20 / 4 L	
* * * * * * * APPROVALS * * * * * *	D A
FILE NO. MLP—2022—003 EXAMINED AND APPROVED by City of Talent Planning	TA.
this 5th day of October, 20 22.	
Attest: Planning Director	•
EXAMINED AND APPROVED as required by ORS 92.100 as of September 8, 2022	_•
Scott Jein County Surveyor	
EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter as ofOCTOBERITTH_, 20	96
Assessor, Department of Assessment	
ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of	
Tax Collector	
* * * * DECLARATION * * * *	
Know all men by these presents that HABITAT FOR HUMANITY ROGUE VALLEY, an Oregon corporation, is the owner in fee of the lands shown on Sheet 2, more particularly described Surveyor's Certificate and has partitioned the same into the Parcels as shown on Sheet hereby dedicate to the public under the jurisdiction and control of the City of Talent the Easement (PUE) as shown on Sheet 2 and does hereby make and establish the Shared Easement (SDE) for Parcels 1 & 2 as shown on Sheet 2.	ribed in the † 2 and does ne Public Utility
Denie	•
DENISE JAMES, Executive Direct Habitat for Humanity Rogue	ctor Valley
STATE OF OREGON))ss	vancy
COUNTY OF JACKSON)	
PERSONALLY appeared the above named Denise James and acknowledged the foregoing voluntary act and deed and was signed on behalf of Habitat for Humanity Rogue Valley.	
Dated this 7th day of September 20 22	<u>-</u>
Hamaia Farri	
Tamara Farris Notary Public - Oregon	
Commission No. 1016389	
My Commission Expires: 8/30/2025	

PARTITION	PLAT	NO.	9-33-2022
I AND DAD	στστωλι /σ::		2022_0031

LAND PARTITION (File MLP-2022-003)
Of Lot 11 of GANGNES SUBDIVISION &
In the N.W. 1/4 of Sec. 25, T.38S., R.1W. W.M.
City of Talent Jackson County, Oregon

SURVEY FOR: SURVEY BY:

ROGUE VALLEY H.F.H. PO BOX 688 MEDFORD, OR 97501 L.J. FRIAR & ASSOCIATES, P.C. CONSULTING LAND SURVEYORS PO BOX 1947 PHOENIX, OR 97535 PHONE: (541) 772–2782 LJFRIARANDASSOCIATES@CHARTER.NET

DATE:AUGUST 1, 2022

R'S CERTIFICATE * * *
ober , 20 <u>22</u> , at
d as Partition Plat No. <u>ρ-33-202</u> 2 unty, Oregon.
ment No. 2022 - 30643 , ORJCO
9hr Hill Deputy
Deputy

* * * * 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:

Lot 11 of GANGNES SUBDIVISION, according to the official plat thereof, now of record, in Volume 11 Page 62 of Plats of Jackson County, Oregon.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

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

<u>PURPOSE</u>: To survey and monument the corners of two Parcels created through a Land Partition of Lot 11 of Gangnes Subdivision as set forth in Doc. 2021-049906, ORJCO. See City of Talent File MLP-2022-003.

PROCEDURE: Using Trimble R10 G.P.S. receivers made ties to monuments of record as shown on Sheet 2 to control the subject tract exterior. Held the positions of the found monuments. Computed the N.E. & S.E. corners of Lot 11 by proportion as shown on Sheet 2. Computed the interior Parcel corner positions and set monuments as shown on Sheet 2. Witness corners were set as shown as the true corners fall on the face of a recently constructed retaining wall on the adjoining property.

FILED

Date 10 11 22 By SS

This Survey Consists Of:

2 sheet(s) Map

0 page(s) Narrative

JACKSON COUNTY

SURVEYOR

SHEET 1 OF 2

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

SURVEYOR

381W26AB TL1017

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

SURVEY FOR: ROGUE VALLEY H.F.H. PO BOX 688 MEDFORD, OR 97501 DATE:

AUGUST 1, 2022

SURVEY BY:

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

PARTITION PLAT NO. 1-33-2012

LOT 4

LOT 3

LAND PARTITION (File MLP-2022-003) Of Lot 11 of GANGNES SUBDIVISION & In the N.W. 1/4 of Sec. 25, T.38S., R.1W. W.M. City of Talent Jackson County, Oregon

EASTING DESCRIPTION <1747802> 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 N71°29'18"W 6788.96

GANGNES/

EXCEPTIONS PER SUBDIVISION GUARANTEE SUBJECT TO THE STATUTORY POWER OF ROGUE VALLEY SEWER SERVICES.

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

SURVEYOR

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. 2" IRON PIPE, INITIAL POINT OF GS.

= FD. 5/8" IRON PIN & PLASTIC CAP MKD. NEATHAMER SURVEYING PER FS23330.

= FD. BRASS TAG MKD. NEATHAMER SURVEYING & TACK IN .40 CALIBER SHELL IN PER FS23330.

= FD. TACK & BRASS WASHER MKD. L.J. FRIAR & ASSOC IN LEAD PLUG IN SIDEWALK PER FS15307.

= FD. 5/8" IRON PIN & ALUMINUM CAP MKD. LJ FRIAR & ASSOC PER FS15307.

= FD. 5/8" IRON PIN & METAL CAP MKD. HOFFBUHR & ASSOC PER FS18380.

= 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 GS.

GS = GANGNES SUBDIVISION.

C1 = SEE COURSE DATA TABLE.

SDE = SHARED DRIVEWAY EASEMENT FOR PARCELS'1 & 2 PER THIS PLAT.

PUE = PUBLIC UTILITY EASEMENT PER THIS PLAT.

#.##WC = #.## FOOT WITNESS CORNER MONUMENT.

() = RECORD DATA PER FS23330.

BASIS OF BEARINGS:

SURVEY NO. 22790 AS SHOWN HEREON.

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

COURSE DATA TABLE NUM DELTA ARC RADIUS CHORD 79'45'28" 20.00 S13¹7'25"E [20.00] [79'39'34"] [27.81]

> REGISTERED PROFESSIONAL LAND SURVEYOR JULY 17, 1986 JAMES E. HIBBS RENEWAL DATE 6-30-23

Date10 11 22 By 55 This Survey Consists Of: 2_sheet(s) Map _____page(s) Narrative JACKSON COUNTY SURVEYOR

SHEET 2 OF 2

381W26AB TL1017

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

SUBDIVISION

LOT 10

0.40 WC

LOT 2

PARCEL 2

0.50 WC

LOT 11

PARCEL 1

4204 SQ FT