

***** APPROVALS *****

FILE NO. SUB2022-002
EXAMINED AND APPROVED by City of Talent Planning

this 22nd day of August, 20 22.

Attest: [Signature]
Planning Director

EXAMINED AND APPROVED as required by ORS 92.100 as of August 29, 2022.

[Signature]
County Surveyor

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

as of August 31, 20 22.

[Signature] AGENT
Assessor, Department of Assessment

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

been paid as of 31st of Aug, 20 22.

[Signature]
Tax Collector

***** DECLARATION *****

MICHAEL

Know all men by these presents that MICHAEL D. DAVIS and KAREN A. DAVIS (via Document No. 2021-041717, Official Records of Jackson County, Oregon) AND JOSHUA M. BROWN and KRISTEN M. BROWN (via Document No. 2021-041392, said Official Records), are the owners in fee of the lands shown on Sheet 2, more particularly described in the Surveyor's Certificate and have subdivided the same into the Lots as shown on Sheet 2 and (1) do hereby dedicate to the public for public use under the jurisdiction of the City of Talent the Public Utility Easements (PUE) and (2) do hereby make and establish the Access & Utility Easement (AUE) and the Access Easement (AE) and (3) do hereby designate said Subdivision as ASPEN PLACE.

[Signature]
MICHAEL D. DAVIS

[Signature]
KAREN A. DAVIS

[Signature]
JOSHUA M. BROWN

[Signature]
KRISTEN M. BROWN

STATE OF OREGON)
)ss
COUNTY OF JACKSON)

PERSONALLY appeared the above named Michael D. Davis and Karen A. Davis and acknowledged the foregoing instrument to their voluntary act and deed.

Dated this 4th day of August, 20 22.

[Signature]

[Signature] Notary Public - Oregon

Commission No. 996659

My Commission Expires: February 3, 2024

STATE OF OREGON)
)ss
COUNTY OF JACKSON)

PERSONALLY appeared the above named Joshua M. Brown and Kristen M. Brown and acknowledged the foregoing instrument to their voluntary act and deed.

Dated this 4th day of August, 20 22.

[Signature]

[Signature]

Commission No. 996659

My Commission Expires: February 3, 2024

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

[Signature]
SURVEYOR

ASPEN PLACE

A Planned Community under O.R.S. 94.550
In Lots 13 & 14 of GANGNES SUBDIVISION &
In the N.E. 1/4 of Sec. 26, T.38S., R.1W. W.M.
City of Talent Jackson County, Oregon
(File SUB2022-002)

SURVEY FOR:

S.O.S. PLUMBING, INC.
206 S. PACIFIC HWY.
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:

JULY 26, 2022

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

Filed for record this 31st day of August, 20 22 at

2:44 o'clock P.M., and recorded in Volume 48 of Plats

at Page 09 of the records of Jackson County, Oregon and recorded as

Document No. 2022-026802, Official Records of Jackson County, Oregon.

[Signature]
County Clerk

[Signature]
Deputy

Declaration of Covenants, Conditions and Restrictions recorded as Document No.

2022 026800, Official Records of Jackson County, Oregon.

***** SURVEYOR'S CERTIFICATE *****

I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED, WITH PROPER MONUMENTS AS PROVIDED BY LAW, THE TRACT OF LAND SHOWN HEREON, SAID PLAT BEING AN ACCURATE REPRESENTATION OF THE SAME, AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE EXTERIOR BOUNDARY LINES:

Beginning at the most Westerly corner of Lot 13 of GANGNES SUBDIVISION, according to the official plat thereof, now of record, in Volume 11, Page 62 of plats of Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the Northwesterly line thereof, North 36°54'28" East, 81.96 feet to the beginning of a 20.00 foot radius non-tangent curve to the right having a central angle of 89°58'31", a distance of 31.41 feet (the long chord of which bears North 81°42'53" East, 28.28 feet) to the Northeasterly line of said Lot 13; thence along the Northeasterly line of Lots 13 and 14 of said SUBDIVISION, South 53°05'36" East, 139.13 feet to the most Easterly corner of that tract set forth in Document No. 2021-041392, Official Records of Jackson County, Oregon; thence along the Southeasterly line thereof, South 36°54'24" West, 102.02 feet to the Southwesterly line of said Lot 14; thence along the Southwesterly line of said Lots 13 and 14, North 53°05'41" West, 159.06 feet to the initial point of beginning.

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-23

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

PURPOSE: To survey and monument the corners of nine Lots created by ASPEN PLACE being a subdivision of those properties set forth in Doc. Nos. 2021-041392 & 2021-041717, ORJCO. See City of Talent File SUB-2022-002.

PROCEDURE: The SW1'y and SE1'y lines of the subject tracts were monumented by this office during FS23543 and were held as monumented. The right of way of Gangnes Drive was held as monumented per FS23543 & 23330. Computed the position of the Lot corners per the approved Tentative Plat and set monuments as shown on Sheet 2 using Trimble 10 G.P.S. receivers.

APPROVED FOR RECORDING:

[Signature]
COUNTY COMMISSIONER/ADMINISTRATOR

8/31/22
DATE

FILED
Date 8/31/22 By [Signature]
This Survey Consists Of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

SHEET 1 OF 2

SURVEY FOR:

S.O.S. PLUMBING, INC.
206 S. PACIFIC HWY.
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:

JULY 26, 2022

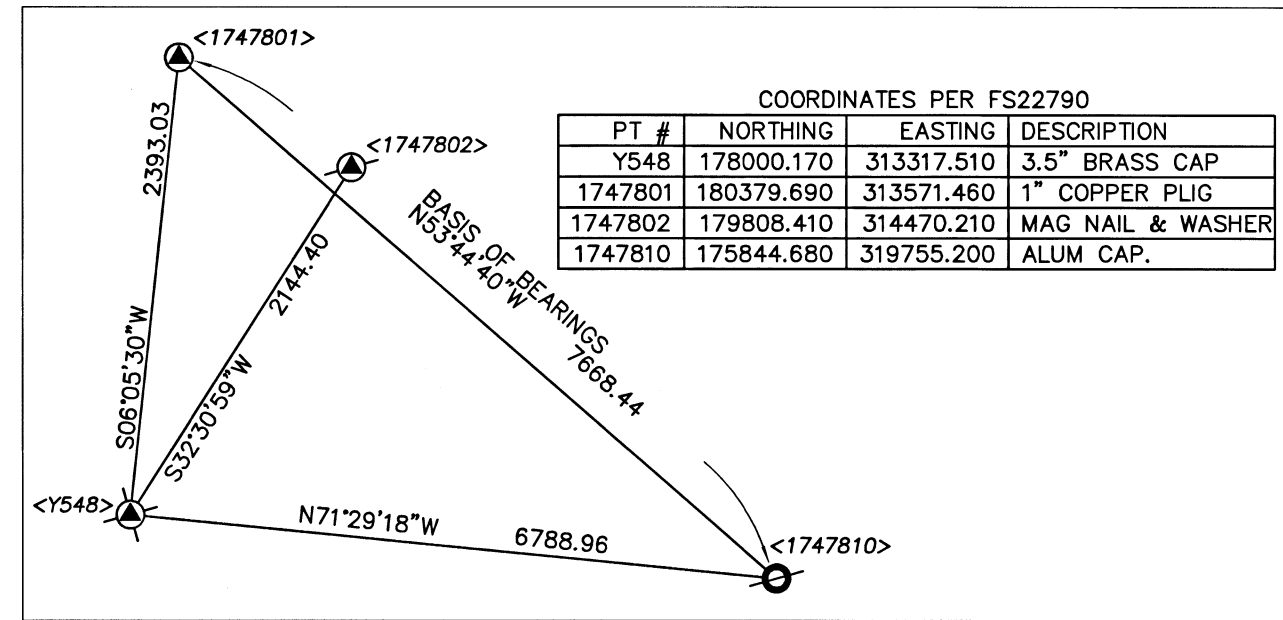
ASPEN PLACE

A Planned Community under O.R.S. 94.550
In Lots 13 & 14 of GANGNES SUBDIVISION &
In the N.E. 1/4 of Sec. 26, T.38S., R.1W. W.M.
City of Talent Jackson County, Oregon
(File SUB2022-002)

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 PER GS.
- ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC PER FS23543.
- ⊗ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. NEATHAMER SURVEYING PER FS23330.
- = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- ⊗ = SET 2" BRASS WASHER MKD. L.J. FRIAR & ASSOC. & MAG SPIKE IN ASPHALT.

- FS = FILED SURVEY #.
- < > = POINT NUMBER PER FS22790.
- JCS = JACKSON COUNTY SURVEYOR'S OFFICE.
- [] = RECORD DATA PER GS.
- { } = RECORD DATA PER MA.
- MA = MCCLOUDS ADDITION.
- GS = GANGNES SUBDIVISION.
- () = RECORD DATA PER DOC. 2019-016789, ORJCO.
- C1 = SEE COURSE DATA TABLE.
- PUE = PUBLIC UTILITY EASEMENT PER THIS PLAT.
- AUE = ACCESS & UTILITY EASEMENT PER THIS PLAT.
- AE = ACCESS EASEMENT PER THIS PLAT.
- PLE = 12' WIDE SEWER & WATER PIPELINE EASEMENT PER V.211, P.484, JCDR. TO BE EXTINGUISHED.

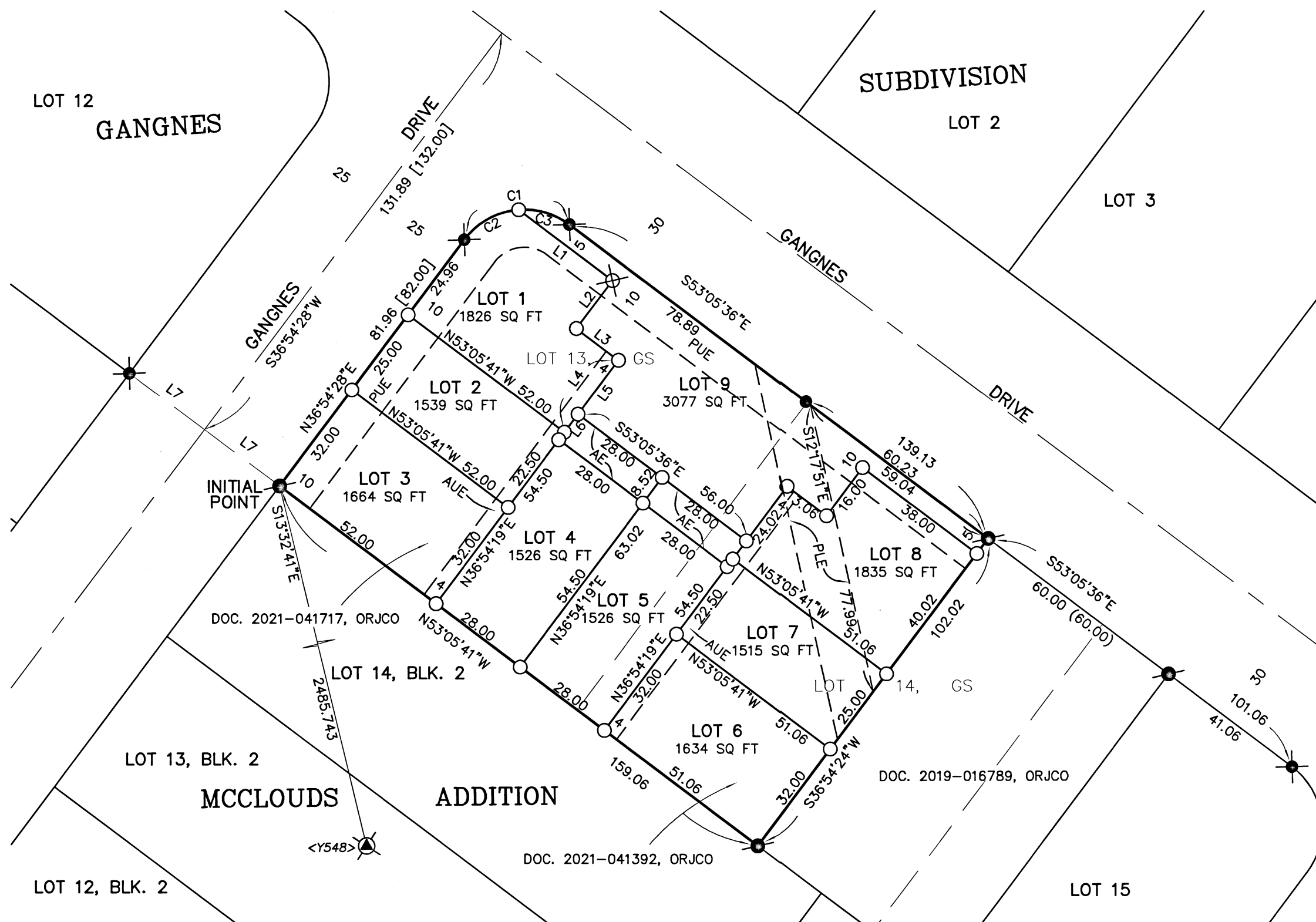


BASIS OF BEARINGS:

SURVEY NO. 22790 AS SHOWN ON SHEET 2.
UNIT OF MEASUREMENT = FEET SCALE: 1" = 30'

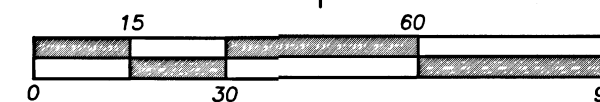
EASEMENTS PER SUBDIVISION GUARANTEE

- 1) SEWER & WATER PIPELINE EASEMENT PER V.211, P.484, JCDR. SHOWN.



COURSE DATA TABLE

NUM	DELTA	ARC	RADIUS	CHORD	
C1	89°58'31" [90°00'00"]	31.41 [31.41]	20.00 [20]	S81°42'53"W 28.28	
C2	48°46'09"	17.02	20.00	S61°06'42"W 16.51	
C3	41°12'22"	14.38	20.00	N73°54'02"W 14.08	
NUM	BEARING	DISTANCE	NUM	BEARING	DISTANCE
L1	N53°05'36"W	31.23	L4	N36°54'19"E	24.03
L2	N36°54'19"E	16.00	L5	N36°54'19"E	18.00
L3	S53°05'41"E	14.00	L6	N36°54'19"E	6.03



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

JAMES E. HIBBS
2234
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

JAMES E. HIBBS

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

FILED
Date 8/31/22 By PB
This Survey Consists Of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

SHEET 2 OF 2