

23948

***** APPROVALS *****

FILE NO. MLP-2023-002
EXAMINED AND APPROVED by City of Talent Planning

this 28th day of June, 20 23

Attest: Kristen Maze
Kristen Maze, Planning Director

EXAMINED AND APPROVED as required by ORS 92.100 as of July 17, 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 July 25, 2023

Chad Hollister, Chad Hollister
By and for County Assessor

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of July 25th, 20 23

Ma. Merritt, deputy
Ma. Merritt, deputy tax collector

***** DECLARATION *****

Know all men by these presents that SHARON C. ANDERSON is the owner in fee of the lands shown on Sheet 2, more particularly described in the Surveyor's Certificate and has partitioned the same into the Parcels as shown on Sheet 2 and does hereby make and establish the Private Utility Easement (UE1) for Parcel 1 as shown on Sheet 2.

Sharon C. Anderson
SHARON C. ANDERSON

STATE OF OREGON)
)ss
COUNTY OF JACKSON)

PERSONALLY appeared the above named Sharon C. Anderson and acknowledged the foregoing instrument to be her voluntary act and deed.

Dated this 26th day of June, 20 23

Kasey Hamilton
Kasey Hamilton, Notary Public - Oregon

Commission No. 1036418

My Commission Expires: May 1, 2027

PARTITION PLAT NO. P-25-2023

LAND PARTITION (File MLP-2023-002)
Of Lot 6 of AUTUMN RIDGE SUBDIVISION
& in the S.W. 1/4 of Sec. 23, 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:
JUNE 22, 2023

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

Filed for record this 25 day of July, 20 23, at 1:47 o'clock P.M., and recorded as Partition Plat No. P-25-2023 of "Record of Partition Plats" of Jackson County, Oregon. Index Volume 34 Page 25 Document No. 2023-15445 ORJCO.

Christine D. Walker County Clerk Gina Hall Deputy

County Surveyor File No. 23948

***** 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 6 of AUTUMN RIDGE SUBDIVISION, according to the official plat thereof, now of record, in Volume 21, Page 1 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 Lot 6 of AUTUMN RIDGE SUBDIVISION and set forth in Doc. 00-22013, ORJCO. See City of Talent File MLP-2023-002.

PROCEDURE: Using Trimble R10 G.P.S. receivers, made ties to monuments of record as shown on Sheet 2 to control the Survey. The SW & SE corner were positioned by proportionate method between the nearest found monuments along the Alley. The most NL'y corner was positioned by proportion between the nearest found monument along the R/W of Autumn Ridge Court. Computed the position of the new parcel line and set monuments as shown on Sheet 2.

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

James E. Hibbs
JAMES E. HIBBS, PLS2234

FILED
Date 7/25/23 By PB
This Survey Consists Of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

23948

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

DATE:
JUNE 22, 2023

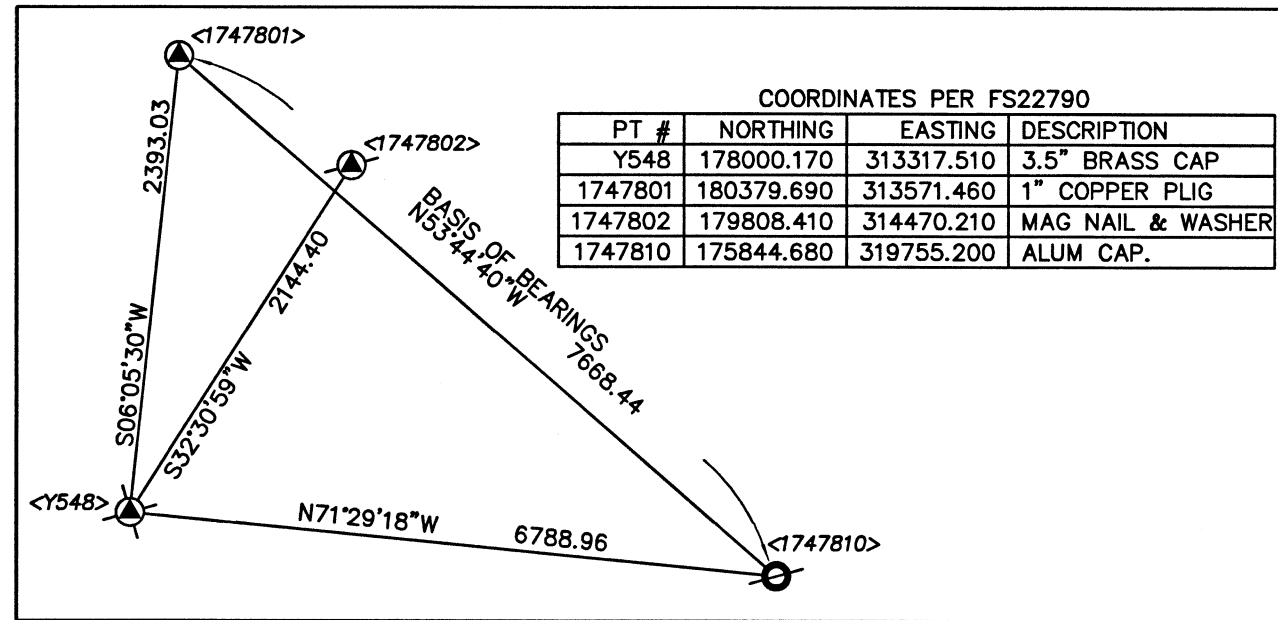
PARTITION PLAT NO. 2-25-2023

LAND PARTITION (File MLP-2023-002)
Of Lot 6 of AUTUMN RIDGE SUBDIVISION
& in the S.W. 1/4 of Sec. 23, T.38S, R.1W, W.M.
City of Talent Jackson County, Oregon

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

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. 5/8" IRON PIN & PLASTIC CAP MKD. MINECCI LS2349 PER ARS.
- = FD. BRASS CAP MKD. LS2349 PER FS18166.
- = 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 ARS.
- ARS = AUTUMN RIDGE SUBDIVISION (FS14794).
- PUE = PUBLIC UTILITY EASEMENT PER ARS.
- UE1 = PRIVATE UTILITY EASEMENT FOR PARCEL 1 PER THIS PLAT.
- C1 = SEE COURSE DATA TABLE.
- RS = SET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. IN PLACE OF FOUND MONUMENT.
- 2.5WC = 2.50 FOOT WITNESS CORNER MONUMENT.



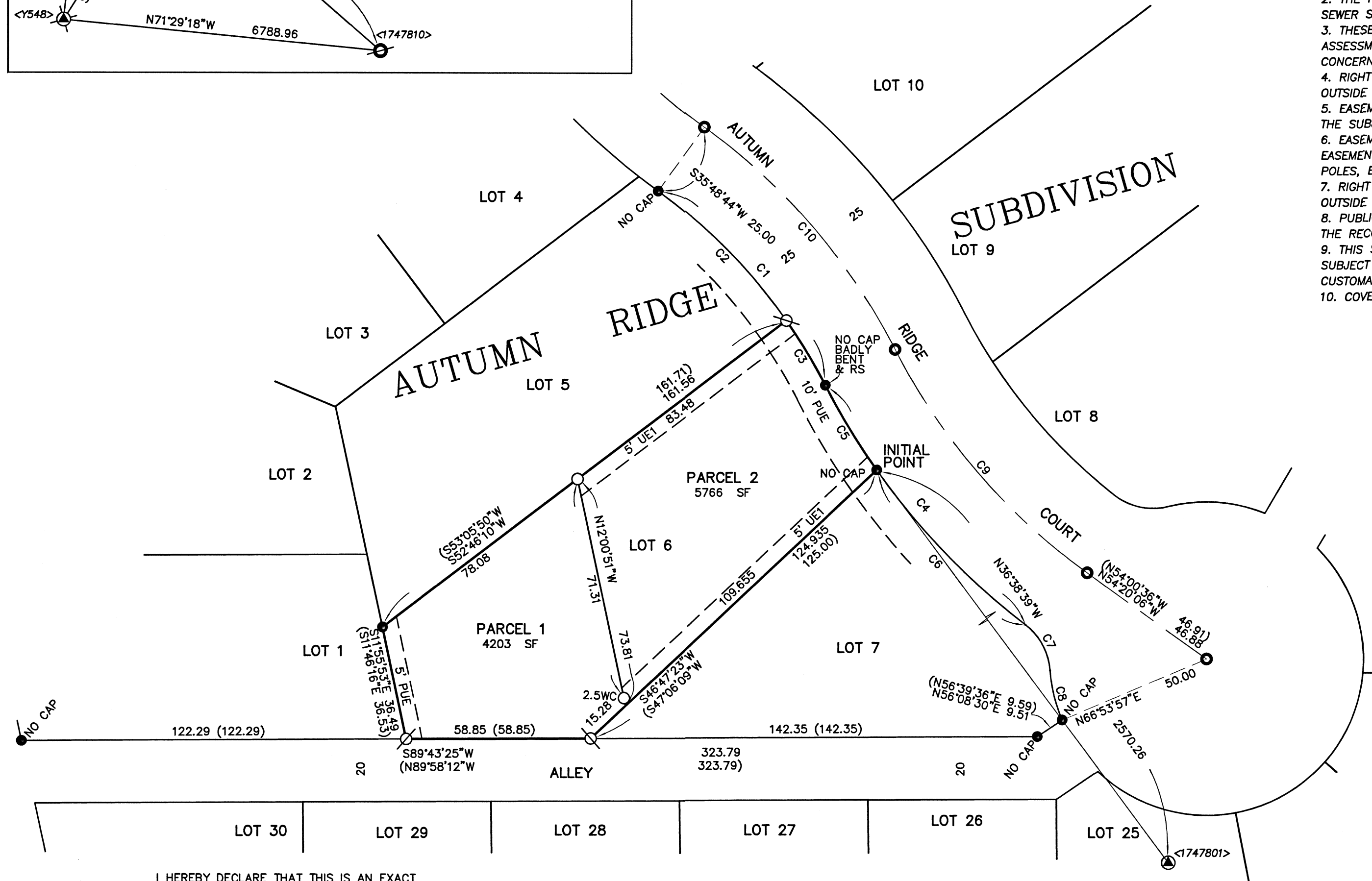
BASIS OF BEARINGS:

SURVEY NO. 22790 AS SHOWN HEREON.

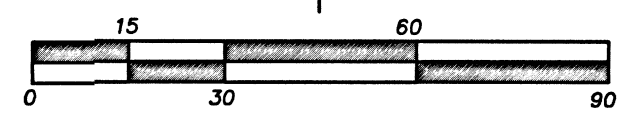
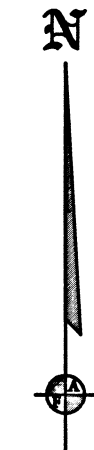
UNIT OF MEASUREMENT = FEET SCALE: 1" = 30'

EXCEPTIONS PER FIRST AM PRRS 7169-4088795 DATED MAY 30, 2023

2. THE PREMISES HEREIN DESCRIBED ARE WITHIN AND SUBJECT TO THE STATUTORY POWERS OF THE ROGUE VALLEY SEWER SERVICES.
3. 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.
4. RIGHT OF WAY FOR ONE ANCHOR & RELATED FIXTURES PER V.133, P.87, JCDR. THIS EASEMENT APPEARS TO BE OUTSIDE OF THE SUBJECT PROPERTY AS THERE ARE NO ANCHORS LOCATED ON SUBJECT PROPERTY.
5. EASEMENT FOR POLE, WIRES, CABLES, ETC. PER V.215, P.303, JCDR. THIS EASEMENT APPEARS TO BE OUTSIDE OF THE SUBJECT PROPERTY AS THERE ARE NO ANCHORS LOCATED ON SUBJECT PROPERTY.
6. EASEMENT FOR OVERHEAD POWER LINES, POLES & ANCHORS PER V.477, P.181 AND V.489, P.55 JCDR. THESE EASEMENTS APPEAR TO BE OUTSIDE OF THE SUBJECT PROPERTY AS THERE ARE NO ANCHORS, OVERHEAD POWER LINE, POLES, ETC. LOCATED ON SUBJECT PROPERTY.
7. RIGHT OF WAY FOR ONE ANCHOR & RELATED FIXTURES PER V.492, P.413, JCDR. THIS EASEMENT APPEARS TO BE OUTSIDE OF THE SUBJECT PROPERTY AS THERE ARE NO ANCHORS LOCATED ON SUBJECT PROPERTY.
8. PUBLIC UTILITY EASEMENTS OVER AND ACROSS THE NORTHEASTERLY 10 FEET AND WEST 5 FEET, AS SHOWN ON THE RECORDED PLAT AND DEDICATION. SHOWN.
9. THIS SUBDIVISION IS LOCATED WITHIN 200 FEET OF DESIGNATED AGRICULTURAL LAND. NEARBY RESIDENCES MAY BE SUBJECT TO NOISE, DUST, ODOR, SPRAY RESIDUES AND OTHER TYPES OF POLLUTION INCIDENTAL TO COMMON, CUSTOMARY AND ACCEPTED FARM PRACTICES, AS SET FORTH ON THE RECORDED PLAT AND DEDICATION. BLANKET.
10. COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS PER DOC. 96-03482, ORJCO. BLANKET.



NUM	DELTA	ARC	RADIUS	CHORD
C1	26°59'30" (26°59'55")	82.44 (82.46)	175.00 (175.00)	N40°40'45"W 81.68
C2	19°06'34" (19°06'50")	58.37 (58.38)	175.00 (175.00)	N44°37'13"W (N44°18'59"W) 58.11
C3	07°52'55" (07°53'05")	24.07 (24.08)	175.00 (175.00)	N31°07'28"W (N30°49'01"W) 24.06
C4	25°32'03" (25°32'49")	100.27 (100.32)	225.00 (225.00)	S39°57'30"E 99.44
C5	08°03'21" (08°03'34")	31.63 (31.65)	225.00 (225.00)	S31°13'08"E (S30°54'15"E) 31.65
C6	17°28'43" (17°29'15")	68.64 (68.67)	225.00 (225.00)	S43°59'10"E (S43°40'39"E) 68.37
C7	48°29'19" (48°30'25")	16.93 (16.93)	20.00 (20.00)	N28°28'52"W (N28°10'05"W) 16.43
C8	18°51'50" (18°51'35")	16.46 (16.46)	50.00 (50.00)	S13°40'08"E (S13°20'39"E) 16.38
C9	27°07'37" (26°08'08")	94.69 (94.72)	200.00 (200.00)	S40°45'18"E (N40°26'32"W) 93.81
C10	26°59'33" (26°59'55")	94.22 (94.24)	200.00 (200.00)	N40°40'49"W (N40°22'26"W) 93.35



I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
J. E. Hibbs
JAMES E. HIBBS, PLS2234

REGISTERED PROFESSIONAL LAND SURVEYOR
James E. Hibbs
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-25

FILED
Date 7/25/23 By RB
This Survey Consists Of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR
SHEET 2 OF 2