

\*\*\*\*\* APPROVALS \*\*\*\*\*

FILE NO. SUB 2022-003  
EXAMINED AND APPROVED by City of Talent Planning

this 6<sup>th</sup> day of January, 20 23.

Attest: Kristen Nye  
Planning Director

EXAMINED AND APPROVED as required by ORS 92.100 as of January 12, 20 23.

Scott Jern  
County Surveyor

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

as of January 24, 20 23.

M. Menitt AGENT  
Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have  
been paid as of January 24<sup>th</sup>, 20 23.

M. Menitt, deputy  
Tax Collector

\*\*\*\*\* DECLARATION \*\*\*\*\*

Know all men by these presents that SUNCREST HOMES, LLC, an Oregon limited liability company, GREG GOEBELT and ANN GOEBELT, 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 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 Access Easement for Lots 1-4 (PAE(1-4)) and the Private Utility Easement for Lots 1-2 (UE) over Lot 5 as shown on Sheet 2 and do hereby designate said Subdivision as LILY COURT, a Planned Community Subdivision of Lot 4 of Gangnes Subdivision.

Charlie Hamilton  
CHARLIE HAMILTON, Member  
Suncrest Homes, LLC

Greg Goebelt  
GREG GOEBELT

Ann Goebelt  
ANN GOEBELT

STATE OF OREGON)  
                                  )ss  
COUNTY OF JACKSON)

PERSONALLY appeared the above named Charlie Hamilton and acknowledged the foregoing instrument to his voluntary act and deed.

Dated this 3<sup>rd</sup> day of January, 2023.

Julius J. Medisil Notary Public - Oregon

Commission No. 1020738

My Commission Expires: 1-11-2026

STATE OF OREGON)  
                                  )ss  
COUNTY OF JACKSON)

PERSONALLY appeared the above named Greg Goebelt and Ann Goebelt and acknowledged the foregoing instrument to their voluntary act and deed.

Dated this 3<sup>rd</sup> day of January, 2023.

Julius J. Medisil Notary Public - Oregon

Commission No. 1020738

My Commission Expires: 1-11-2026

LILY COURT

A PLANNED COMMUNITY SUBDIVISION  
A replat of Lot 4 of GANGNES SUBDIVISION &  
in the N.E. 1/4 of Sec. 26, T.38S., R.1W., W.M.  
City of Talent Jackson County, Oregon  
(City File #SUB 2022-003)

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:

NOVEMBER 7, 2022

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

Filed for record this 20<sup>th</sup> day of JANUARY, 20 23, at 1:40 o'clock P.M., and recorded as Partition Plat No. 2023-001685 of "Record of Partition Plats" of Jackson County, Oregon. Index Volume 49 Page 03. Document No. 2023-001685 ORJCO.

Christine D Walker County Clerk  
Heather Simpson Deputy

County Surveyor File No. 23807

C.C.&R's = Doc. 2023-001684 ORJCO.

\*\*\* 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:

Lot 4, 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

James E. Hibbs  
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 the Lots of LILY COURT, A Planned Community Subdivision of Lot 4, Gangnes Subdivision also of that property set forth in Doc. 2022-020754, ORJCO. See City of Talent File SUB-2022-003.

PROCEDURE: The controlling monuments were tied by this office during FS23267 & FS23608. The location & bearing of the centerline of Gangnes Drive were held per FS23719 and then offset 30' NE'y. This offset fit the found monument at the S.W. corner of Lot 3. This same bearing was then projected SE'y and intersected with the prolongation of the curved R/W. Computed the missing corner of Lot 4 by proportionate method from the found monument on Lot 5 and the R/W point just described above. With the exterior boundary resolved, I then computed the interior lot corner positions and set monuments as shown on Sheet 2.

APPROVED FOR RECORDING. led

Julie Benton  
COUNTY COMMISSIONER/  
ADMINISTRATOR

Jan 26, 2023  
DATE

FILED  
Date 1/26/23 By RB  
This Survey Consists Of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

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

J. Hibbs  
SURVEYOR

**SURVEY FOR:**  
SUNCREST HOMES, LLC  
PO BOX 1313  
TALENT, OR 97540

**DATE:**  
NOVEMBER 7, 2022

**SURVEY BY:**  
L.J. FRIAR & ASSOCIATES, P.C.  
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# LILY COURT

## A PLANNED COMMUNITY SUBDIVISION

A replat of Lot 4 of GANGNES SUBDIVISION &  
in the N.E. 1/4 of Sec. 26, T.38S., R.1W., W.M.  
City of Talent Jackson County, Oregon  
(City File #SUB 2022-003)

