

***** APPROVALS *****

FILE NO. MLP-2022-002
EXAMINED AND APPROVED by City of Talent Planning
this 15th day of November, 2022.

Attest: Kristen Mga
Planning Director

EXAMINED AND APPROVED as required by ORS 92.100 as of November 22, 2022.

Scott Jee
County Surveyor

EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96
as of November 25th, 2022.

Cheryl J. agent
Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have
been paid as of November 25th, 2022.

tax collector
Tax Collector

***** DECLARATION *****

Know all men by these presents that we, CHARLIE HAMILTON, MARY STEINBERGS, 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 Shared Access and Private Utility Easement (SAUE) for Parcels 1 & 2 as shown on Sheet 2.

Charlie Hamilton
CHARLIE HAMILTON
John R. Steinbergs
JOHN R. STEINBERGS

Mary Steinbergs
MARY STEINBERGS
Carmen V. Steinbergs
CARMEN V. STEINBERGS

STATE OF OREGON)
COUNTY OF JACKSON)ss

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

Dated this 9th day of November, 2022.

Karen M Fieguth
Karen M Fieguth Notary Public - Oregon

Commission No. 1017589

My Commission Expires: September 30, 2025

PARTITION PLAT NO. P-38-2022
LAND PARTITION (File MLP-2022-002)
Of Lot 13, Block 1, PACIFIC ESTATES, UNIT NO. 1
& In the S.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:
OCTOBER 6, 2022

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

Filed for record this 25 day of November, 2022, at
1:40 o'clock P.M., and recorded as Partition Plat No. P-38-2022
of "Record of Partition Plats" of Jackson County, Oregon.
Index Volume 33 Page 38 Document No. 2022-33847 ORJCO.

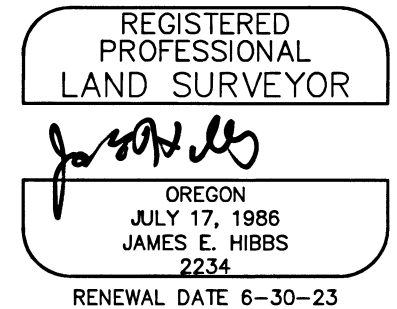
Christine D. Walker Gina Hall
County Clerk Deputy

County Surveyor File No. 23771

***** 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:

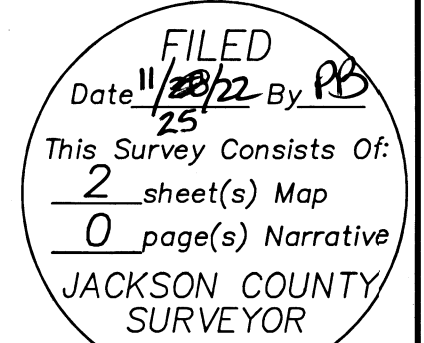
Lot 13, Block 1, PACIFIC ESTATES, UNIT NO. 1, according to the official plat thereof, now of record, in Volume 11, Page 60 of Plats of Jackson County, Oregon.



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. 2021-007528, ORJCO and approved under City of Talent File MLP-2022-002.

PROCEDURE: The controlling monuments were initially tied by this office after the 2020 Alameda Fire and are shown on Survey No. 23268. Survey No. 23336 by this office computed the exterior of the subject tract. Recovered the monuments shown on Sheet 2 and computed the position of the interior Parcel corner positions and set monuments as shown on Sheet 2.



