



**SURVEY FOR:**

SCOTT TOBIAS  
1412 TALENT AVE.  
TALENT, OR 97540

**DATE:**

DECEMBER 7, 2021

**PARTITION PLAT NO. P-02-2022**

**LAND PARTITION (File MLP 2021-003)**  
**In Lot 2, Block 3, HYDE PARK SUBDIVISION &**  
**In the S.W. 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

**LEGEND:**

- = FD. 5/8" IRON PIN & PLASTIC CAP MKD.HIBBS PLS2234 PER FS12822 OR FS12934.
- = FD. 2" IRON PIPE PER HPS.
- ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PC PER FS13337.
- = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.

- JCDR = JACKSON COUNTY DEED RECORDS.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- { } = RECORD DATA PER DOC. 2010-026260, ORJCO
- [ ] = RECORD DATA PER FS8405.
- FS = FILED SURVEY #.
- HPS = HYDE PARK SUBDIVISION.
- PUE = PUBLIC UTILITY EASEMENT PER THIS PLAT.
- PRE = PRIVATE ROAD EASEMENT PER PP #P-39-1992.
- UE(#)= UTILITY EASEMENT FOR THE BENEFIT OF PARCEL (#) PER THIS PLAT.
- IFE = IRRIGATION FACILITIES EASEMENT FOR T.I.D. PER THIS PLAT.
- T.I.D. = TALENT IRRIGATION DISTRICT.
- PIE = PRIVATE IRRIGATION EASEMENT FOR PARCELS 1 & 2 PER THIS PLAT.

**EASEMENTS PER TICOR PTR #470321078015**

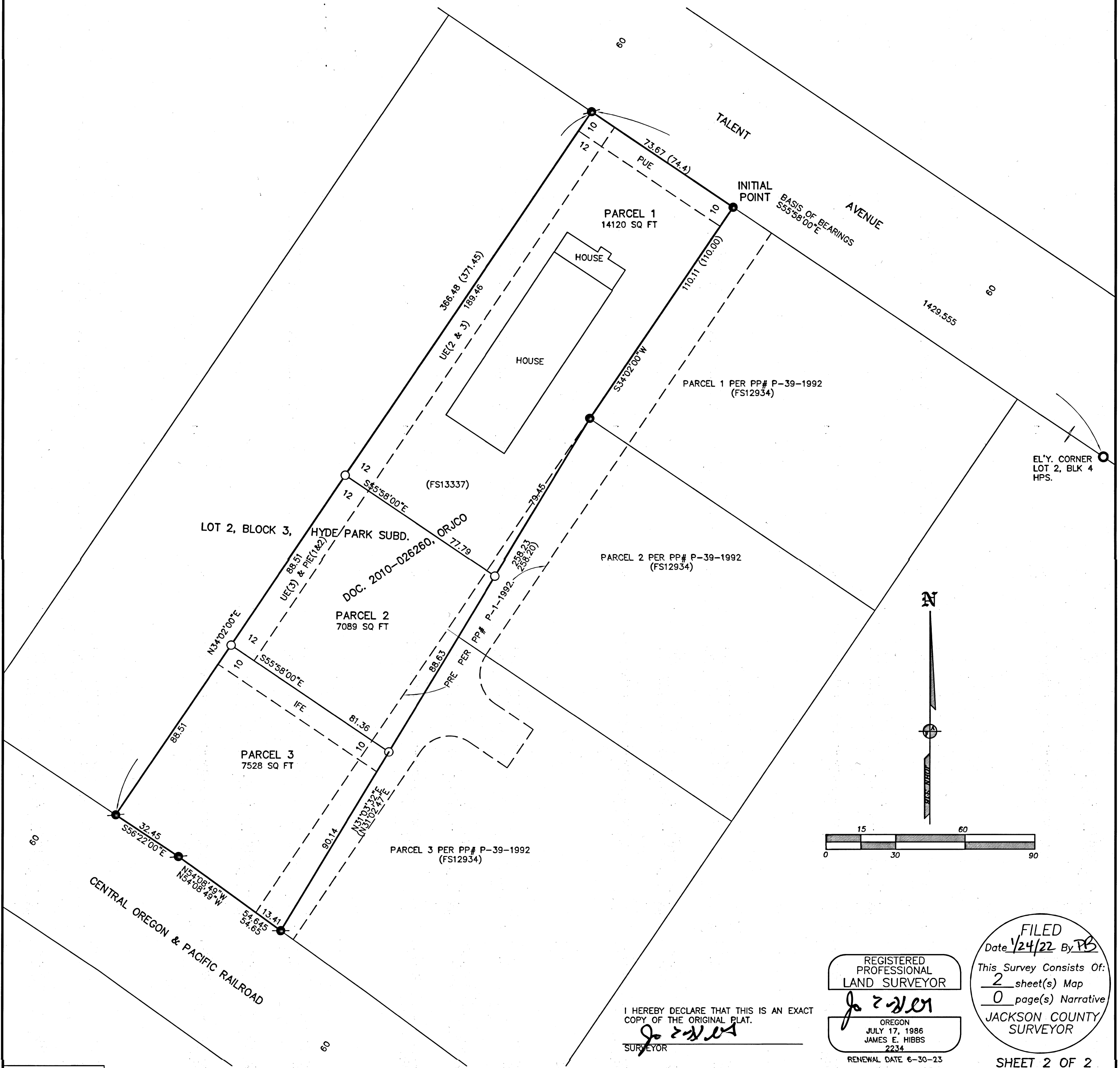
11. EASEMENT FOR POWER UTILITIES PER V.318, P. 198, JCDR. NO SPECIFIC LOCATION GIVEN.
12. EASEMENT FOR ACCESS & UTILITIES PER DOC. 80-20957, ORJCO. LIES WITHIN PRE.
13. EASEMENT FOR ACCESS PER DOC. 80-20658, ORJCO. LIES WITHIN PRE.
14. EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES PER DOC. 86-14505, ORJCO. LIES WITHIN PRE.
15. EASEMENT FOR TELECOMMUNICATION FACILITIES PER DOC. 87-12567, ORJCO.
16. EASEMENT FOR TELECOMMUNICATION FACILITIES PER DOC. 87-12579, ORJCO.
17. EASEMENT FOR INGRESS, EGRESS & PUBLIC UTILITIES PER DOC. 90-13932, ORJCO. LIES WITHIN PRE.
18. EASEMENT FOR INGRESS & EGRESS PER DOC. 91-03407, ORJCO. LIES WITHIN PRE.
19. DEFERRED IMPROVEMENT AGREEMENT PER DOC. 92-01660, ORJCO. AFFECT PORTION WITHIN PRE.
20. EASEMENT FOR INGRESS & EGRESS PER DOC. 92-29820, ORJCO. LIES WITHIN PRE.
21. PRIVATE ROAD EASEMENT (PRE) PER PP# P-39-1992. SHOWN.
22. EASEMENT FOR INGRESS & EGRESS PER DOC. 93-12943, ORJCO. LIES WITHIN PRE.
23. EASEMENT FOR INGRESS & EGRESS PER DOC. 93-14923 & 93-14925, ORJCO. LIES WITHIN PRE.
24. EASEMENT FOR INGRESS & EGRESS PER DOC. 2007-044730, ORJCO. LIES WITHIN PRE.
26. NON-REMONSTRANCE AGREEMENT PER DOC. 2021-049277, ORJCO. BLANKET.

**BASIS OF BEARINGS:**

SURVEY NO. 13337 AS SHOWN HEREON.

UNIT OF MEASUREMENT = FEET

SCALE: 1" = 30'



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

REGISTERED PROFESSIONAL LAND SURVEYOR  
*[Signature]*  
OREGON  
JULY 17, 1986  
JAMES E. HIBBS  
2234  
RENEWAL DATE 6-30-23

FILED  
Date 12/24/22 By PB  
This Survey Consists Of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR