

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

FILE NO. MLP-2022-006  
EXAMINED AND APPROVED by City of Talent Planning  
this 24<sup>th</sup> day of April, 20 23.

Attest: Kristen Maze  
KRISTEN MAZE, Planning Director  
EXAMINED AND APPROVED as required by ORS 92.100 as of May 3, 2023.

Scott Fein  
SCOTT FEIN, County Surveyor

EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96  
as of 5-4-23, 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 May 04, 2023.

Robert Crawford Deputy  
Tax Collector

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

Know all men by these presents that SUNCREST HOMES LLC, an Oregon limited liability company, is the owner 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 Utility Easement (UE) for Parcel 2 as shown on Sheet 2.

Charlie Hamilton  
CHARLIE HAMILTON, Member  
Suncrest Homes LLC

STATE OF OREGON)  
COUNTY OF JACKSON)

PERSONALLY appeared the above named Charlie Hamilton and acknowledged the foregoing instrument to his voluntary act and deed and was signed on behalf of Suncrest Homes LLC.

Dated this 17<sup>th</sup> day of April, 2023.

Dermi Laney

Debbie Laney Notary Public - Oregon

Commission No. 988276

My Commission Expires: 6-11-23

PARTITION PLAT NO. P-19-2023

LAND PARTITION (File MLP-2022-006)  
Of Lot 12, Block 2 of McClouds Addition  
& in the N.W. 1/4 of Sec. 26, T.38S., R1W., 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:  
MARCH 1, 2023

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

Filed for record this 4<sup>th</sup> day of May, 20 23, at  
10:27 o'clock A.M., and recorded as Partition Plat No. P-19-2023  
of "Record of Partition Plats" of Jackson County, Oregon.  
Index Volume 34 Page 19 Document No. 2023-008508 ORJCO.

Christine D Walker  
County Clerk

Rebecca Ward  
Deputy

County Surveyor File No. 23885

\*\*\*\*\* 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 12, Block 2, MCLOUDS ADDITION, according to the official plat thereof, now of record, in Volume 3, Page 49 of Plats of Jackson County, Oregon. EXCEPTING THEREFROM that portion conveyed to the Town of Talent, for alley purposes, as described in Volume 93, Page 116, Jackson County Deed Records.

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 that property set forth in Doc. 2022-019280, ORJCO. See City of Talent File MLP-2022-006.

PROCEDURE: Many of the monument ties were made by this office during various surveys completed after the 2020 Alameda Fire. Using Trimble R10 G.P.S. receivers, made ties to monuments not tied previously to control the R/W of Gangnes Drive and the Alley. The position of the most Northerly and Easterly corners of Lot 12 were positioned by proportionate method. The alley deeded to the City of Talent via Vol. 93, Pg. 116, JCDR was positioned using deed record data. The parcel line was positioned as per the approved tentative plat and monuments were then set as shown on Sheet 2. Witness corner monuments were set due to fence and utility pole obstructions. The fence line along the S.E. line was built by the adjoiner to the S.E. The adjoiner informed us that he simply replaced the fence line where it was prior to the fire and where it has been since he purchased the property in 1985. He is also aware that it spans the alley.

FILED  
Date 5/4/23 By PB  
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.

James E. Hibbs  
SURVEYOR

**SURVEY FOR:**

SUNCREST HOMES, LLC  
PO BOX 1313  
TALENT, OR 97540

**DATE:**

MARCH 1, 2023

**PARTITION PLAT NO. P-19-2023**

**LAND PARTITION (File MLP-2022-006)**  
**Of Lot 12, Block 2 of McClouds Addition**  
**& in the N.W. 1/4 of Sec. 26, T.38S, R1W., W.M.**  
**City of Talent Jackson County, Oregon**

**BASIS OF BEARINGS:**

SURVEY NO. 22790 AS SHOWN HEREON.

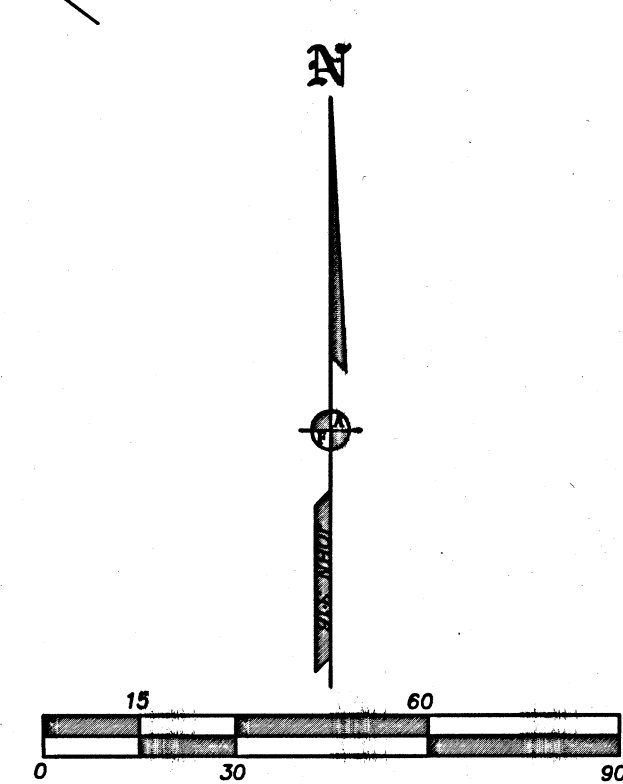
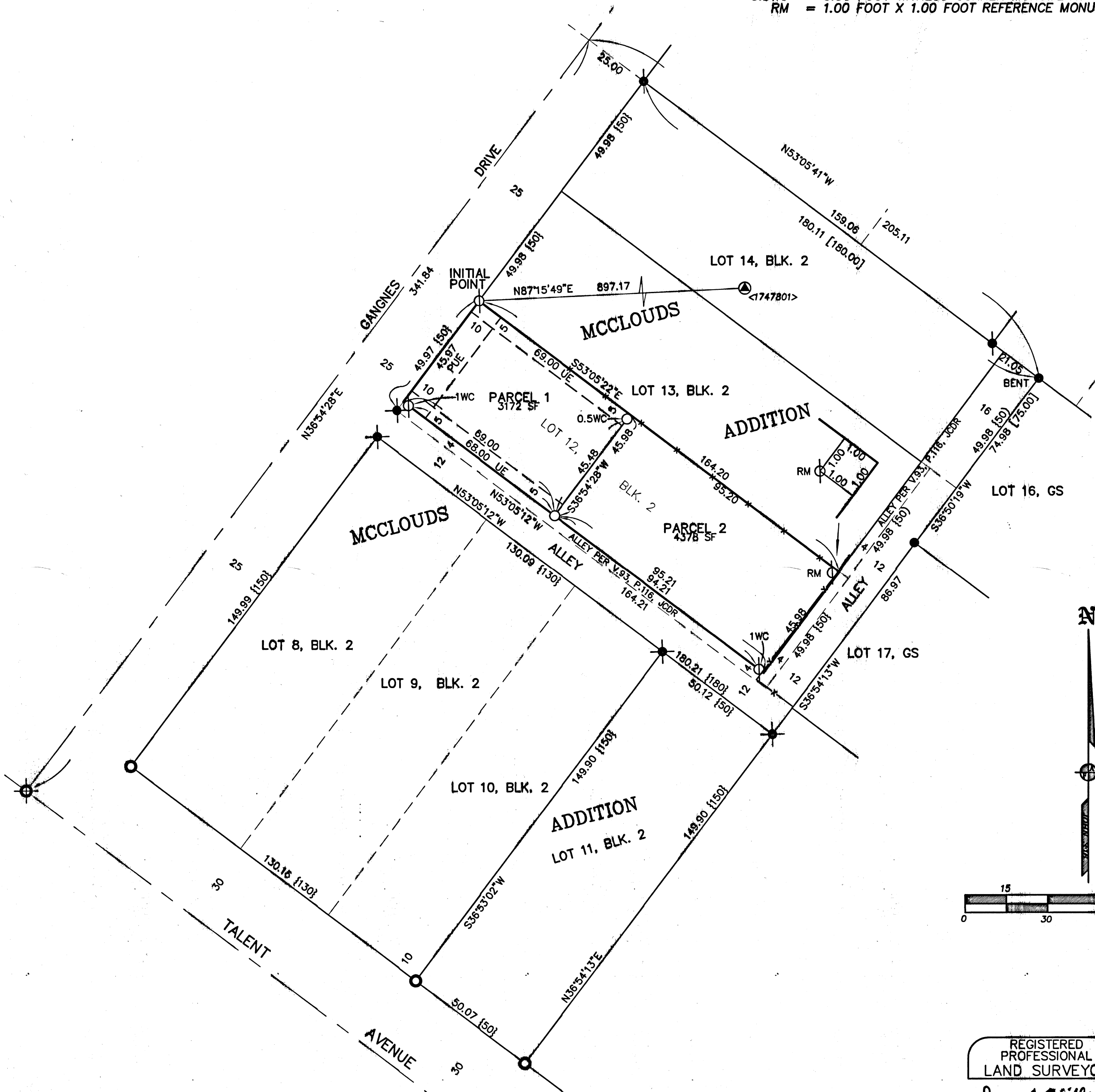
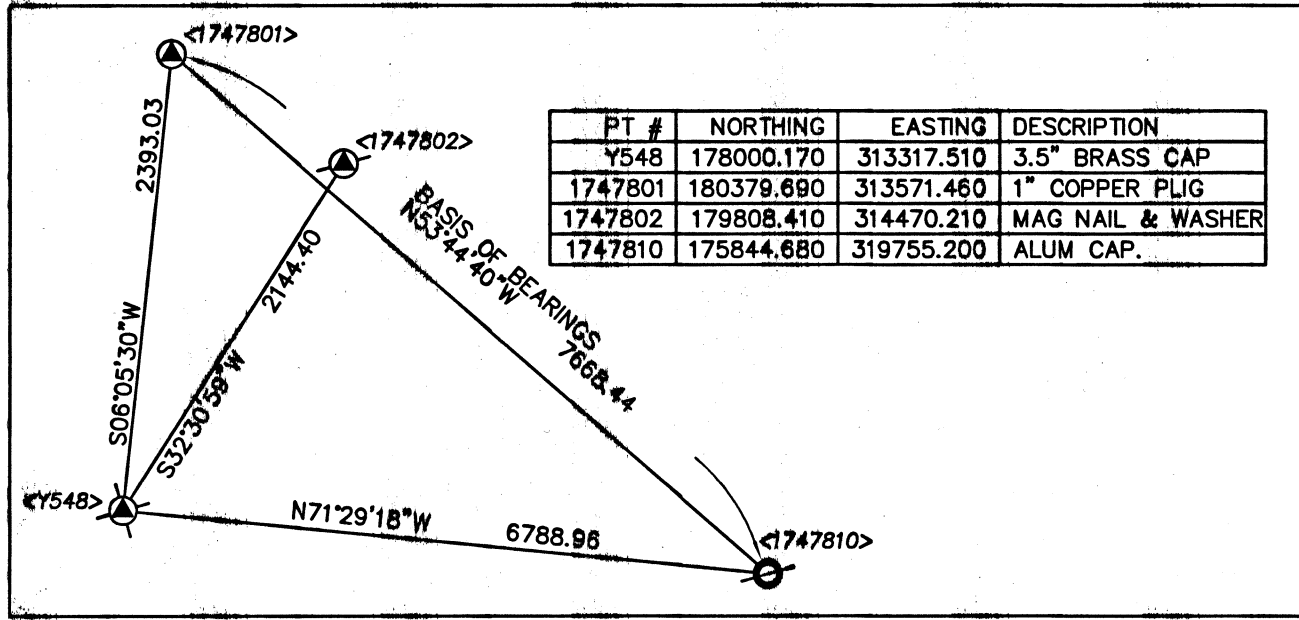
UNIT OF MEASUREMENT = FEET SCALE: 1" = 30'

**SURVEY BY:**

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CONSULTING LAND SURVEYORS  
PO BOX 1947  
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PHONE: (541) 772-2782  
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**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. 5/8" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER FS23543.
  - ⊙ = FD. 0.40 CAL SHELL CASING IN CONCRETE & BRASS WASHER MKD. NEATHAMER SURVEYING & TACK PER FS23330 OR 23414.
  - ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. NEATHAMER SURVEYING PER FS23330 OR 23414.
  - ⊙ = FD. ALUM. CAP MKD L.J. FRIAR & ASSOC PER FS15307.
  - ⊙ = 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.  
[ ] = RECORD DATA PER MA.  
MA = MC CLOUDS ADDITION.  
PUE = PUBLIC UTILITY EASEMENT PER THIS PLAT.  
UE = PRIVATE UTILITY EASEMENT FOR PARCEL 2 PER THIS PLAT.  
1WC = 1.00 FOOT WITNESS CORNER MONUMENT.  
0.5WC = 0.50 FOOT WITNESS CORNER MONUMENT.  
RM = 1.00 FOOT X 1.00 FOOT REFERENCE MONUMENT.



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

*James E. Hibbs*  
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

*James E. Hibbs*

OREGON  
JULY 17, 1986  
JAMES E. HIBBS  
2234  
RENEWAL DATE 6-30-21

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This Survey Consists Of:  
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SHEET 2 OF 2