

***** APPROVALS *****

FILE NO. MLP-2021-002
EXAMINED AND APPROVED by City of Talent Planning

this 7th day of October, 20 21.

Attest: Krist Mize
Planning Director

EXAMINED AND APPROVED as required by ORS 92.100 as of October 12, 2021.

Scott Jones
County Surveyor

EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96
as of October 13th, 20 21.

Asilly Downer, agent
Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have
been paid as of October 13th, 2021.

Alan Doras
Tax Collector

***** DECLARATION *****

Know all men by these presents that HABITAT FOR HUMANITY ROGUE VALLEY, 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 as shown on Sheet 2 and does hereby dedicate to the public under the jurisdiction and control of the City of Talent the Public Utility Easement (PUE) as shown on Sheet 2.

Denise James
DENISE JAMES, Executive Director
Habitat for Humanity Rogue Valley

STATE OF OREGON)
)ss
COUNTY OF JACKSON)

PERSONALLY appeared the above named Denise James and acknowledged the foregoing instrument to his voluntary act and deed and was signed on behalf of Habitat for Humanity Rogue Valley.

Dated this 7th day of October, 20 21.

Tamara L. Farris
Tamara L. Farris Notary Public - Oregon

Commission No. 1016389

My Commission Expires: 8-30-25

PARTITION PLAT NO. P-30-2021
LAND PARTITION (File MLP-2021-002)
In the N.W. 1/4 of Sec. 25, T.38S., R.1W. W.M.
City of Talent Jackson County, Oregon

SURVEY FOR:
ROGUE VALLEY H.F.H.
PO BOX 688
MEDFORD, OR 97501

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 24, 2021

*** RECORDER'S CERTIFICATE ***

Filed for record this 13th day of October, 20 21, at
2:14 o'clock P.M., and recorded as Partition Plat No. P-30-2021
of "Record of Partition Plats" of Jackson County, Oregon.
Index Volume 32 Page 30 Document No. 2021-43218, ORJCO.

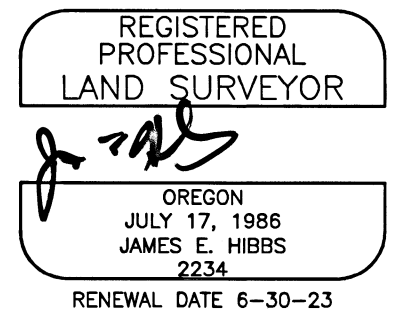
Christine D. Walker Heather Simpson
County Clerk Deputy

County Surveyor File No. 23464

*** 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:

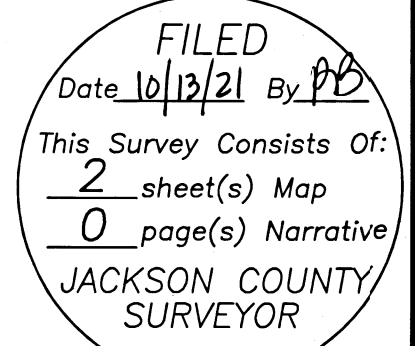
Beginning at a 5/8 inch iron pin marking the most Southerly corner of Parcel 1 of Partition Plat No. P-23-2019, according to the official plat thereof, now of record, in Volume 20 Page 23 of "Record of Partition Plats" of Jackson County, Oregon and filed as Survey No. 22833 in the Office of the Jackson County Surveyor also being the most Easterly corner of that tract set forth in Document No. 2021-006410, Official Records of Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the Northeasterly line of said tract, North 47°16'06" West, 127.36 feet (record North 46°55'10" West, 127.28 feet) to a 5/8 inch iron pin marking the most Northerly corner of said tract; thence along the Northwesterly line thereof, South 45°30'34" West, 63.40 feet (record South 45°48'50" West, 63.40 feet) to a 5/8 inch iron pin marking the most Westerly corner of said tract; thence along the Southwesterly line thereof, South 47°18'34" East, 131.50 feet (record South 46°55'10" East, 131.44 feet) to a 5/8 inch iron pin marking the most Southerly corner of said tract; thence along the Southeasterly line thereof, North 41°46'04" East, 63.24 feet (record North 42°03'20" East, 63.34 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. 2021-006410, ORJCO. See City of Talent File MLP-2021-002.

PROCEDURE: Using Trimble R10 G.P.S. receivers made ties to monuments of record as shown on Sheet 2 to control the subject tract exterior. Held the positions of the found monuments as they are called for in the subject deed and the adjoining deed to the Southwest. 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.
J. Friar
SURVEYOR

SURVEY FOR:
 ROGUE VALLEY H.F.H.
 PO BOX 688
 MEDFORD, OR 97501

DATE:
 AUGUST 24, 2020

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

PARTITION PLAT NO. P-30-2021
LAND PARTITION (File MLP-2021-002)
In the N.W. 1/4 of Sec. 25, T.38S., R.1W. W.M.
City of Talent Jackson County, Oregon

LEGEND:

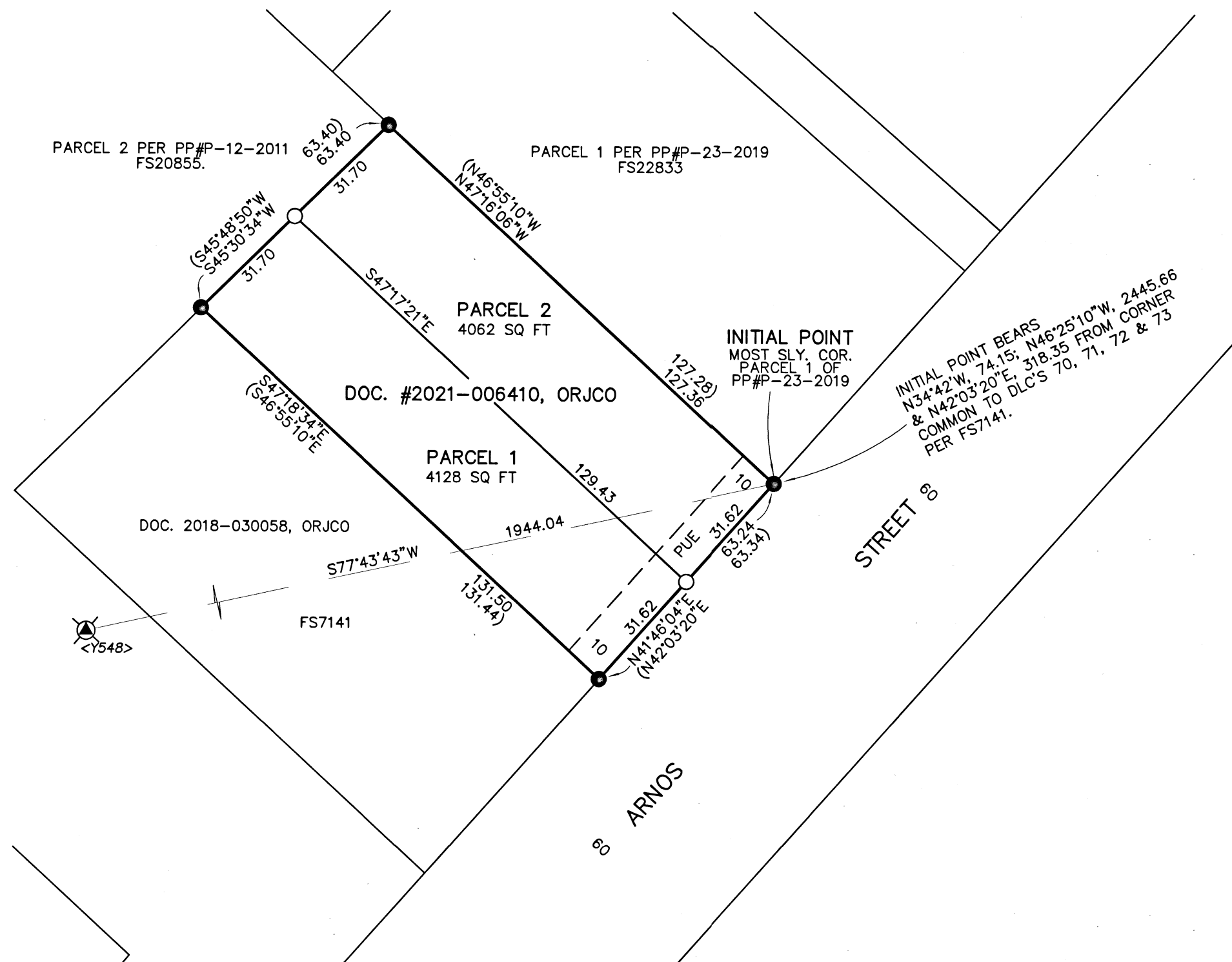
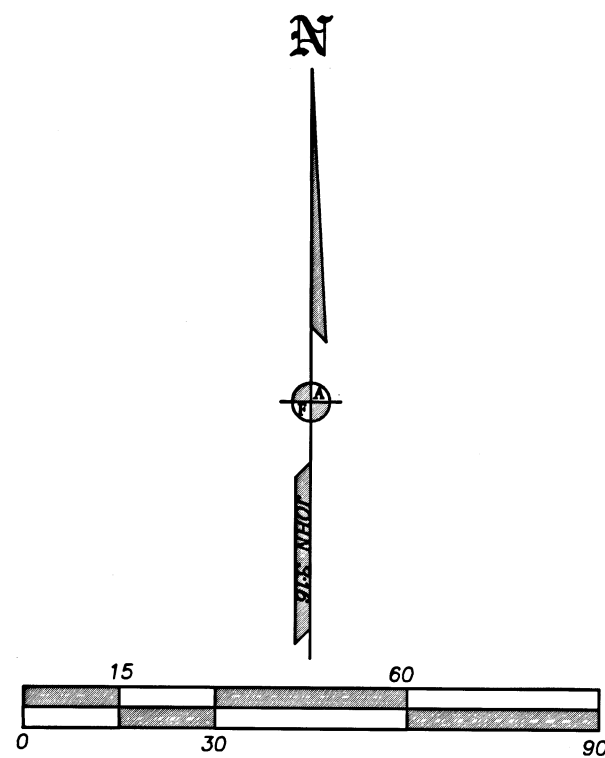
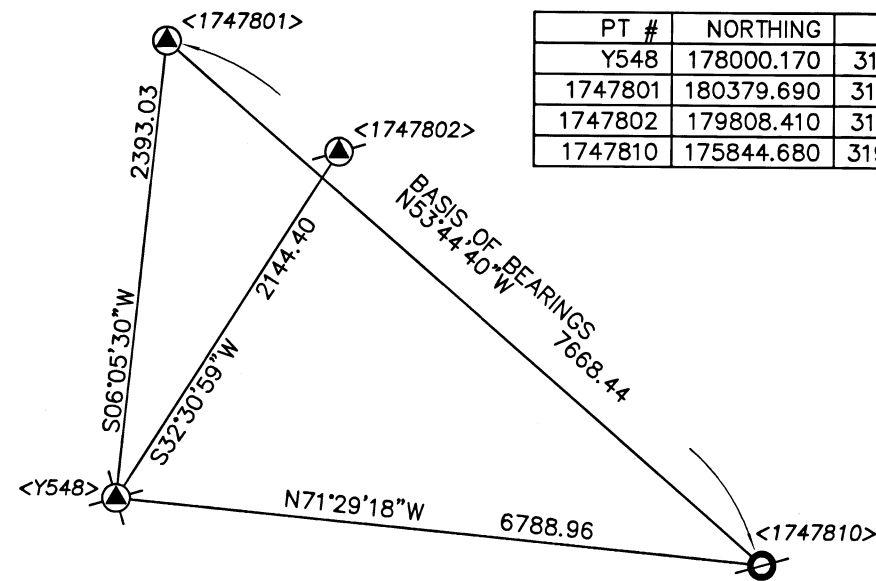
- = FD. 5/8" IRON PIN PER FS7141 & DOC. 2021-006410, ORJCO.
- ⊙ = FD. COPPER MONUMENT IN CURB PER FS22790.
- ⊗ = FD. MAG NAIL & WASHER IN ASPHALT PER FS22790.
- ⊛ = FD. BRASS IN CONCRETE. SEE FS22790.
- ⊖ = FD. ALUMINUM CAP PER FS22790.
- = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- () = RECORD DATA PER DOC. 2021-006410, ORJCO.
- FS = FILED SURVEY #.
- < > = POINT NUMBER PER FS22790.
- PP# = PARTITION PLAT NO.
- PUE = PUBLIC UTILITY EASEMENT PER THIS PLAT.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- DLC = DONATION LAND CLAIM.

BASIS OF BEARINGS:

SURVEY NO. 22790.

UNIT OF MEASUREMENT = FEET SCALE: 1" = 30'

PT #	NORTHING	EASTING	DESCRIPTION
Y548	178000.170	313317.510	3.5" BRASS CAP
1747801	180379.690	313571.460	1" COPPER PLIG
1747802	179808.410	314470.210	MAG NAIL & WASHER
1747810	175844.680	319755.200	ALUM CAP.



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

[Signature]
 SURVEYOR

381W25B TL3000

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 6-30-23

FILED
 Date 10/13/21 By PB
 This Survey Consists Of:
 2 sheet(s) Map
 0 page(s) Narrative
 JACKSON COUNTY SURVEYOR

SHEET 2 OF 2