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:

OCTOBER 6, 2022

PARTITION PLAT NO. P-38-2022

LAND PARTITION (File MLP-2022-002)
Of Lot 13, Block 1, PACIFIC ESTATES, UNIT NO. 1
& In the S.E. 1/4 of Sec. 26, T.38S, R.1W, W.M.
City of Talent Jackson County, Oregon

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LEGEND:

- ⊙ = FD. COPPER MONUMENT IN CURB PER FS22790.
- ⊗ = FD. MAG NAIL & WASHER IN ASPHALT PER FS22790.
- ⊘ = FD. BRASS DISC IN CONCRETE. SEE FS22790.
- ⊚ = FD. ALUMINUM CAP PER FS22790.
- = FD. 5/8" IRON PIN PER PE1.
- ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. NEATHAMER SURVEYING PER FS23598.
- ⊗ = FD. BRASS WASHER MKD. NEATHAMER SURVEYING & TACK IN LEAD PLUG IN CONCRETE PER FS23598.
- ⊚ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC PER FS23336.
- = 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.
- ⊗ = SET BRASS TAG MKD. L.J. FRIAR & ASSOC & MAG NAIL IN CONCRETE MASS.

- PE1 = PACIFIC ESTATES, UNIT NO. 1.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- () = RECORD DATA PER PE1.
- FS = FILED SURVEY #.
- < > = POINT NUMBER PER FS22790.
- SAUE = SHARED ACCESS & PRIVATE UTILITY EASEMENT FOR PARCELS 1 & 2 PER THIS PLAT.
- PUE = PUBLIC UTILITY EASEMENT PER THIS PLAT.
- IEPUE = IRRIGATION & PUBLIC UTILITY EASEMENT PER PE1.
- IE = IRRIGATION EASEMENT PER PE1.
- RS = MONUMENT DESTROYED BY UTILITY WORK. RESET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC..
- PP# = PARTITION PLAT NO.

BASIS OF BEARINGS:

OREGON COORDINATE REFERENCE SYSTEM (OCRS) GRANTS PASS-ASHLAND ZONE, NAD83(2011) EPOCH 2010 BASED ON THE BEARING OF N53°44'40"W BETWEEN MONUMENT #1747801 & #1747810 AS SHOWN ON FS22790 AND HEREON.

