

23852

***** APPROVALS *****

FILE NO. MLP-2022-005
EXAMINED AND APPROVED by City of Talent Planning
this 15th day of March, 2023.

Attest: Kristen Maze
KRISTEN MAZE, Planning Director

EXAMINED AND APPROVED as required by ORS 92.400 as of March 2, 2023.

Scott FBM
SCOTT FBM, County Surveyor

EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96
as of 3-23-23, 2023.

David Arrasmith
Assessor, Department of Assessment
DAVE ARRASMITH

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have
been paid as of March 23rd, 2023.

Manissa Nemitt, deputy
Manissa Nemitt Tax Collector

***** DECLARATION *****

Know all men by these presents that THOMAS RICHARD BECKER, Trustee of the Thomas and Maureen Becker Trust dated October 30, 2020, WILLIAM R. BAGLEY and JANET M. BAGLEY, Trustees of the Bill and Janet Bagley Trust dated December 15, 2020, REGINALD P. BREEZE and ANNETTE C. BREEZE, are the owners in fee of the lands shown on Sheet 2, more particularly described in the Surveyor's Certificate and (1) have partitioned the same in the Parcels as shown on Sheet 2 and (2) does hereby dedicate to the City of Talent the Public Storm Drainage, Access & Utility Easement (SDAUE) and (3) does hereby make and establish the Access Easement for Parcel 2 (AE(2)) as shown on Sheet 2.

For THOMAS RICHARD BECKER, Trustee, see Affidavit of Consent recorded as Document No. 2023-005583, Official Records of Jackson County, Oregon.

For WILLIAM R. BAGLEY and JANET M. BAGLEY, Trustees, see Affidavit of Consent recorded as Document No. 2023-005585, Official Records of Jackson County, Oregon.

For REGINALD P. BREEZE and ANNETTE C. BREEZE, see Affidavit of Consent recorded as Document No. 2023-005584, Official Records of Jackson County, Oregon.

AFFIDAVIT OF CONSENT

EVERGREEN FEDERAL SAVINGS AND LOAN ---> DOC. 005586, ORJCO.

PARTITION PLAT NO. P-11-2023
LAND PARTITION (File MLP-2022-005)
A replat of Parcel 3 per Partition Plat No. P-30-2020 & located in the S.E. 1/4 of Sec. 23, T.38S., R.1W., W.M. City of Talent Jackson County, Oregon

***** RECORDING *****

Filed for record this 27 day of March, 2023 at 2:00 o'clock P.m., and recorded as Partition Plat No. P-11-2023 in "Record of Partition Plats" of Jackson County, Oregon. Index Volume 34, Page 11. Document No. 2023-5587, ORJCO.

Christine D. Walker County Clerk
Glen Hall Deputy
County Surveyor File No. 23852

SURVEY FOR:
R.V.S.S.
137 WEST VILAS ROAD
CENTRAL PT., OR 97502

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

DATE:
DECEMBER 15, 2022

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

I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HERBY 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:

PARCEL 3, AS SHOWN ON THE PARTITION PLAT FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 23165 AND RECORDED AS PARTITION PLAT NO. P-30-2020 OF "RECORD OF PARTITION PLATS" IN 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 TWO PARCELS CREATED THROUGH A LAND PARTITION OF PARCEL 3 OF PARTITION PLAT NO. P-30-2020. SEE TALENT FILE NO. MLP 2022-005.

PROCEDURE: WITH THE BOUNDARY PREVIOUSLY RESOLVED BY THIS OFFICE DURING FS23165, I COMPUTED THE POSITION OF THE NEW PARCEL CORNERS AND SET MONUMENTS AS SHOWN HEREON USING TRIMBLE R10 G.P.S. RECEIVERS & TRIMBLE S6 ROBOTIC TOTAL STATION.

NOTE: THE SSE SHOWN ON FS23165 WAS DEPICTED INCORRECTLY. THE LOCATION OF THE SSE SHOWN ON SHEET 2 HAS BEEN CORRECTED AND IS INTENDED TO CORRECT THAT LOCATION SHOWN ON FS23165.

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

James E. Hibbs
SURVEYOR

FILED
Date 3/27/23 By PB
This Survey Consists Of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

SHEET 1 OF 2
20186FM

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R.V.S.S.
137 WEST VILAS ROAD
CENTRAL PT., OR 97502

DATE:
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LEGEND:

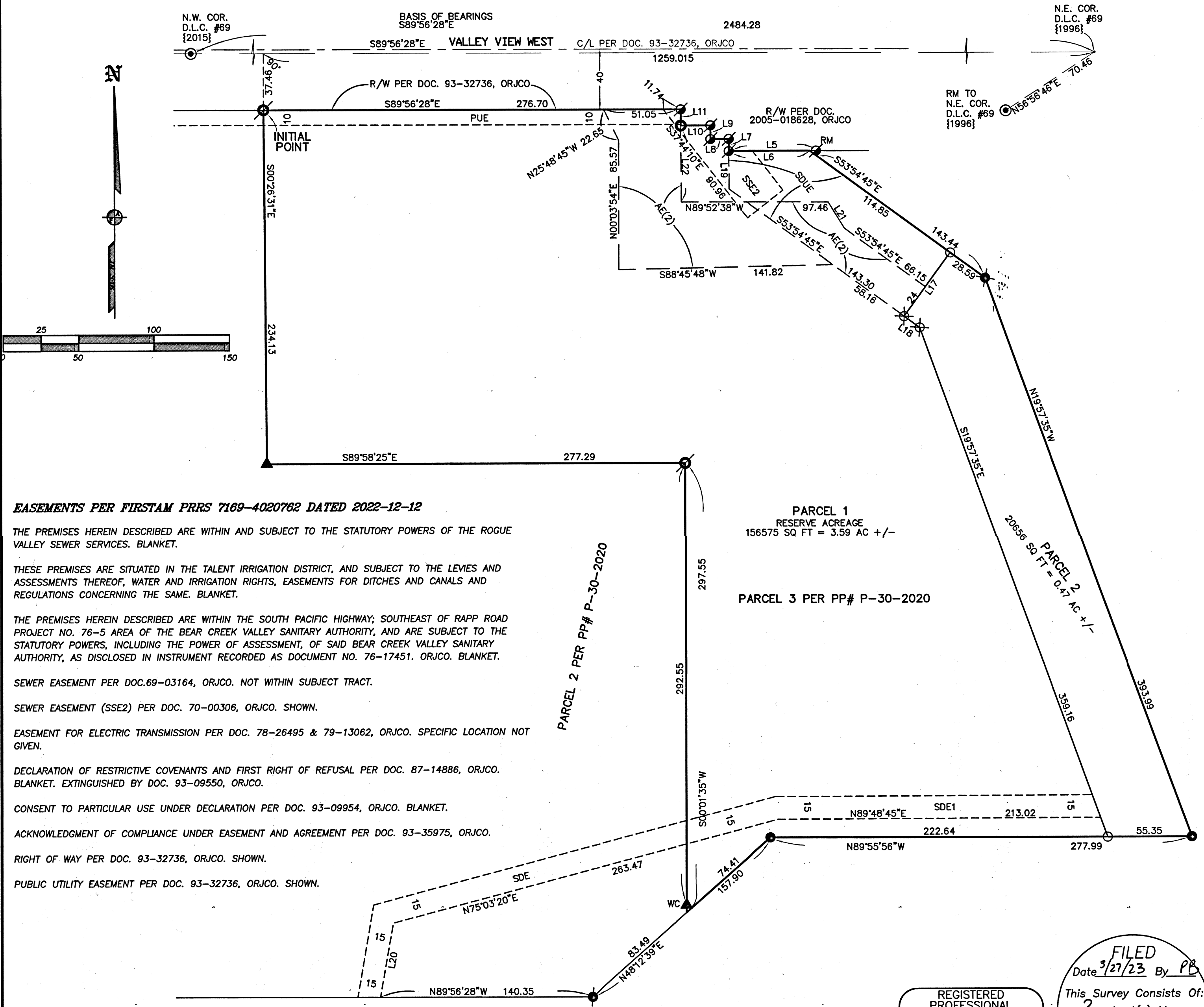
- ⊙ = FD. COUNTY SURVEYOR'S BRASS CAPPED MONUMENT PER {YEAR} RE-ESTAB'S.
- = FD. 5/8" IRON PIN PER FS5688.
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. THOMAS LS505 PER FS9088 OR 10992.
- = FD. BRASS CAP MKD. L.J. FRIAR & ASSOC PER FS13205.
- ⊗ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. TETSUKA ASSOC. INC. PER FS19863.
- ⊗ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. OBEC LS65696 PER FS19706.
- ⊗ = FD. 1" BRASS DISC MKD. OBEC PER FS19706.
- ⊗ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC PER FS15012 OR FS23165.
- ⊗ = FD. "X" ON CONCRETE WALL PER FS1701.
- ▲ = FD. 1" BERNSTEIN BP1P COPPER MARKER MKD. L.J. FRIAR & ASSOC. IN CONCRETE PER FS23165.
- = 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.

LEGEND:

- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- RM = REFERENCE MONUMENT.
- FS = FILED SURVEY #.
- L1 = SEE COURSE DATA TABLE.
- WC = WITNESS CORNER MONUMENT.
- SSE2 = 30' WIDE SEWER EASEMENT PER DOC. 70-00306, ORJCO.
- SDUE = PUBLIC STORM DRAINAGE & UTILITY EASEMENT PER THIS PLAT.
- PUE = PUBLIC UTILITY EASEMENT PER DOC. 93-32736, ORJCO.
- AE(2) = ACCESS EASEMENT FOR PARCEL 2 PER THIS PLAT.
- SDE = PUBLIC STORM DRAINAGE EASEMENT PER DOC. #2022-036359, ORJCO.
- SDE1 = PUBLIC STORM DRAINAGE EASEMENT PER DOC. #2022-036360, ORJCO.

COURSE DATA TABLE

NUM	BEARING	DISTANCE	NUM	BEARING	DISTANCE
L5	N89°50'41"E	57.92	L11	S00°10'54"E	10.69
L6	N89°50'38"E	53.68	L17	N36°05'15"E	52.00
L7	S00°08'48"E	7.98	L18	S53°54'45"E	12.71
L8	N89°51'12"E	12.00	L19	S00°08'48"E	25.12
L9	S00°10'43"E	9.00	L20	N09°46'41"E	49.79
L10	N89°49'39"E	19.56	L21	N31°16'15"W	20.30
			L22	S00°10'54"E	50.50



EASEMENTS PER FIRSTAM PRRS 7169-4020762 DATED 2022-12-12

THE PREMISES HEREIN DESCRIBED ARE WITHIN AND SUBJECT TO THE STATUTORY POWERS OF THE ROGUE VALLEY SEWER SERVICES. BLANKET.

THESE PREMISES ARE SITUATED IN THE TALENT IRRIGATION DISTRICT, AND SUBJECT TO THE LEVIES AND ASSESSMENTS THEREOF, WATER AND IRRIGATION RIGHTS, EASEMENTS FOR DITCHES AND CANALS AND REGULATIONS CONCERNING THE SAME. BLANKET.

THE PREMISES HEREIN DESCRIBED ARE WITHIN THE SOUTH PACIFIC HIGHWAY; SOUTHEAST OF RAPP ROAD PROJECT NO. 76-5 AREA OF THE BEAR CREEK VALLEY SANITARY AUTHORITY, AND ARE SUBJECT TO THE STATUTORY POWERS, INCLUDING THE POWER OF ASSESSMENT, OF SAID BEAR CREEK VALLEY SANITARY AUTHORITY, AS DISCLOSED IN INSTRUMENT RECORDED AS DOCUMENT NO. 76-17451. ORJCO. BLANKET.

SEWER EASEMENT PER DOC.69-03164, ORJCO. NOT WITHIN SUBJECT TRACT.

SEWER EASEMENT (SSE2) PER DOC. 70-00306, ORJCO. SHOWN.

EASEMENT FOR ELECTRIC TRANSMISSION PER DOC. 78-26495 & 79-13062, ORJCO. SPECIFIC LOCATION NOT GIVEN.

DECLARATION OF RESTRICTIVE COVENANTS AND FIRST RIGHT OF REFUSAL PER DOC. 87-14886, ORJCO. BLANKET. EXTINGUISHED BY DOC. 93-09550, ORJCO.

CONSENT TO PARTICULAR USE UNDER DECLARATION PER DOC. 93-09954, ORJCO. BLANKET.

ACKNOWLEDGMENT OF COMPLIANCE UNDER EASEMENT AND AGREEMENT PER DOC. 93-35975, ORJCO.

RIGHT OF WAY PER DOC. 93-32736, ORJCO. SHOWN.

PUBLIC UTILITY EASEMENT PER DOC. 93-32736, ORJCO. SHOWN.

BASIS OF BEARINGS:

SURVEY NO 13205 AS SHOWN HEREON.

UNIT OF MEASUREMENT = FEET

SCALE: 1" = 50'

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James E. Hibbs
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

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