

***** APPROVALS *****

FILE NO. MLP-2021-006
EXAMINED AND APPROVED by City of Talent Planning

this 16th day of May, 20 22.

Attest: Kristen Mige
Planning Director

EXAMINED AND APPROVED as required by ORS 92.100 as of May 24, 2022.

Scott Sew
County Surveyor

EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96

as of MAY 24th, 20 22.

AGENT
Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have

been paid as of May 24th, 20 22.

Janelle Thoirpe
Tax Collector

***** DECLARATION *****

Know all men by these presents that we, JOHN R. STEINBERGS and CARMEN V. STEINBERGS, are the owners in fee of the lands shown on Sheet 2, more particularly described in the Surveyor's Certificate and have partitioned the same into the Parcels as shown on Sheet 2 and do hereby dedicate to the public under the jurisdiction and control of the City of Talent the Public Utility Easement (PUE) and do hereby make and establish the Private Utility Easement (UE) for Parcel 2 as shown on Sheet 2.

JOHN R. STEINBERGS

CARMEN V. STEINBERGS

STATE OF OREGON
)ss
COUNTY OF JACKSON)

PERSONALLY appeared the above named John R. Steinbergs and Carmen V. Steinbergs and acknowledged the foregoing instrument to their voluntary act and deed.

Dated this 11th day of May, 20 22.

Karen M Fieguth

Karen M Fieguth Notary Public - Oregon

Commission No. 1017589

My Commission Expires: September 30, 2025

PARTITION PLAT NO. P-18-2022

LAND PARTITION (File MLP-2021-006)
In Lot 6, Block 1, MCCLOUDS ADDITION &
In the N.E. 1/4 of Sec. 26, T.38S., R.1W. W.M.
City of Talent Jackson County, Oregon

SURVEY FOR:

SUNCREST HOMES, LLC
PO BOX 1313
TALENT, OR 97540

SURVEY BY:

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

DATE:

MAY 3, 2022

***** RECORDER'S CERTIFICATE *****

Filed for record this 24th day of May, 20 22, at
2:30 o'clock P.M., and recorded as Partition Plat No. P-18-2022
of "Record of Partition Plats" of Jackson County, Oregon.
Index Volume 33 Page 18 Document No. 2022-16a67, ORJCO.

Christine D. Walker
County Clerk

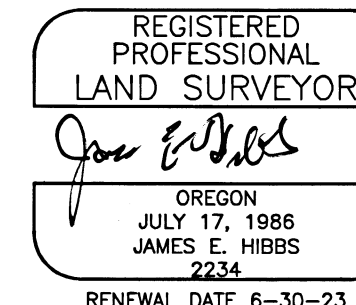
Glen Hall
Deputy

County Surveyor File No. 23652

***** 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:

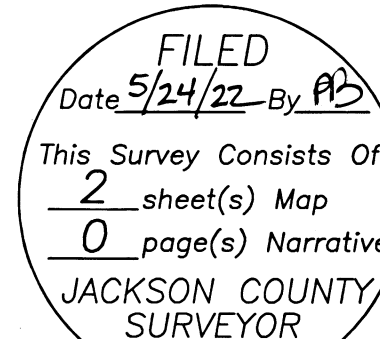
Beginning at the most Southerly corner of Lot 6, Block 1 of MCCLOUDS ADDITION to Talent, according to the official plat thereof, now of record, in Volume 3, Page 49 of plats of Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the Southwesterly line of said Lot 6, North 53°05'39" West (record North 52°42' West), 163.81 feet to the Southeasterly line of the alley set forth in Volume 93, Page 116, Jackson County Deed Records; thence along said Southeasterly line, North 36°54'16" East (record North 37°18' East), 41.10 feet to an angle point; thence North 73°07'56" East (record North 73°30' East), 11.13 feet to the Northeasterly line of said Lot 6; thence along said Northeasterly line, South 53°05'39" East, 157.24 feet (record South 52°42' East, 157.24 feet) to the most Easterly corner of said Lot 6; thence along the Southeasterly line thereof, South 36°54'28" West, 50.08 feet (record South 37°18' West, 50 feet) to the initial point of beginning.



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

PURPOSE: To survey and monument the corners of two Parcels created through a Land Partition of that property set forth in Doc. 2021-041494, ORJCO. See City of Talent File MLP-2021-006.

PROCEDURE: The exterior of the subject tract was monumented by this office during FS23543 which was horizontally based on previous ties to monuments established by FS22790 as are numerous surveys completed by this office after the 2020 Almeda Fire. Computed the position of the new Parcel line and set monuments as shown on Sheet 2 using Trimble R10 G.P.S. receivers.



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

James E. Hibbs
SURVEYOR

SHEET 1 OF 2

SURVEY FOR:

SUNCREST HOMES, LLC
PO BOX 1313
TALENT, OR 97540

DATE:

MAY 3, 2022

PARTITION PLAT NO. P-18-2022

LAND PARTITION (File MLP-2021-006)
In Lot 6, Block 1, MCCLLOUDS ADDITION &
In the N.E. 1/4 of Sec. 26, T.38S, R.1W. W.M.
City of Talent Jackson County, Oregon

SURVEY BY:

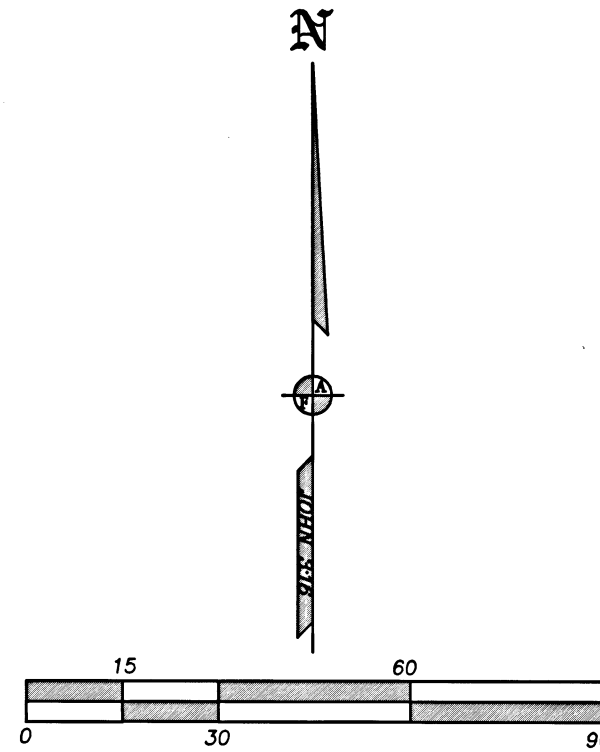
L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
PO BOX 1947
PHOENIX, OR 97535
PHONE: (541) 772-2782
LJFRIARANDASSOCIATES@CHARTER.NET

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 FS23543.
 - ⦿ = FD. 1/2" IRON PIN PER MA.
 - = SET 5/8" X 24" 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 MA.
MA = MCCLLOUDS ADDITION.
L1 = SEE COURSE DATA TABLE.
WC = WITNESS CORNER MONUMENT.
PUE = PUBLIC UTILITY EASEMENT PER THIS PLAT.
UE = PROPOSED PRIVATE UTILITY EASEMENT FOR PARCEL 2 PER THIS PLAT.

EASEMENTS PER SUBDIVISION GUARANTEE

3) RESTRICTIVE COVENANTS PER DOC. 90-24407, ORJCO. BLANKET.



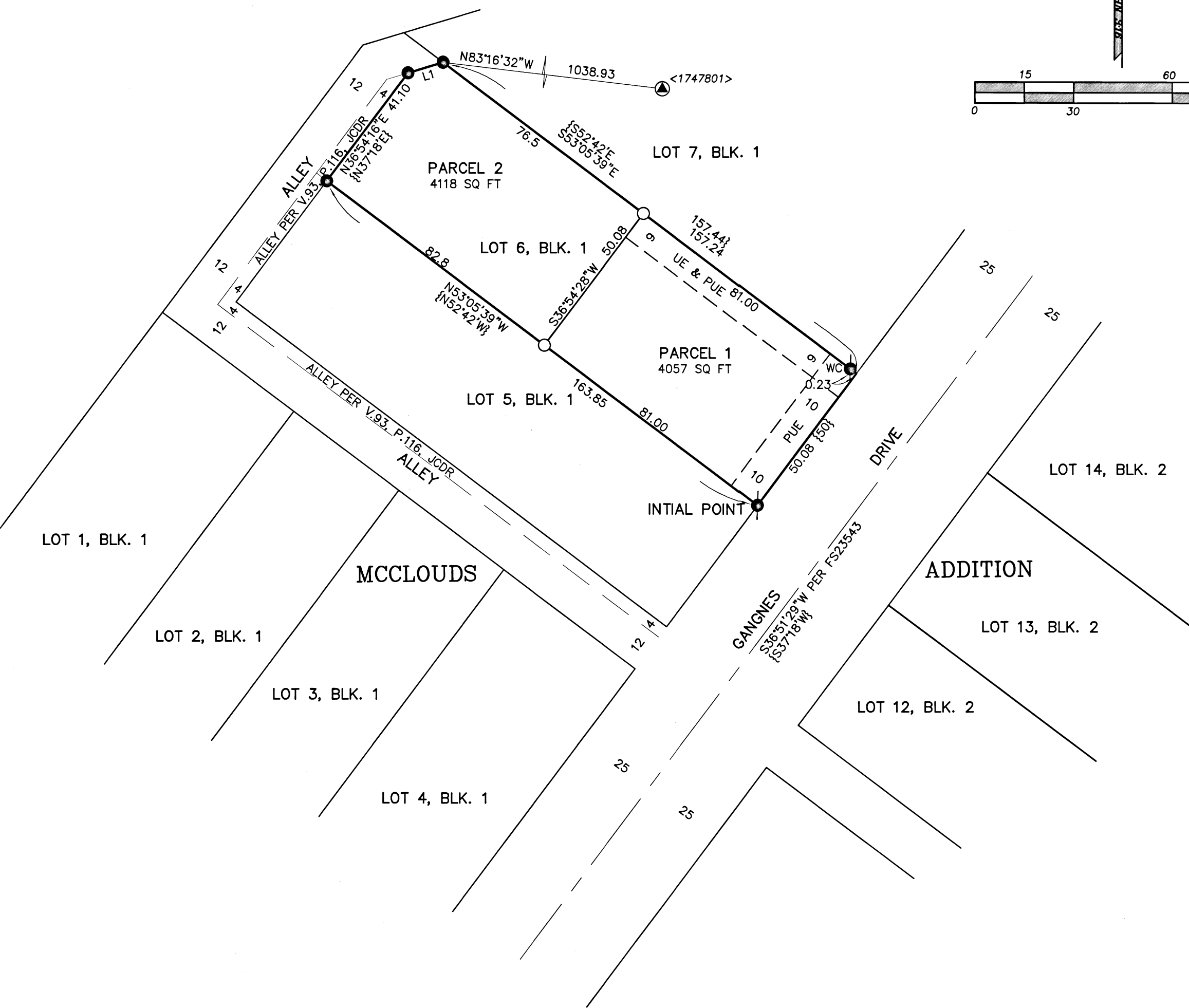
BASIS OF BEARINGS:

SURVEY NO. 22790 AS SHOWN HEREON.

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

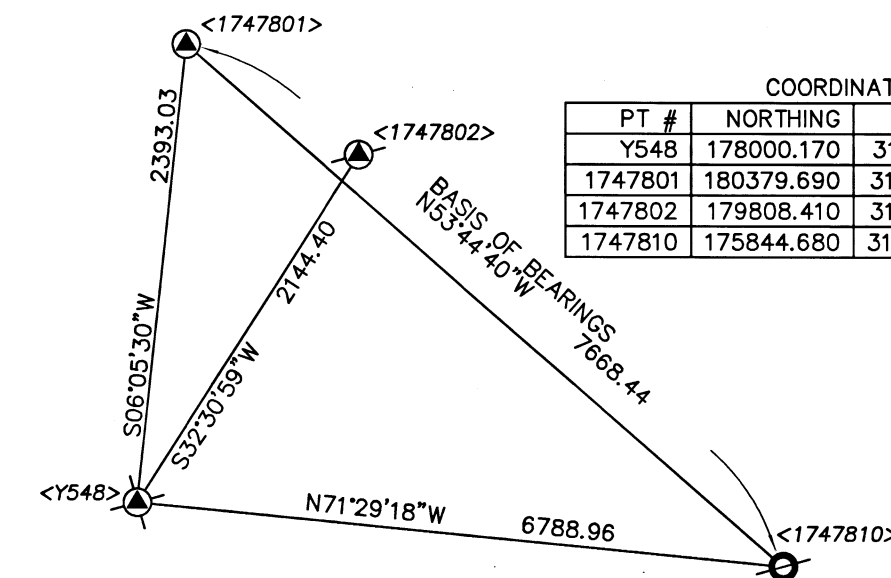
COURSE DATA TABLE

NUM	BEARING	DISTANCE
L1	S73°07'56"W	11.13
	{S73°30'W}	



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. Friar
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

J. Friar
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-23

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