UNIT OF MEASUREMENT = FEET

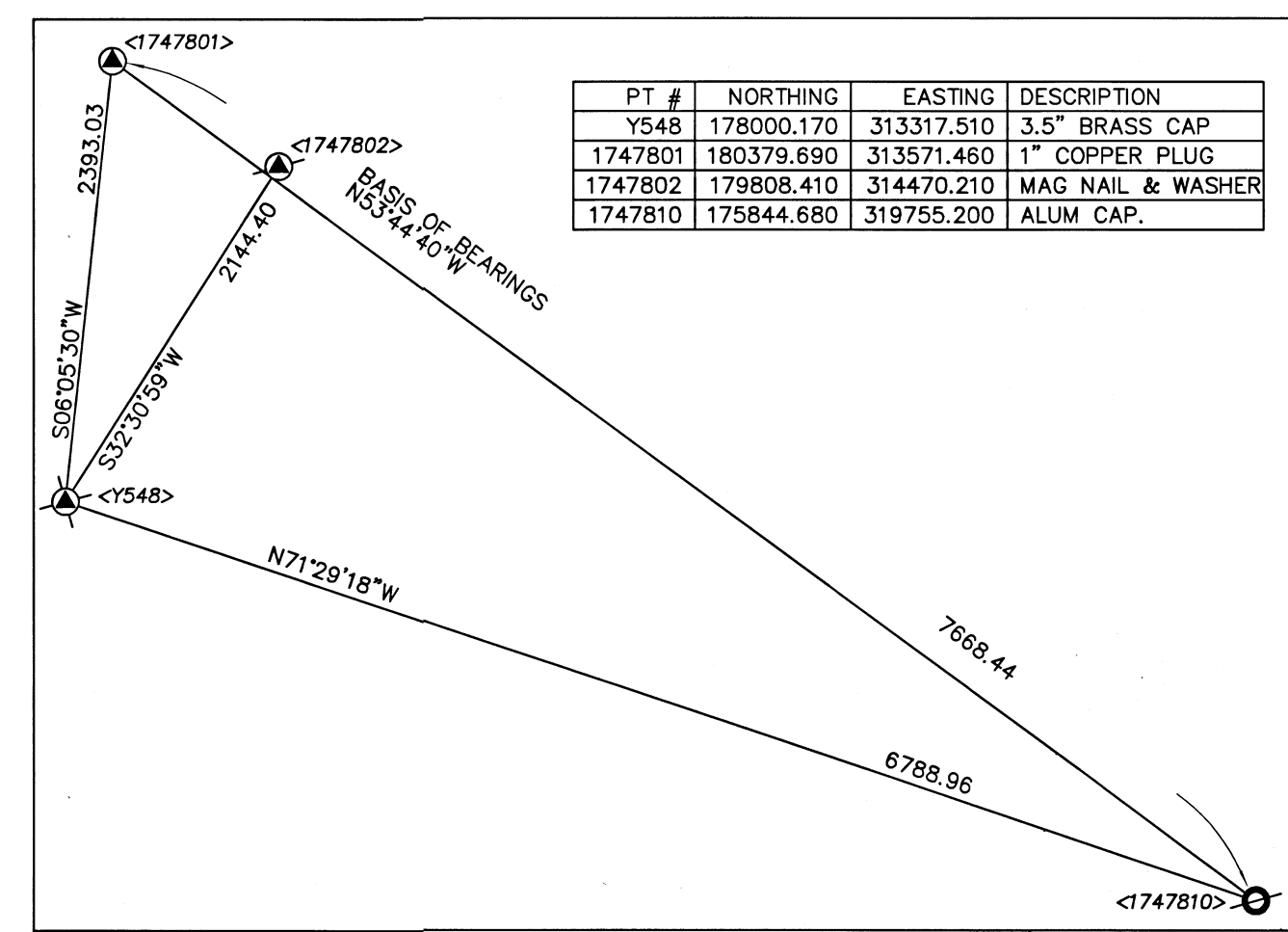
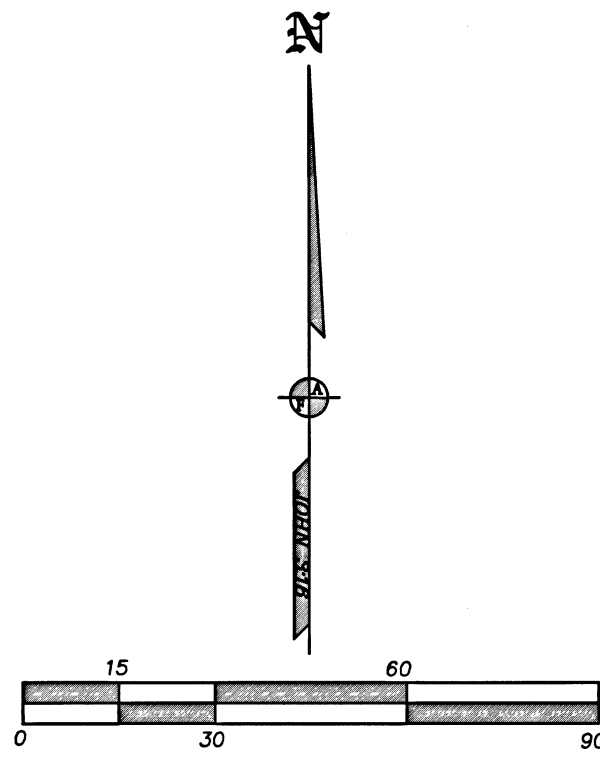
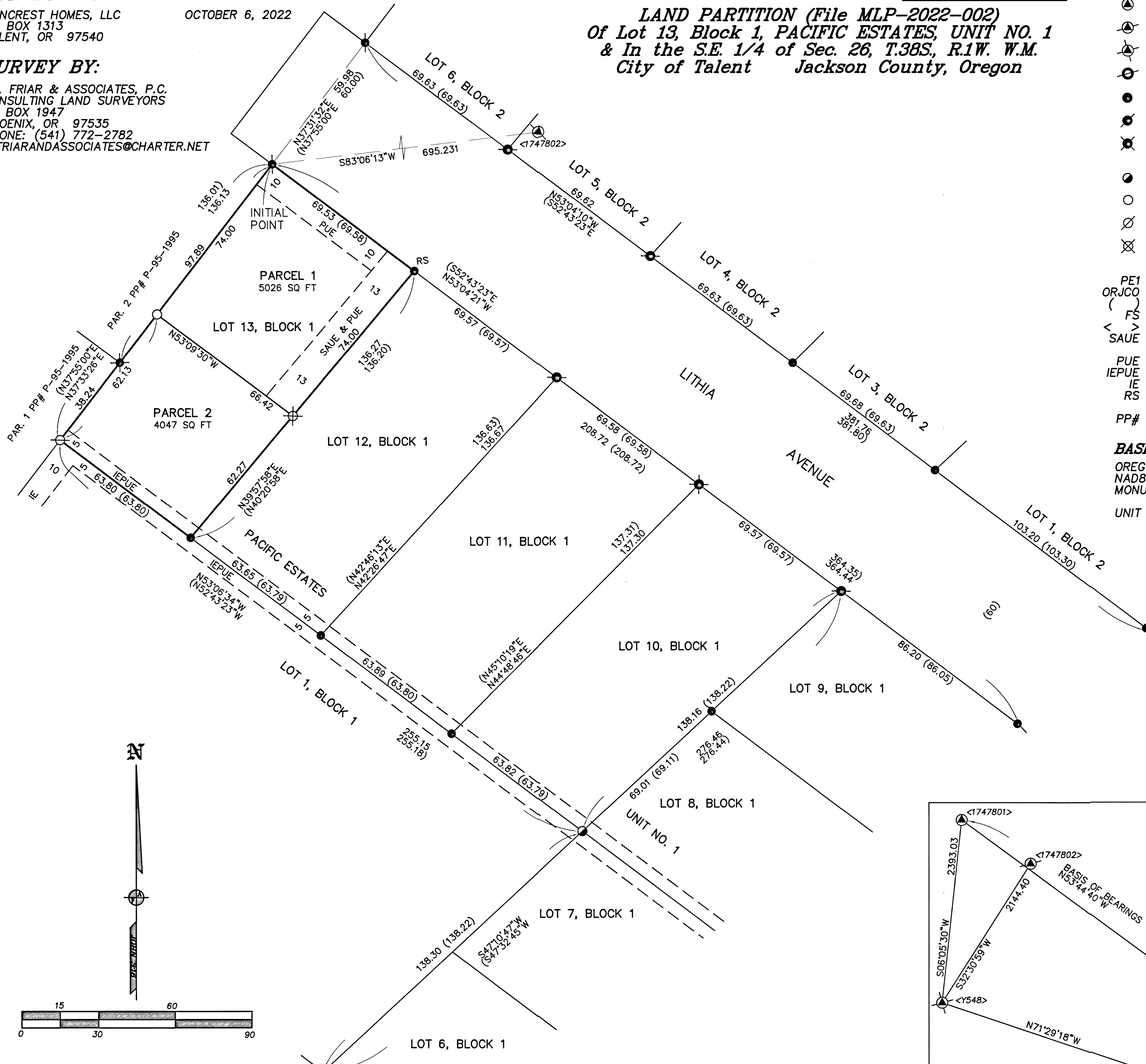
SCALE: 1" = 30'

EXCEPTIONS PER FIRST AM PRRS 7169-4001446

EASEMENT FOR IRRIGATION PER PE1. SHOWN.

IRRIGATION & PUBLIC UTILITY EASEMENT PER PE1. SHOWN.

CC&R'S PER DOC. 73-02595 & 2021-038923, ORJCO. BLANKET.



PT #	NORTHING	EASTING	DESCRIPTION
Y548	178000.170	313317.510	3.5" BRASS CAP
1747801	180379.690	313571.460	1" COPPER PLUG
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 10/25/22 By PE
This Survey Consists Of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR