterior boundary of said Tract the following nine (9) courses: North 44°16'29" East, 27.03 feet; thence North 54°39'16" East, 87.68 feet; thence South 71°58'19" East, 346.81 feet; thence North 61°20'16" East, 94.69 feet; thence South 89°56'28" East, 458.86 feet; thence North 48°12'39" East, 157.90 feet; thence South 89°55'56" East, 277.99 feet; thence North 19°57'35" West, 393.99 feet; thence North 53°54'45" West, 143.44 feet to the Southerly right of way line of Valley View West set forth in Document No. 2005-018628, said Official Records as found monumented by Survey 19706; thence along said right of way line the following six (6) courses: South 89°50'38" West, 53.68 feet; thence North 00°08'48" West, 7.98 feet; thence South 89°51'12" West, 12.00 feet; thence North 00°10'43" West, 9.00 feet; thence South 89°49'39" West, 19.56 feet; thence North 00°10'54" West, 10.69 feet to the South right of way line of Valley View West set forth in Document Nos. 93-32734, 93-32735 and 93-32736, said Official Records as found monumented by Survey No. 19863; thence along said right of way line the following two (2) courses; North 89°56'28" West, 548.52 feet; thence North 88°42'54" West, 293.11 feet to the initial point of beginning.

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

Know all men by these presents that WEST VALLEY VIEW, LLC, an Oregon limited liability company, is the owner in fee of the lands shown on Sheet 2 & 3, more particularly described in the Surveyor's Certificate and (1) have partitioned the same in the Parcels as shown on Sheet 2 & 3 and (2) does hereby make and establish the Shared Driveway Easement (SDE) for Parcels 2 & 3 as shown on Sheet 3.

[Signature] TOM BECKER, Member

STATE OF OREGON ) COUNTY OF JACKSON )

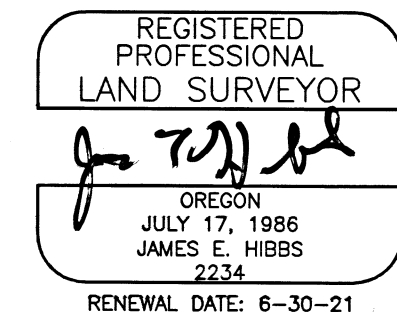
PERSONALLY appeared the above named Tom Becker and acknowledged the foregoing instrument to be his voluntary act and deed.

Dated the 2 day of October, 2020

[Signature] Notary Public of Oregon

Commission No. 990534

My Commission Expires August 14, 2023



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. 2013-042714, ORJCO. SEE TALENT FILE NO. MLP 2020-003.

PROCEDURE: USING TRIMBLE R8 & R10 G.P.S. RECEIVERS & TRIMBLE S6 ROBOTIC TOTAL STATION, MADE TIES TO MONUMENTS OF RECORD AS SHOWN HEREON. THE EXTERIOR OF THE PARENT PROPERTY WAS INITIALLY MONUMENTED BY THIS OFFICE DURING FS13205. AFTER R/W TAKES PER DOC. 93-32734, 93-32735, 93-32736 & 2005-018628, ORJCO, THE CURRENT EXTERIOR OF THIS PROPERTY WAS SURVEYED BY FS19863. ALL MONUMENTS WERE HELD IN THERE FOUND POSITION. WHERE EXTERIOR BOUNDARY MONUMENTS FELL IN WAGNER CREEK WITNESS CORNERS WERE SET AS SHOWN. COMPUTED THE POSITION OF THE NEW PARCELS LINES AND SET MONUMENTS AS SHOWN ON SHEET 2.

FILED Date 10/15/20 By [Signature] This Survey Consists Of: 3 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

23165

**SURVEY FOR:**  
WEST VALLEY VIEW LLC  
1175 E. MAIN ST., SUITE 2B  
MEDFORD, OR 97504

**DATE:**  
SEPTEMBER 30, 2020

# PARTITION PLAT NO. P-30-2020

**LAND PARTITION (File MLP-2020-003)**  
In the S.E. 1/4 of Sec. 23 & S.W. 1/4 of Sec. 24, T.38S., R.1W. W.M.  
City of Talent Jackson County, Oregon

**SURVEY BY:**

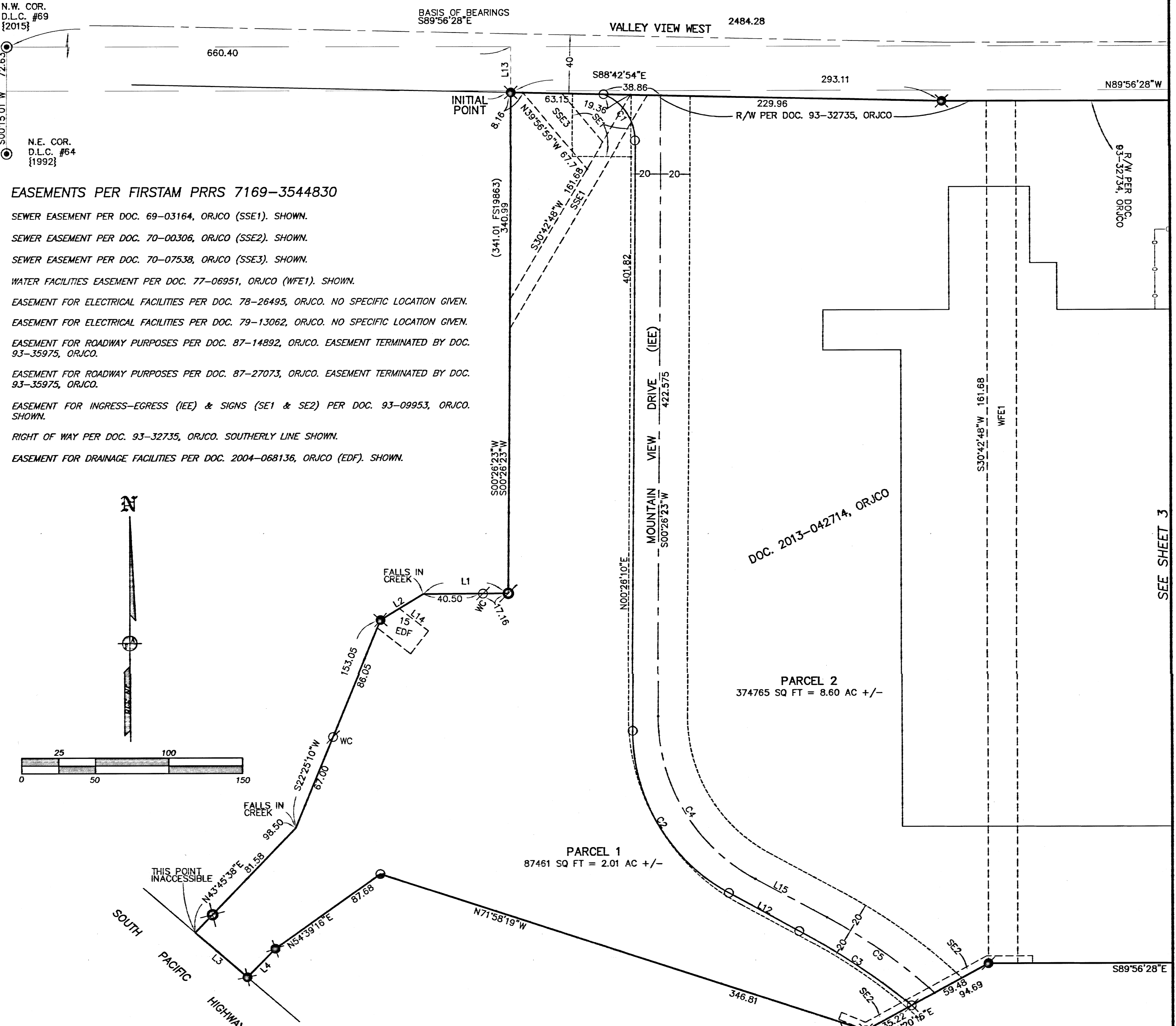
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PHONE: (541) 772-2782  
LJFRIARANDASSOCIATES@CHARTER.NET  
WWW.FRIARANDASSOCIATES.COM

**LEGEND:**

- ⊙ = FD. COUNTY SURVEYOR'S BRASS CAPPED MONUMENT PER {YEAR} RE-ESTAB'S.
- = FD. 5/8" IRON PIN PER FS5688.
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. THOMAS LS505 PER FS9088 OR 10992.
- ⊙ = FD. BRASS CAP MKD. L.J. FRIAR & ASSOC PER FS13205.
- ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. TETSUKA ASSOC. INC. PER FS18663.
- ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. OBEC LS65696 PER FS19706.
- ⊙ = FD. 1" BRASS DISC MKD. OBEC PER FS19706.
- ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC PER FS15012.
- ⊙ = FD. "X" ON CONCRETE WALL PER FS1701.
- = 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 1" BERNSTEIN BP1P COPPER MARKER MKD. L.J. FRIAR & ASSOC. IN CONCRETE.

**LEGEND:**

- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- RM = REFERENCE MONUMENT.
- FS = FILED SURVEY #.
- L1/C1 = SEE COURSE DATA TABLE.
- WC = WITNESS CORNER MONUMENT.
- SSE1 = 10' WIDE SEWER EASEMENT PER DOC. 69-03164, ORJCO.
- SSE2 = 30' WIDE SEWER EASEMENT PER DOC. 70-00306, ORJCO.
- SSE3 = 10' WIDE SEWER EASEMENT PER DOC. 70-07538, ORJCO.
- WFE = 20' WIDE WATER FACILITIES EASEMENT PER DOC. 77-06951, ORJCO
- IEE = 40' WIDE INGRESS-EGRESS EASEMENT PER DOC. 93-09953, ORJCO
- SE1 = 40' WIDE SIGN EASEMENT PER DOC. 93-09953, ORJCO
- SE2 = 5' WIDE SIGN EASEMENT PER DOC. 93-09953, ORJCO
- EDF = 19.68' WIDE EASEMENT FOR DRAINAGE FACILITIES PER DOC. 2004-068136, ORJCO
- SDE = SHARED DRIVEWAY EASEMENT PER THIS PLAT.



**EASEMENTS PER FIRSTAM PRRS 7169-3544830**

- SEWER EASEMENT PER DOC. 69-03164, ORJCO (SSE1). SHOWN.
- SEWER EASEMENT PER DOC. 70-00306, ORJCO (SSE2). SHOWN.
- SEWER EASEMENT PER DOC. 70-07538, ORJCO (SSE3). SHOWN.
- WATER FACILITIES EASEMENT PER DOC. 77-06951, ORJCO (WFE1). SHOWN.
- EASEMENT FOR ELECTRICAL FACILITIES PER DOC. 78-26495, ORJCO. NO SPECIFIC LOCATION GIVEN.
- EASEMENT FOR ELECTRICAL FACILITIES PER DOC. 79-13062, ORJCO. NO SPECIFIC LOCATION GIVEN.
- EASEMENT FOR ROADWAY PURPOSES PER DOC. 87-14892, ORJCO. EASEMENT TERMINATED BY DOC. 93-35975, ORJCO.
- EASEMENT FOR ROADWAY PURPOSES PER DOC. 87-27073, ORJCO. EASEMENT TERMINATED BY DOC. 93-35975, ORJCO.
- EASEMENT FOR INGRESS-EGRESS (IEE) & SIGNS (SE1 & SE2) PER DOC. 93-09953, ORJCO. SHOWN.
- RIGHT OF WAY PER DOC. 93-32735, ORJCO. SOUTHERLY LINE SHOWN.
- EASEMENT FOR DRAINAGE FACILITIES PER DOC. 2004-068136, ORJCO (EDF). SHOWN.

**COURSE DATA TABLE**

NUM	DELTA	ARC	RADIUS	CHORD
C1	69°18'11"	40.42	33.50	N34°12'55"W 38.095
C2	61°43'54"	134.68	125.00	S30°25'47"E 128.26
C3	11°51'00"	91.83	444.00	N56°18'27"W 91.67
C4	62°06'07"	135.485	125.00	S30°36'41"E 128.95
C5	13°59'42"	89.52	366.50	S54°39'53"E 89.30

NUM	BEARING	DISTANCE	NUM	BEARING	DISTANCE
L1	N89°35'23"E	57.66	L9	S00°10'43"E	9.00
L2	N58°49'57"E	33.97	L10	N89°49'39"E	19.56
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L5	N89°50'41"E	57.92	L13	S00°03'32"W	31.19
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L8	N89°51'12"E	12.00	L16	N67°52'03"W	20.00

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

**BASIS OF BEARINGS:**  
SURVEY NO 13205 AS SHOWN HEREON.

UNIT OF MEASUREMENT = FEET

SCALE: 1" = 50'

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

REGISTERED PROFESSIONAL LAND SURVEYOR  
*[Signature]*  
OREGON  
JULY 17, 1986  
JAMES E. HIBBS  
2234  
RENEWAL DATE: 6-30-21

FILED  
Date 10/15/20 By *[Signature]*  
This Survey Consists Of:  
3 sheet(s) Map  
0 page(s) Narrative  
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SHEET 2 OF 3  
20101FM

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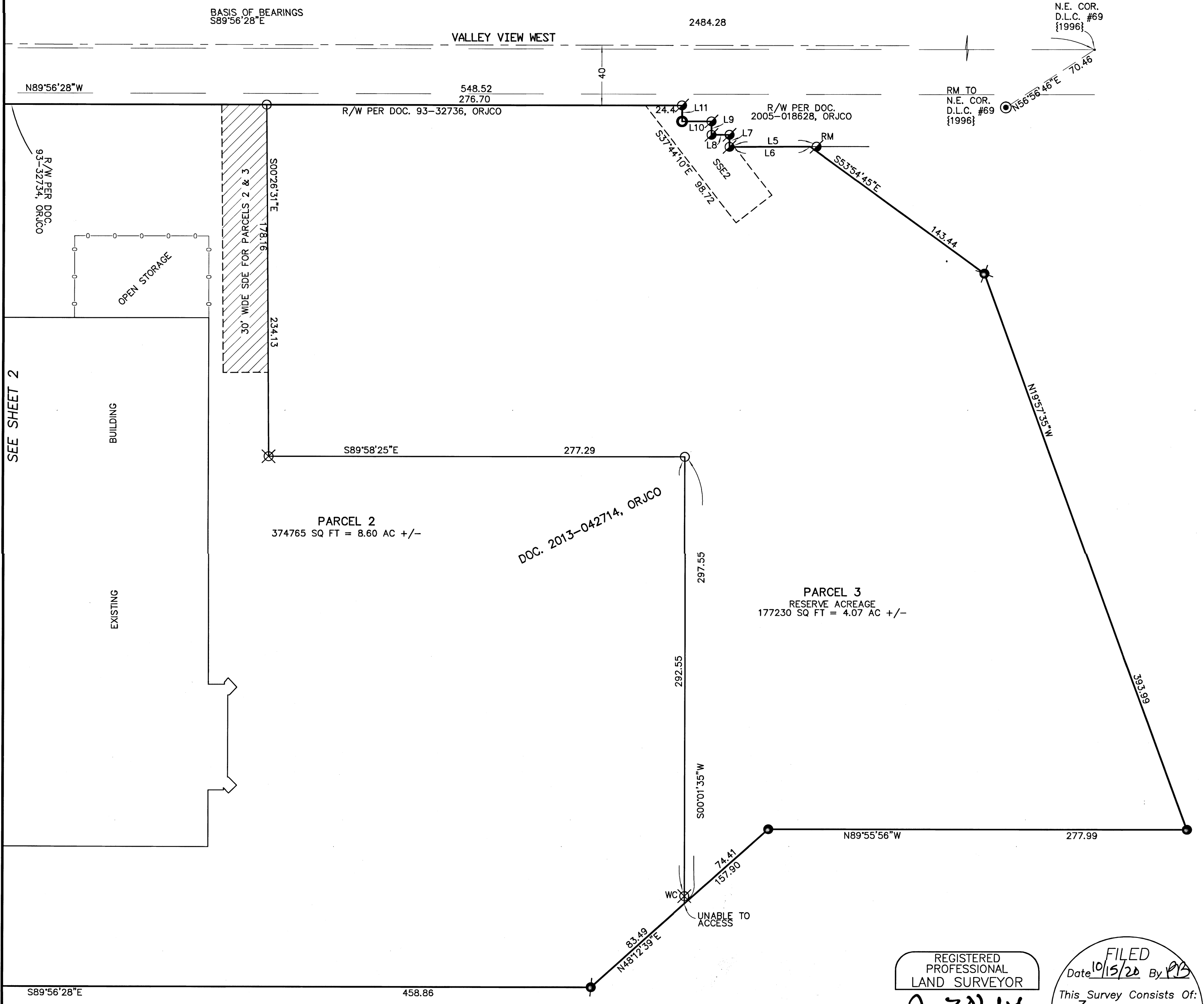
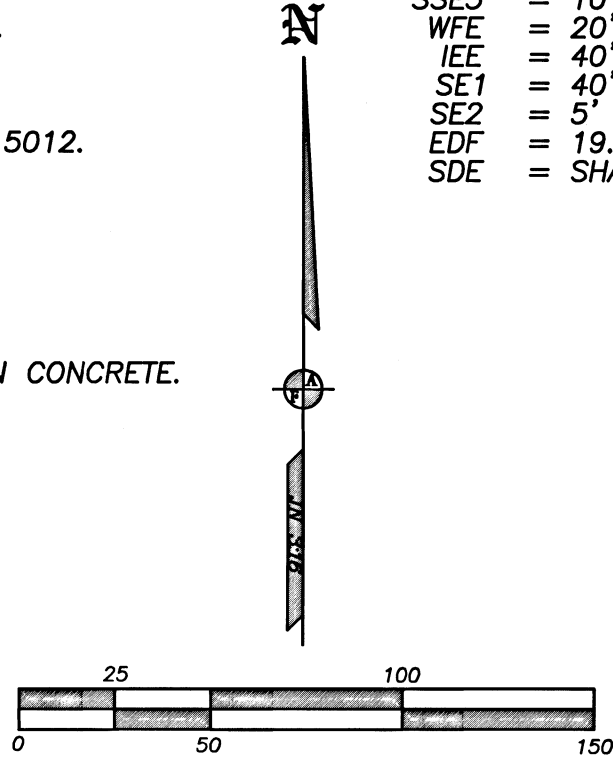
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