* * * * * * * APPROVALS * * * * * *	PARTITION
FILE NO. MLP 2021-003 EXAMINED AND APPROVED by City of Talent Planning	LAND PAR In Lot 2, Bloc.
this	In the S.W. 1.
Attest: Plaphing Director	City of Tale
EXAMINED AND APPROVED as required by ORS 92.100 as of January 18 , 2022 .	SURVEY FOR
Scott Jein	1412 TALENT AVE. TALENT, OR 97540
County Surveyor	_
EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96	
as of <u>January 24</u> , 20 <u>22</u> .	D
Assessor Department of Assessment	DE
ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of UNIVY 34th, 2003.	
Tax Collector	
******DECLARATION***** Know all men by these presents that I, SCOTT RICHARD TOBIAS, am the owner in fee of the	
on Sheet 2, more particularly described in the Surveyor's Certificate and have partitioned the the Parcels as shown on Sheet 2 and do hereby dedicate to the public under the jurisdiction control of the City of Talent the Public Utility Easement (PUE) and do hereby make and esta Utility Easements (UE) for the benefit of the Parcels as noted, the Irrigation Facilities Easement the benefit of the Talent Irrigation District and the Private Irrigation Easement (PIE) for the the Parcels as noted.	n and ablish the ent (IFE) for
SCOTT RICHARD TORIAS	
STATE OF OREGON))ss	
COUNTY OF JACKSON)	
PERSONALLY appeared the above named Scott Richard Tobias and acknowledged the foregoing to his voluntary act and deed.	g instrument
Dated this 13th day of January , 2022	·
Consie UAdams	
COUNIE LORENE ADAMS Notary Public - Oregon	
Commission No. 973/89	
My Commission Expires: March 28, 2022	
* * * * T.I.D. APPROVAL * * * *	
I declare that, the Talent Irrigation District hereby approves and accepts the Irrigat Facilities Easement (IFE) as created and shown hereon.	ion
WANDA DERRY, Managar Talent Irrigation District	
AFFIDAVIT OF CONSENT	

FROM ROGUE CREDIT UNION RECORDED AS DOC. # 2022-002496 , ORJCO.

ITION PLAT NO. P-02-2022

LAND PARTITION (File MLP 2021-003) ot 2, Block 3, HYDE PARK SUBDIVISION & the S.W. 1/4 of Sec. 25, T.38S., R.1W. W.M. of Talent Jackson County, Oregon

DATE:

DECEMBER 7, 2021

SURVEY BY:

L.J. FRIAR & ASSOCIATES, P.C. CONSULTING LAND SURVEYORS PO BOX 1947

PHOENIX, OR 97535 PHONE: (541) 772–2782 LJFRIARANDASSOCIATES@CHARTER.NET

_ RECORDER'S CERTIFICATE .M., and recorded as Partition Plat No. P-22. of "Record of Partition Plats" of Jackson County, Oregon, Document No. 23553 County Surveyor File No.

* * * * 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 the Northeasterly corner of Lot 2, 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 and the <u>INITIAL POINT OF BEGINNING</u>; thence along the Southeasterly line, South 34°02'00" West, 110.11 FEET (record 110.00 feet) to the most Westerly corner of Parcel 1 per Partition Plat No. P-39-1992, according to the official plat thereof, in Volume 3, Page 39, of Partition Plats of Jackson County, Oregon and filed as Survey No. 12934 in the Office of the Jackson County Surveyor; thence along the Southeasterly line of those tracts set forth in Document No. 2010–026260, Official Records of Jackson County, Oregon, South 31°03'32" West, 258.23 feet (record South 31°02'47" West, 258.20 feet) to the most Southerly corner thereof; thence along the Southwesterly line thereof the following two courses: North 54°08'49" West, 54.645 feet (record North 54°18'00" West, 54.70 feet); thence North 56°22'00" West, 32.45 feet to the most Westerly corner thereof; thence along the Northwesterly line thereof, North 34°02'00" East, 366.48 feet (371.45 feet) to the most Northerly corner thereof; thence along the Northeasterly line thereof, South 55°58'00" East, 73.67 feet (record 74.4 feet) to the initial point of beginning.

> PROFESSIONAL LAND SURVEYOR Ja 700 05 OREGON JULY 17, 1986 JAMES E. HIBBS 2234

> > RENEWAL DATE 6-30-23

REGISTERED

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

<u>PURPOSE</u>: To survey and monument the corners of three Parcels created through a Land Partition of that property set forth in Doc. 2010-026260, ORJCO. See City of Talent File MLP 2021-003.

PROCEDURE: Using Trimble R10 G.P.S. receivers made ties to monuments of record as shown on Sheet 2 to control the subject property exterior. As these monuments fit withing reasonable limits compared to survey record, I held them as the best available evidence of the exterior boundary corners. With the boundary positioned I 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.

SURVEYOR

O_page(s) Narrative JACKSON COUNT SURVEYOR SHEET 1 OF 2

381W25C TL1500

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

SURVEY FOR:

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. Jackson County, Oregon City of Talent

SURVEY BY:

SCOTT TOBIAS 1412 TALENT AVE. TALENT, OR 97540

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

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.

LEGEND:

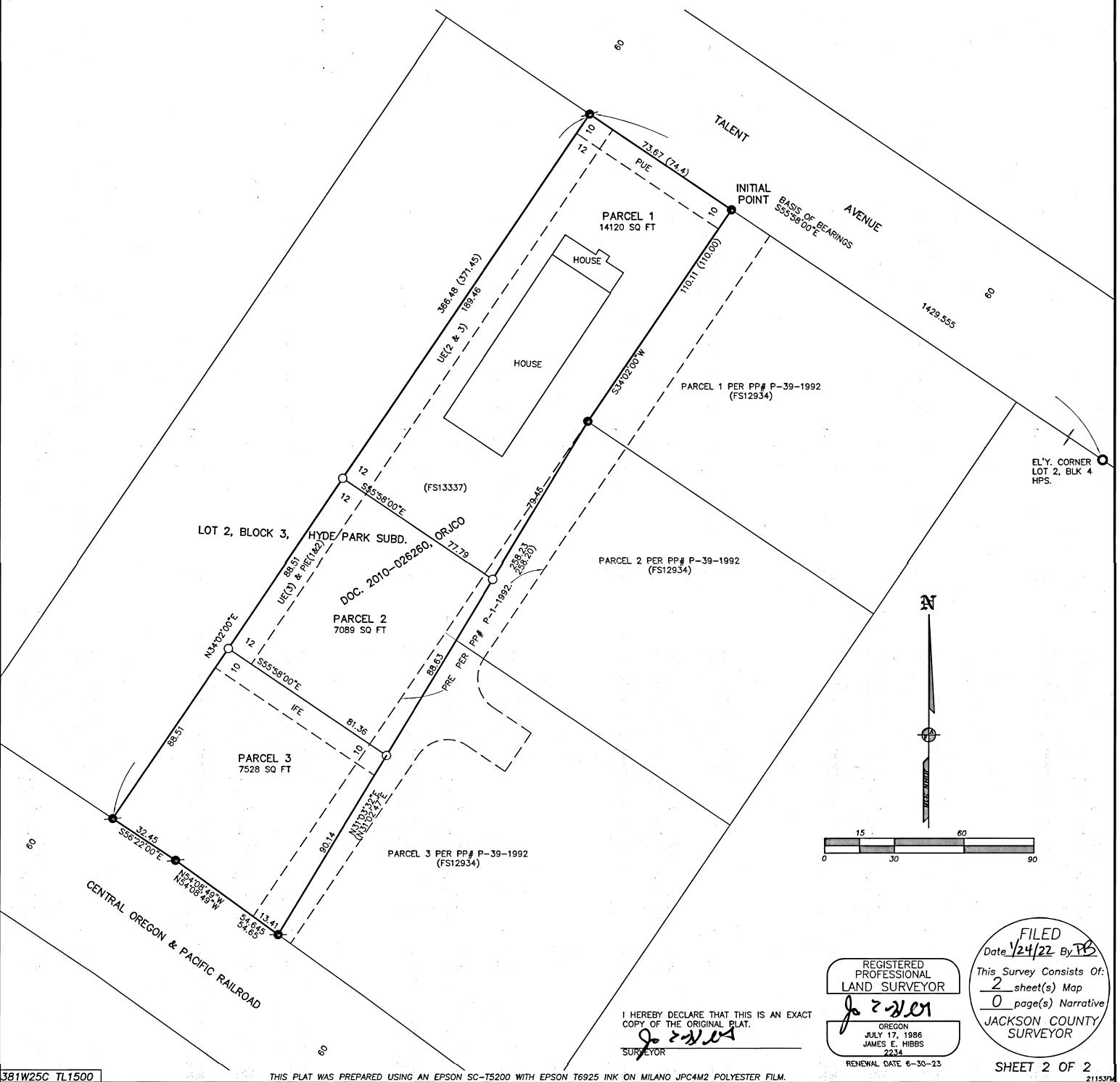
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD.HIBBS PLS2234 PER FS12822 OR FS12934.
- = FD. 2" IRON PIPE PER HPS.
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PC PER FS13337.
 - = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.

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

BASIS OF BEARINGS:

SURVEY NO. 13337 AS SHOWN HEREON.

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



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