**LEGEND:**

- ⊙ = FD. COPPER MONUMENT IN CURB PER FS22790.
  - ⊙ = FD. MAG NAIL & WASHER IN ASPHALT PER FS22790.
  - ⊙ = FD. BRASS CAP IN CONCRETE. SEE FS22790.
  - ⊙ = FD. ALUMINUM CAP PER FS22790.
  - = FD. 5/8" IRON PIN PER GS.
  - = FD. 2" IRON PIPE, INITIAL POINT OF GS.
  - ▲ = FD. 5/8" IRON PIN PER FS6969.
  - = FD. 5/8" IRON PIN & PLASTIC CAP MKD. J. MARTIN PLS54729 PER FS23455.
  - ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. HOFFBUHR AND ASSOC INC PER OBV OR FS20616.
  - ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER FS15681, FS17016, FS17518, FS23516, FS23548 OR FS23608.
  - ▲ = FD. 5/8" IRON PIN PER FS5125.
  - ⊙ = FD. 4" MAG SPIKE & BRASS WASHER MKD. L.J. FRIAR & ASSOC. IN AC PER FS23608.
  - ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. NEATHAMER SURVEYING PER FS23469.
  - = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
  - ⊙ = SET 2" MAG NAIL & BRASS WASHER MKD. L.J. FRIAR & ASSOC. IN TREE STUMP.
- 
- FS = FILED SURVEY #
  - < > = POINT NUMBER PER FS22790.
  - JCS = JACKSON COUNTY SURVEYOR'S OFFICE.
  - [ ] = RECORD DATA PER GS.
  - GS = GANGNES SUBDIVISION.
  - C1/L1 = SEE COURSE DATA TABLE.
  - #WC = ### WITNESS CORNER MONUMENT.
  - OBV = OLD BRIDGE VILLAGE (FS18380).
  - WC = WITNESS CORNER MONUMENT.
  - (( )) = RECORD DATA PER DOC. 2017-009253, ORJCO.
  - [ ] = RECORD DATA PER DOC. 2022-001920, ORJCO.
  - < > = RECORD DATA PER FS23548.
  - PAE(1-4) = PRIVATE ACCESS EASEMENT FOR LOTS 1-4 PER THIS PLAT.
  - PUE = PUBLIC UTILITY EASEMENT PER GS.
  - PUE1 = PUBLIC UTILITY EASEMENT PER THIS PLAT.
  - UE = PRIVATE UTILITY EASEMENT FOR LOTS 1 & 2 PER THIS PLAT.

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.  
*J. Friar*  
SURVEYOR

**BEARING NOTE FOR INTERIOR LINES:**  
NE & SW LINES = S36°52'03"W  
NW & SE LINES = S53°07'12"E

**BASIS OF BEARINGS:**  
SURVEY NO. 22790 AS SHOWN HEREON.  
UNIT OF MEASUREMENT = FEET SCALE: 1" = 30'

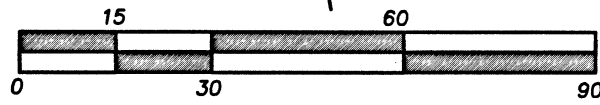
EASEMENTS PER FIRST AMERICAN PRRS 7169-4010917 DATED 2022-10-31  
PUBLIC UTILITY EASEMENT PER GS. SHOWN.

**COURSE DATA TABLE**

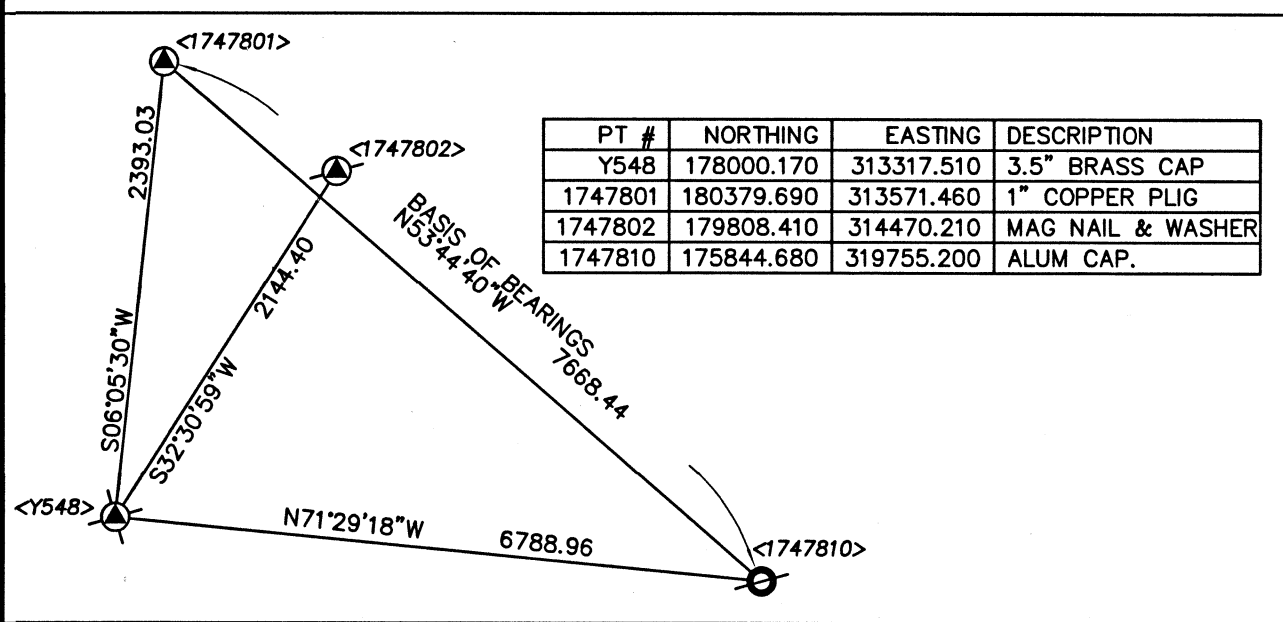
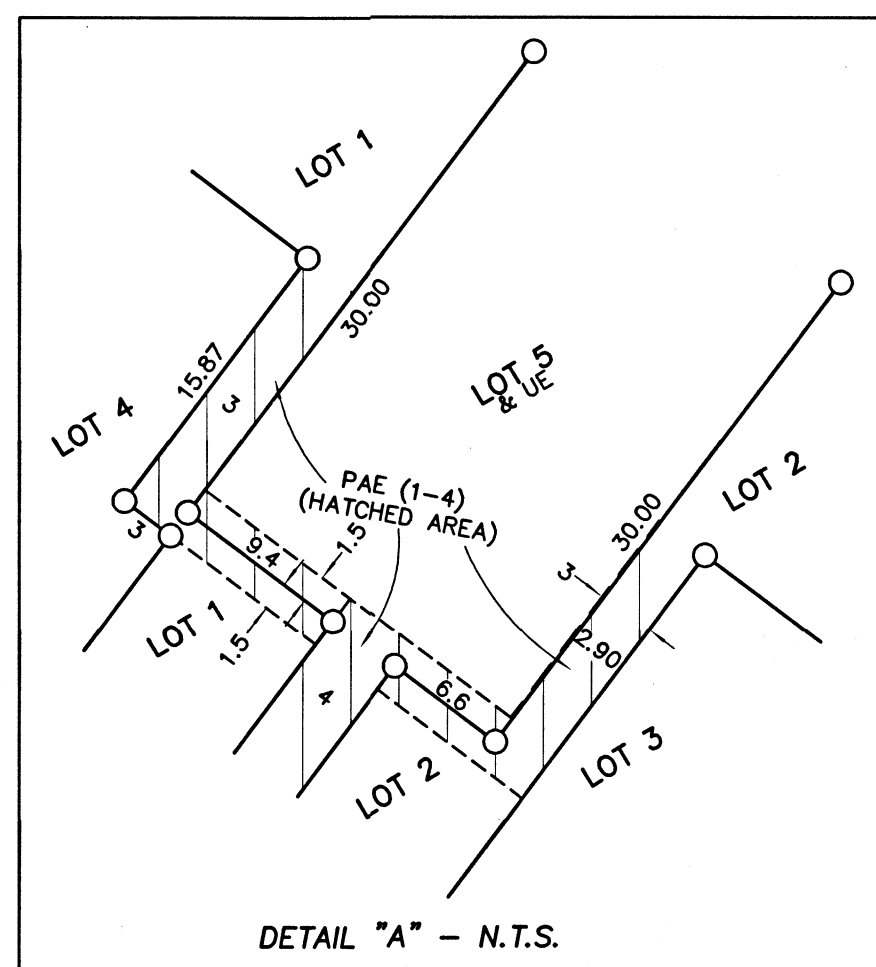
NUM	DELTA	ARC	RADIUS	CHORD
C1	76°01'46" [75°48'50"]	106.16 [105.85]	80.00 [80]	N00°55'25"W 98.54
C2	20°16'28"	28.31	80.00	N28°48'04"W 28.16
C3	10°44'35"	15.00	80.00	N33°34'01"W 14.98
C4	28°12'46"	39.39	80.00	N14°05'20"W 39.00
C5	16°25'55"	22.94	80.00	N10°26'53"W 22.86
C6	37°04'25"	51.76	80.00	N18°33'15"E 50.87
C7	30°19'32"	42.34	80.00	N12°55'51"E 41.85
C8	14°10'54" [14°11'10"]	19.80 [19.81]	80.00 [80]	N46°01'45"W 19.75

NUM	BEARING	DISTANCE	NUM	BEARING	DISTANCE
L1	N36°52'48"E <N36°52'48"E>	17.35 <17.35>	L5	S41°06'04"W {S41°28'35"W}	7.11 {7.16}
L2	S78°02'03"W {S78°24'34"W}	18.11 {18.11}	L6	N51°27'48"E (N51°36'56"E)	26.82 (26.89)
L3	N89°56'41"W {N89°34'10"W}	28.35 {28.35}	L7	N51°27'48"E	26.82
L4	S60°16'37"W {S60°39'08"W}	33.41 {33.41}	L8	N77°56'38"W	21.45
			L9	S53°07'16"E	23.14
			L10	S43°48'32"W	31.00



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.



REGISTERED PROFESSIONAL LAND SURVEYOR

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

**FILED**  
Date 1/26/23 By PB  
This Survey Consists Of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR  
SHEET 2 OF 2