

PARTITION PLAT No. P-33-2023

Located in Lot 8, Block 1 of PACIFIC ESTATES - UNIT NO. 1 and in the N.E. 1/4 of Section 26, T.38S., R.1W., W.M., City of Talent, Jackson County, Oregon

I HEREBY CERTIFY THAT THIS IS A EXACT COPY OF THE ORIGINAL PLAT
Bary D Kaiser
SURVEYOR

SURVEY FOR:
Solid Ground Building & Development LLC
P.O. Box 667
Jacksonville, OR. 97530

DATE:
September 19, 2023

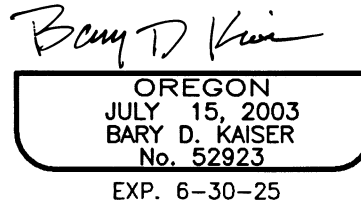
SURVEY BY:
Kaiser Surveying
2178 Butte Falls Highway
Eagle Point, OR. 97524

*** SURVEYOR'S CERTIFICATE ***

I, Bary D. Kaiser, a duly registered professional land surveyor of the State of Oregon, do hereby certify that I have correctly surveyed the land represented on the attached Partition Plat, the boundaries being described as follows:

Lot 8, Block 1 of PACIFIC ESTATES - UNIT NO. 1, in the City of Talent, Jackson County, Oregon, according to the Official Plat thereof, recorded in Volume 11, Page 60 of Plat Records.

Bary D Kaiser
SURVEYOR



*** DECLARATION ***

Known all men by these presents that SOLID GROUND BUILDING & DEVELOPMENT LLC, an Oregon Limited Liability Company, hereafter referred to as Declarant, is the owner of the lands represented on this Partition Plat and more particularly described in Surveyor's Certificate, and has caused the same to be partitioned into parcels as shown on sheet 2, and Declarant does hereby dedicate to the public for public use the 10' wide Public Utility Easement (PUE) as shown on sheet 2. Declarant does also hereby create that 5 foot wide Storm Drain Easement across Parcel No. 2 benefiting Parcel No. 1 as shown on Sheet 2.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 3rd DAY, OF October, 20 23.

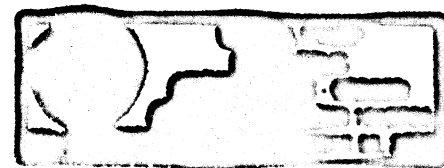
Michael D. Deats
Michael D. Deats
(member, Solid Ground Building & Development LLC, an Oregon Limited Liability Company)

Sharon Leigh Deats
Sharon Leigh Deats
(member, Solid Ground Building & Development LLC, an Oregon Limited Liability Company)

STATE OF OREGON)
COUNTY OF JACKSON)ss

Personally appeared the above named MICHAEL D. DEATS and SHARON LEIGH DEATS, and acknowledge the foregoing instrument to be their voluntary act and deed and it was signed on behalf of Solid Ground Building & Development LLC, an Oregon Limited Liability Company.

Subscribed and sworn to before me this 3rd day of October, 20 23.



(SIGN) Rocio Solis
Rocio Solis NOTARY PUBLIC - OREGON
(PRINT)
COMMISSION NO. 1019744
MY COMMISSION EXPIRES December 06, 2025

*** APPROVALS ***

I certify that, pursuant to authority granted by the City of Talent that this Partition Plat is hereby approved by Administrative Review.

Dated this 9th day of October, 20 23. (File No. MLP 2023-004)

Krist Meyer
CITY OF TALENT PLANNING DIRECTOR

Examined and approved per O.R.S. 92.100 this 10 day of October, 20 23.

Scott Fein
COUNTY SURVEYOR

Examined and approved as required by O.R.S. 92.100 this 13 day of October, 20 23.

By and for Chad Hollister
ASSESSOR, DEPARTMENT OF ASSESSMENT

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of the 13th day of October, 20 23.

Torin Finney as Deputy
TAX COLLECTOR

*** RECORDER'S CERTIFICATE ***

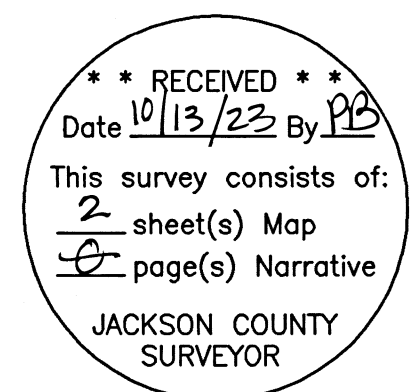
Filed for record, this 13 day of October, 20 23, at 2:47 o'clock P m, and recorded as Partition Plat No. P-33-2023 of the Records of Partition Plats, in Jackson County, Oregon.

Index Volume 34 Page 33.

Christine D. Walker
COUNTY CLERK

Elsa Hall
DEPUTY

COUNTY SURVEYOR FILE No. 24005.

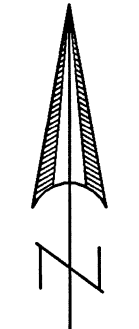


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Bary D Kaiser
SURVEYOR



SCALE: 1" = 20'

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P.O. Box 667
Jacksonville, OR. 97530

DATE:
September 19, 2023

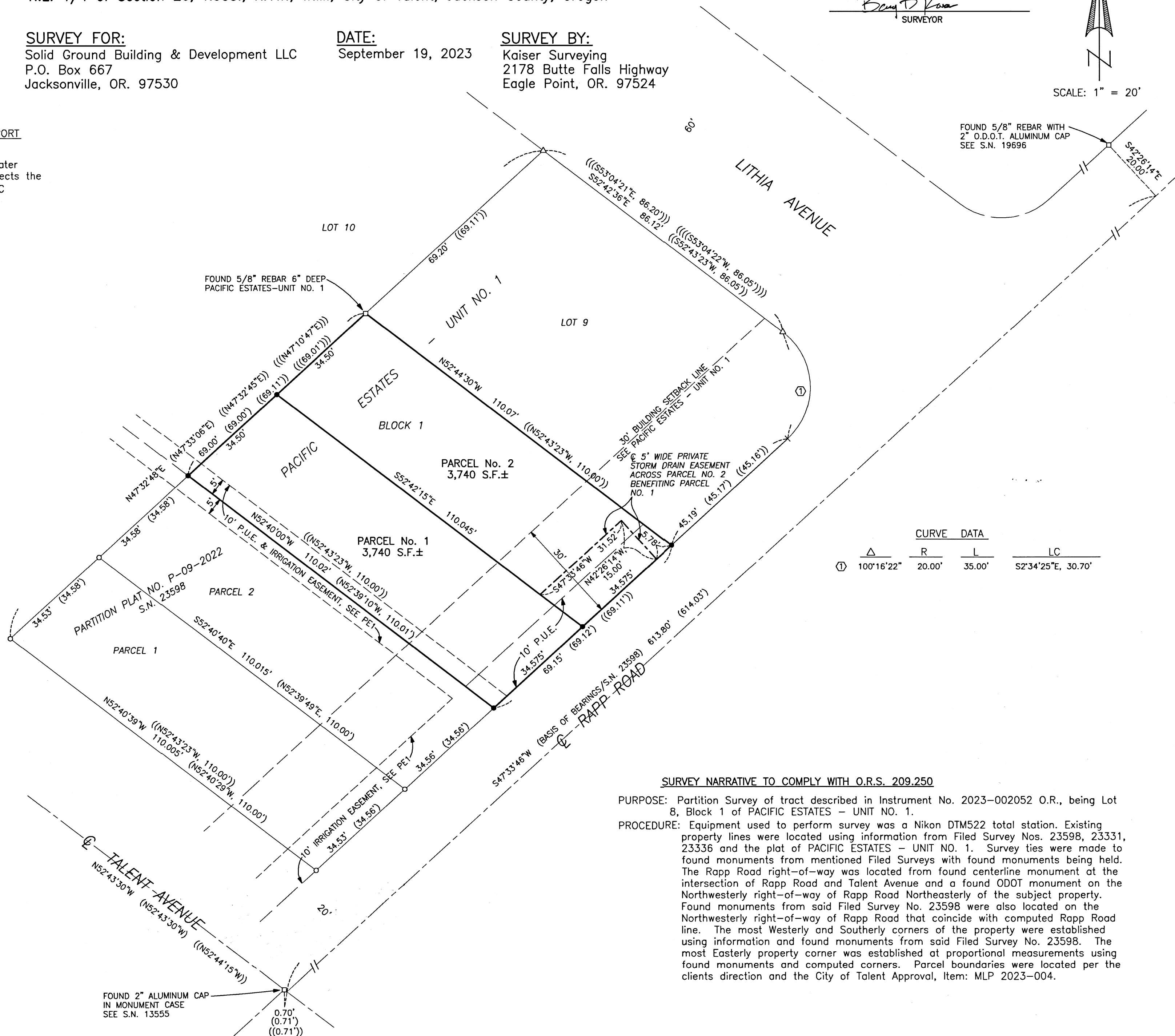
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EXCEPTIONS SHOWN ON CURRENT TITLE RECORDS REPORT

1. Property is subject to Declarations of restrictive covenants per Instrument Nos. 73-02595 O.R. and later amended by 2021-038923 O.R., this amendment affects the 30' building setback as shown on the Plat of PACIFIC ESTATES – UNIT NO. 1.

LEGEND

- = Found 5/8" Rebar with Yellow Plastic Cap marked "DROSSOS LS 90718" S.N. 23598
 - △ = Found 5/8" Rebar with Orange Plastic Cap marked "NEATHAMER SURVEYING" S.N. 23331
 - = Found Monument as Indicated
 - = Set 5/8" x 30" Rebar with Orange Plastic Cap marked "B. KAISER LS 52923"
- PE1 = PACIFIC ESTATES – UNIT NO. 1
 S.N. = Filed Survey Number County Surveyors Office
 () = Record/S.N. 23598
 (()) = Record/PACIFIC ESTATES – UNIT NO. 1
 ((())) = Record/S.N. 23336
 (((())) = Record/S.N. 23331



CURVE DATA			
Δ	R	L	LC
① 100°16'22"	20.00'	35.00'	S2°34'25"E, 30.70'

SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

PURPOSE: Partition Survey of tract described in Instrument No. 2023-002052 O.R., being Lot 8, Block 1 of PACIFIC ESTATES – UNIT NO. 1.

PROCEDURE: Equipment used to perform survey was a Nikon DTM522 total station. Existing property lines were located using information from Filed Survey Nos. 23598, 23331, 23336 and the plat of PACIFIC ESTATES – UNIT NO. 1. Survey ties were made to found monuments from mentioned Filed Surveys with found monuments being held. The Rapp Road right-of-way was located from found centerline monument at the intersection of Rapp Road and Talent Avenue and a found ODOT monument on the Northwestern right-of-way of Rapp Road Northeastly of the subject property. Found monuments from said Filed Survey No. 23598 were also located on the Northwestern right-of-way of Rapp Road that coincide with computed Rapp Road line. The most Westerly and Southerly corners of the property were established using information and found monuments from said Filed Survey No. 23598. The most Easterly property corner was established at proportional measurements using found monuments and computed corners. Parcel boundaries were located per the clients direction and the City of Talent Approval, Item: MLP 2023-004.

REGISTERED PROFESSIONAL LAND SURVEYOR

Bary D Kaiser
OREGON JULY 15, 2003 BARY D. KAISER No. 52923 EXP. 6-30-25

** RECEIVED **
Date 10/13/23 By PB
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR