

SURVEY FOR: SUNCREST HOMES, LLC
PO BOX 1313
TALENT, OR 97540

DATE: MARCH 10, 2022

PARTITION PLAT NO. P-17-2022
LAND PARTITION (File MLP-2021-007)
Of Lot 3, PARKWAY SUBDIVISION &
In the N.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. 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.
 - = FD. 5/8" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER PS OR FS13196.
 - = 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.
 - FS = FILED SURVEY #.
 - > = POINT NUMBER PER FS22790.
 - JCS = JACKSON COUNTY SURVEYOR'S OFFICE.
 - { } = RECORD DATA PER PS.
 - PS = PARKWAY SUBDIVISION (FS14471).
 - L1 = SEE COURSE DATA TABLE.
 - #WC = ### FOOT WITNESS CORNER MONUMENT.
 - PUE = PUBLIC UTILITY EASEMENT PER PS.
 - PUE1 = PUBLIC UTILITY EASEMENT PER THIS PLAT.
 - PAE = PRIVATE ACCESS & UTILITY EASEMENT FOR PARCEL 2 PER THIS PLAT.

BASIS OF BEARINGS:
SURVEY NO. 22790 AS SHOWN HEREON.
UNIT OF MEASUREMENT = FEET SCALE: 1" = 30'

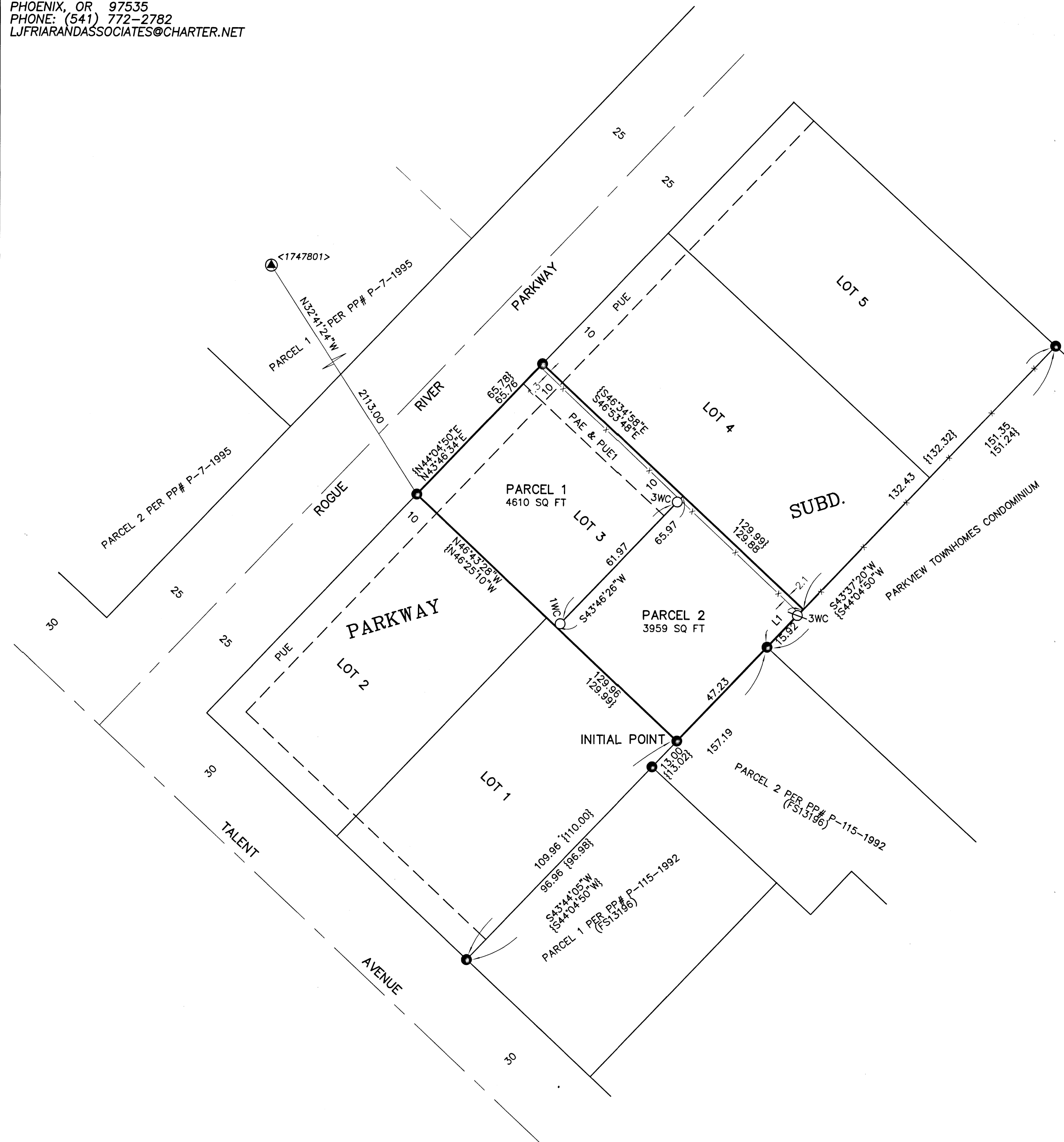
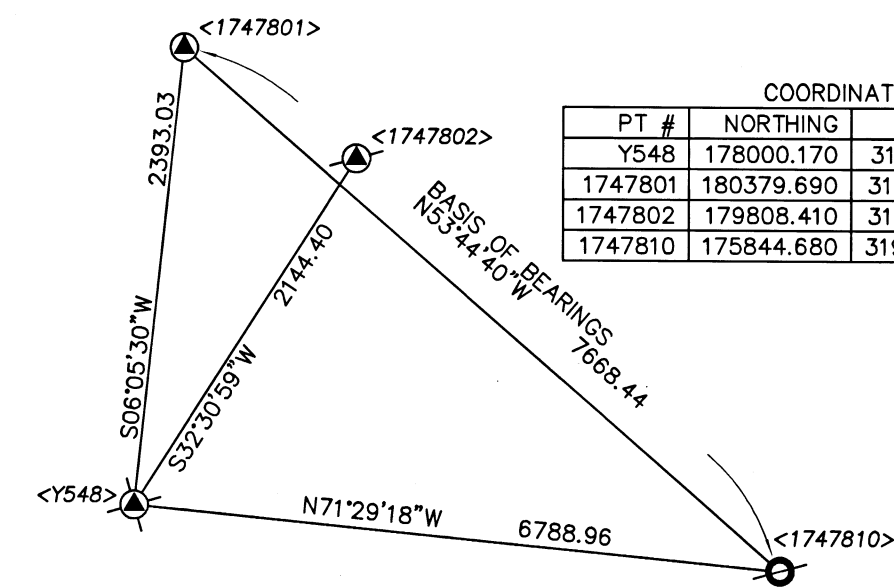
COURSE DATA TABLE

NUM	BEARING	DISTANCE
L1	N43°37'20"E	18.92
	{S44°04'50"W}	{18.92}

- EASEMENTS PER SUBDIVISION GUARANTEE**
- 3) TELECOMMUNICATION FACILITIES EASEMENT PER VOL.241, PG.243, JCDR. NO SPECIFIC LOCATION GIVEN.
 - 4) RESTRICTIVE COVENANT PER DOC. 95-07887, ORJCO. BLANKET.
 - 5) PUBLIC UTILITY EASEMENT PER PS. SHOWN.
 - 7) SEWER EASEMENT PER DOC. 95-15365, ORJCO. TERMINATED WHEN RVSS INSTALLED PUBLIC SEWER IN ROGUE RIVER PARKWAY.

COORDINATES PER FS22790

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.
J. E. Hibbs
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
J. E. Hibbs
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-23

FILED
Date 5/24/22 By PB
This Survey Consists Of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR