

# LAND PARTITION SURVEY PARTITION PLAT NO. P-09-2022

FILED  
Date 2/25/22 By PB  
This Survey Consists Of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

### APPROVAL:

EXAMINED AND APPROVED THIS 20 DAY OF February, 2022  
Scott  
JACKSON COUNTY SURVEYOR

### APPROVAL:

EXAMINED AND APPROVED THIS 23 DAY OF February, 2022  
Kristen Mays  
CITY OF TALENT PLANNING DIRECTOR  
ITEM: MLP 2021-005, MINOR LAND PARTITION

### OF LOT 7, BLOCK 1 OF PACIFIC ESTATES - UNIT NO. 1

LOCATED IN THE NORTHEAST QUARTER OF SECTION 26,  
TOWNSHIP 38 SOUTH, RANGE 1 WEST,  
WILLAMETTE MERIDIAN,  
CITY OF TALENT, JACKSON COUNTY, OREGON

SURVEY FOR:  
**JOHN HILL**  
1407 KINGS HIGHWAY  
MEDFORD, OREGON 97501  
SITE:  
310 RAPP ROAD  
TALENT, OREGON 97510

### RECORDING:

FILED FOR RECORD THIS 25<sup>th</sup> DAY OF FEBRUARY  
2022, AT 2:07 O'CLOCK, P. M. AND RECORDED AS  
PARTITION PLAT NO. P-09-2022 OF THE RECORDS

INDEX VOLUME 33, PAGE 09

Christine D Walker COUNTY CLERK  
Heather Simpson DEPUTY

COUNTY SURVEYOR FILE NO. 23598

### TAX STATEMENT:

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY  
O.R.S. 92.095 HAVE BEEN PAID AS OF 25 Feb. 2022

ASSESSOR Agent DATE 2/25/22  
TAX COLLECTOR Donell Thorse DATE 02/25/22

### SURVEYOR'S CERTIFICATE

I, PHILIP J. DROSSOS, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, NO. 90718, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, AS PROVIDED BY LAW, THOSE TRACTS OF LAND SHOWN HEREIN AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SAME, THE FOLLOWING BEING AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES:

LOT SEVEN (7), BLOCK ONE (1) OF PACIFIC ESTATES - UNIT NO. 1 TO THE CITY OF TALENT, JACKSON COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD, RECORDED IN VOLUME 11, PAGE 60, OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON, AS SURVEYED AND MONUMENTED HEREIN.

### DECLARATION:

KNOW ALL MEN BY THESE PRESENTS:

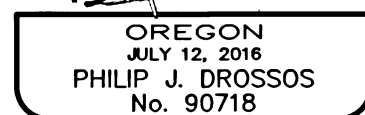
THAT **JOHN HILL**, IS THE OWNER OF THE LANDS SHOWN ON THIS PARTITION PLAT, MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND HAVE CAUSED SAID LANDS TO BE PARTITIONED INTO THE PARCELS AS SHOWN HEREIN. ALL BOUNDARY LINES ARE PLAINLY SET FORTH AND THIS PLAT IS A CORRECT REPRESENTATION OF THE PARTITION.

### BY AFFIDAVIT OF CONSENT

JOHN HILL

### AFFIDAVIT OF CONSENT

FROM **JOHN HILL** AS INSTRUMENT NUMBER 2022- 006708  
OFFICIAL RECORDS JACKSON COUNTY, OREGON



Renewal 12-31-23

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

Philip J. Drossos  
PHILIP J. DROSSOS, PLS 90718

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

PURPOSE: TO SURVEY AND MONUMENT A LAND PARTITION OF THAT TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 2021-025262, JACKSON COUNTY OFFICIAL RECORDS, AS APPROVED BY THE CITY OF TALENT COMMUNITY DEVELOPMENT DEPARTMENT - PLANNING, AS ITEM: MLP 2021-005.

PROCEDURE: USING A TRIMBLE S6 TOTAL STATION AND TRIMBLE R-10 GPS RECEIVERS, I RECOVERED AND TIED THE EXISTING MONUMENTS OF RECORD AS SHOWN HEREIN. THE EXISTING CENTERLINE MONUMENTS WERE HELD AS SHOWN TO ESTABLISH THE RIGHT-OF-WAY (R/W) OF TALENT AVENUE. THE R/W OF RAPP ROAD WAS ESTABLISHED BY HOLDING THE RECORD WITNESS DISTANCE OF 0.71' FROM THE FOUND 5/8" REBAR IN THE INTERSECTION OF TALENT AVENUE AND RAPP ROAD, AND THE RECORD OFFSET OF 20' FROM THE RECOVERED 2" ALUMINUM CAPPED REBAR SET ON SURVEY NUMBER (S/N) 19696 AND MONUMENTING THE NORTHEAST CORNER OF LOT 2, BLOCK 2 OF PACIFIC ESTATES-UNIT NO. 1. THE RESOLVED R/W FOR RAPP ROAD WAS THEN VERIFIED WITH RECOVERED MONUMENTS ALONG THE SOUTHEAST R/W OF SAID ROAD AND SHOWN HEREIN. I HOLD THE RECOVERED CORNER MONUMENTS ALONG THE NORTHWESTERLY LINE AND USE PROPORTIONAL MEASUREMENTS TO ESTABLISH THE SOUTHEASTERLY CORNERS OF THE SUBJECT PROPERTY.

### EASEMENTS OF RECORD

EASEMENTS SHOWN IN FIRST AMERICAN ORDER NO. 7169-3878189 EFFECTIVE DATE DECEMBER 23, 2021 ARE SHOWN HEREIN ON SHEET 2

### TERRASURVEY, INC. PROFESSIONAL LAND SURVEYORS

274 FOURTH STREET  
ASHLAND, OREGON 97520

(541) 482-6474  
terrain@bisp.net  
JOB NO. 1528-21

# LAND PARTITION SURVEY PARTITION PLAT NO. ~~P-09-2022~~ P-09-2022

OF  
LOT 7, BLOCK 1 OF  
PACIFIC ESTATES - UNIT NO. 1

LOCATED IN THE NORTHEAST QUARTER OF SECTION 26,  
TOWNSHIP 38 SOUTH, RANGE 1 WEST,  
WILLAMETTE MERIDIAN,  
CITY OF TALENT, JACKSON COUNTY, OREGON

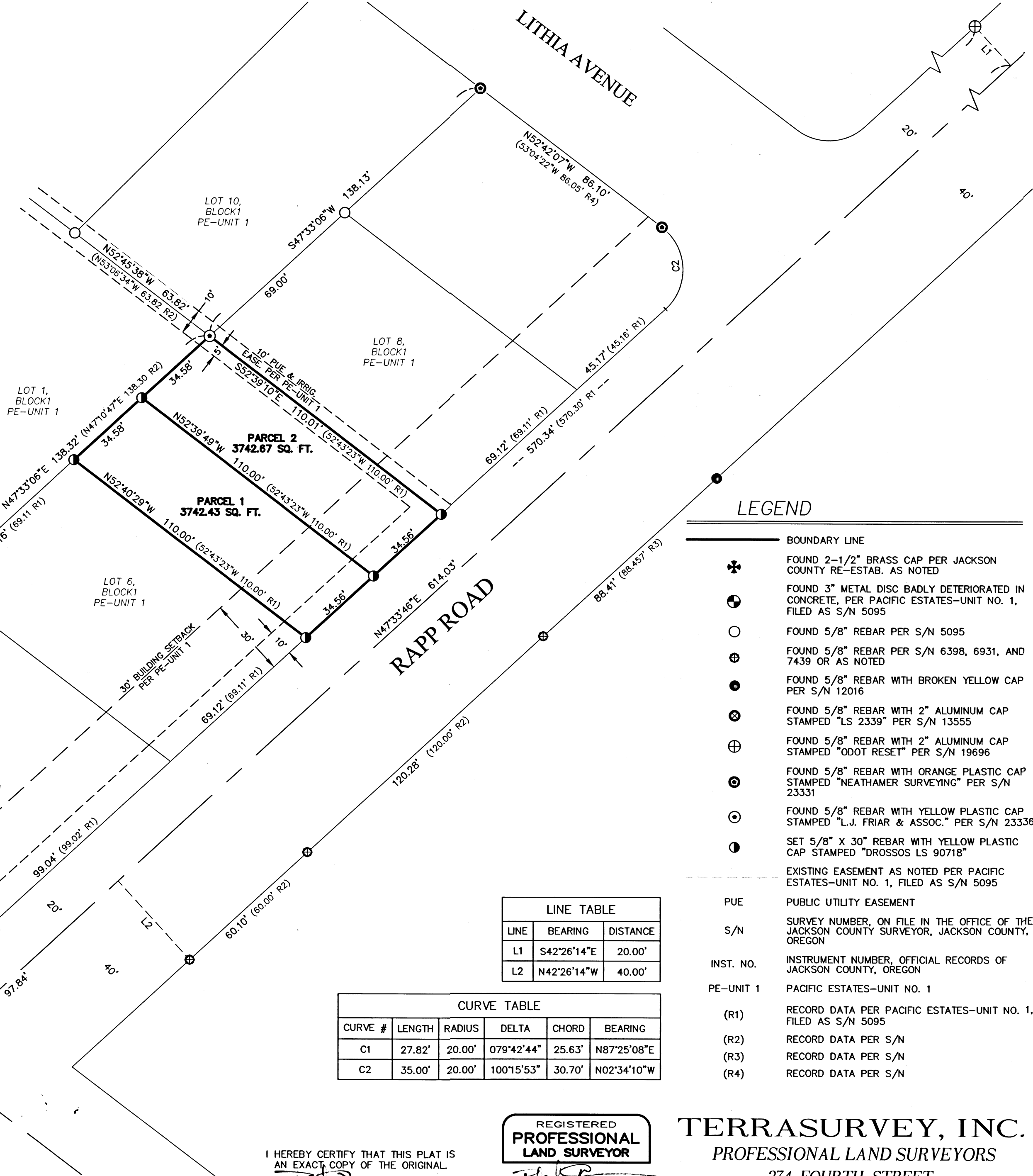
SURVEY FOR:  
**JOHN HILL**  
1407 KINGS HIGHWAY  
MEDFORD, OREGON 97501

SITE:  
310 RAPP ROAD  
TALENT, OREGON 97510

DATE: 01-03-2022  
SCALE: 1" = 30'

BASIS OF BEARING WAS DETERMINED BY  
HIGH PRECISION GPS OBSERVATIONS (NAD83  
(2011) EPOCH 2010.00 DATUM) APPLIED TO  
THE RECOVERED CENTERLINE MONUMENTS  
ALONG TALENT AVENUE AS SHOWN HEREIN  
RESULTING IN A BEARING OF N52°43'30"W.

FILED  
Date 7/25/22 By RB  
This Survey Consists Of:  
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2 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR



### LEGEND

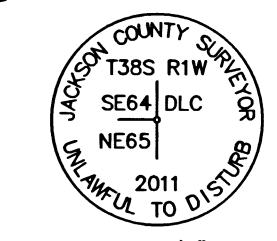
- BOUNDARY LINE
- FOUND 2-1/2" BRASS CAP PER JACKSON COUNTY RE-ESTAB. AS NOTED
- FOUND 3" METAL DISC BADLY DETERIORATED IN CONCRETE, PER PACIFIC ESTATES-UNIT NO. 1, FILED AS S/N 5095
- FOUND 5/8" REBAR PER S/N 5095
- FOUND 5/8" REBAR PER S/N 6398, 6931, AND 7439 OR AS NOTED
- FOUND 5/8" REBAR WITH BROKEN YELLOW CAP PER S/N 12016
- FOUND 5/8" REBAR WITH 2" ALUMINUM CAP STAMPED "LS 2339" PER S/N 13555
- FOUND 5/8" REBAR WITH 2" ALUMINUM CAP STAMPED "ODOT RESET" PER S/N 19696
- FOUND 5/8" REBAR WITH ORANGE PLASTIC CAP STAMPED "NEATHAMER SURVEYING" PER S/N 23331
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "L.J. FRIAR & ASSOC." PER S/N 23336
- SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP STAMPED "DROSSOS LS 90718"
- EXISTING EASEMENT AS NOTED PER PACIFIC ESTATES-UNIT NO. 1, FILED AS S/N 5095
- PUE PUBLIC UTILITY EASEMENT
- S/N SURVEY NUMBER, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, JACKSON COUNTY, OREGON
- INST. NO. INSTRUMENT NUMBER, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON
- PE-UNIT 1 PACIFIC ESTATES-UNIT NO. 1
- (R1) RECORD DATA PER PACIFIC ESTATES-UNIT NO. 1, FILED AS S/N 5095
- (R2) RECORD DATA PER S/N
- (R3) RECORD DATA PER S/N
- (R4) RECORD DATA PER S/N

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S42°26'14"E	20.00'
L2	N42°26'14"W	40.00'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	27.82'	20.00'	079°42'44"	25.63'	N87°25'08"E
C2	35.00'	20.00'	100°15'53"	30.70'	N02°34'10"W

5/8" REBAR IN MONUMENT CASE PER S/N 15307 FOUND BENT, POSITION SHOWN IS THE TOP CENTER AS FOUND

5/8" REBAR WITH 2" ALUM. CAP BEARS N52°43'30"W 0.71' FROM INTERSECTION OF TALENT AVE. AND RAPP ROAD HEADING NORTHEAST



FOUND 2-1/2" BRASS CAP, FLUSH IN PAVEMENT, PER JACKSON COUNTY THIRD RE-ESTAB.

I HEREBY CERTIFY THAT THIS PLAT IS AN EXACT COPY OF THE ORIGINAL.  
*PHILIP J. DROSSOS*  
PHILIP J. DROSSOS, PLS 90718

REGISTERED  
**PROFESSIONAL  
LAND SURVEYOR**

OREGON  
JULY 12, 2016  
PHILIP J. DROSSOS  
No. 90718

Renewal 12-31-23

**TERRASURVEY, INC.**  
PROFESSIONAL LAND SURVEYORS

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