* * * * * * APPROVALS * * * * * *	DADTITIONI DI ATI NO O 12 2000	* * * RECORDER'S CERT
FILE NO. MLP—2021—007 EXAMINED AND APPROVED by City of Tolent Planning	PARTITION PLAT NO. פ- 17- 2022 LAND PARTITION (File MLP–2021–007)	Filed for record this 24th day of May
this 16 day of Way, 20 22.	Of Lot 3, PARKWAY SUBDIVISION &	<u>2:16</u> o'clock <u>P</u> .M., and recorded as Partitor of "Record of Partition Plats" of Jackson County, Oregon
Attest: Jister Wax	In the N.w. 1/4 of Sec. 25, T.38S., R.1W. W.M. City of Talent Jackson County, Oregon	Index Volume 33 Page 17. Document No. 2
EXAMINED AND APPROVED as required by ORS 92.100 as of May 24 , 20 22	<u></u>	Christine D WHKer Gounty Clerk
	SURVEY FOR: SURVEY BY:	County Surveyor File No23651
Scott Sein County Surveyor	SUNCREST HOMES, LLC L.J. FRIAR & ASSOCIATES, P.C. PO BOX 1313 CONSULTING LAND SURVEYORS	
EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter as ofMAY 24 <sup>TH</sup> , 20 <u>22</u>	TALENT, OR 97540 PO BOX 1947	
$\Lambda \Lambda L$		* * * * SURVEYOR'S CERTIFI
Assessor, Department of Assessment  ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have	DATE: MARCH 10, 2022	I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STA CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MA WITH THE REGULATIONS FOR PARTITIONS, AND REPRESENTS LAND
been paid as of May 24th . 20 22	_•	BEING ACCURATELY DESCRIBED AS FOLLOWS:  Lot 3 of PARKWAY SUBDIVISION according to the official plat
Joulle Thoyse  Tax Collector		Volume 20, Page 27 of plats of Jackson County, Oregon.
* * * * DECLARATION * * * *		
the owners in fee of the lands shown on Sheet 2, more particularly described in the Stand have partitioned the same into the Parcels as shown on Sheet 2 and do hereby do public under the jurisdiction and control of the City of Talent the Public Utility Easement hereby make and establish the Private Access Easement (PAE) for Parcel 2 as shown of CHARLIE HAMILTON, Member GREG GOEBELT ANN GOESTATE OF OREGON)	dedicate to the ant (PUE) and do an Sheet 2.	
STATE OF UNEGON)  (SS)  COUNTY OF JACKSON)		
PERSONALLY appeared the above named Charlie Hamilton and acknowledged the foregoing voluntary act and deed and was signed on behalf of Suncrest Homes, LLC.	ng instrument to his	
Dated this day of	<u></u> .	
Notani Public - Oregon		SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.25
Notary Public — Oregon  Commission No. 1007959		<u>PURPOSE</u> : To survey and monument the corners of two Portition of that property set forth in Doc. 2021—041000, CMLP—2021—007.
My Commission Expires: Jan 26, 2025  STATE OF OREGON)		PROCEDURE: Using Trimble R10 G.P.S receivers made ties shown on Sheet 2. Held plat record distance per PS from Parcel 2 per PP# P-115-1992 to position the most East
)ss COUNTY OF JACKSON)		Computed the position of the new Parcel line and set monume
PERSONALLY appeared the above named Greg Goebelt and Ann Goebelt and acknowledge instrument to their voluntary act and deed.	ed the foregoing	
pated this day of	<u></u> .	
lonly contract of the contract		
Commission No. 1007959  Notary Public — Oregon		
My Commission Expires: 10 10, 1075		

TIFICATE \* \* \* tition Plat No. P-17-2022 2022-16965 Deputy

## ICATE \* \* \* \* \*

TATE OF OREGON, HEREBY MADE BY ME, AND COMPLIES ND, THE EXTERIOR OF WHICH

thereof, now of record, in

REGISTERED PROFESSIONAL LAND SURVEYOR a, 708,001 OREGON JULY 17, 1986 JAMES E. HIBBS 2234 RENEWAL DATE 6-30-23

### *50*

Parcels created through a Land ORJCO. See City of Talent File

s to monuments of record as the most Northerly corner of sterly corner of Lot 3 of PS. nents as shown on Sheet 2.

FILED Date 5/24/22 By PB This Survey Consists Of:

2 sheet(s) Map

page(s) Narrative JACKSON COUNTY/ SURVEYOR SHEET 1 OF 2

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

SURVEYOR

381W25BC TL1900

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

# PARTITION PLAT NO. P-17-2022 SURVEY FOR: DATE: SUNCREST HOMES, LLC PO BOX 1313 TALENT, OR 97540 MARCH 10, 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. SURVEY BY: City of Talent Jackson County, Oregon L.J. FRIAR & ASSOCIATES, P.C. CONSULTING LAND SURVEYORS PO BOX 1947 PHOENIX, OR 97535 PHONE: (541) 772–2782 LJFRIARANDASSOCIATES@CHARTER.NET <1747801> (O) RIVER 2113.00 PARCEL 1 SUBD. 4610 SQ FT (O) PARKWAY PARCEL 2 3959 SQ FT (O) INITIAL POINT PARCEL 2 PER PP (FS13186) P-115-1992 30 381W25BC TL1900 THIS PLAT WAS PREPARED USING AN EPSON SC-T5200 WITH EPSON T6925 INK ON MILANO JPC4M2 POLYESTER FILM.

#### 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
- = 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.

= FILED SURVEY #. = POINT NUMBER PER FS22790.

- = JACKSON COUNTY SURVEYOR'S OFFICE. = RECORD DATA PER PS.

- PS = 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		DISTANCE	
L1	N43'37'20"E {S44'04'50"W}	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.

