

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

FILE NO. MLP 2023-001  
EXAMINED AND APPROVED by City of Talent Planning  
this 19<sup>th</sup> day of December, 2023.

Attest: Kristen Maze  
Kristen Maze, Planning Director

EXAMINED AND APPROVED as required by ORS 92.100 as of December 18, 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 26<sup>th</sup>, 2023.

[Signature]  
County Assessment  
by and for

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have  
been paid as of December 26<sup>th</sup>, 2023.

[Signature] (Joel Orin) Deputy  
County Tax Collection

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

Know all men by these presents that we, JOHN EDWARD NILSEN and LYNN NILSEN, as tenants by the entirety, are the owners 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 the benefit of Parcel 2, the Shared Driveway Easement (SDE) for the benefit of Parcels 1 & 2 and the Private Irrigation Easement (PIE) for the benefit of Parcel 1.

SEE CONSULT AFFIDAVIT DOC # 2023-026222, ORJCO  
JOHN EDWARD NILSEN LYNN NILSEN

STATE OF OREGON)  
                          )ss  
COUNTY OF JACKSON)

PERSONALLY appeared the above named John Edward Nilsen and Lynn Nilsen, as tenants by the entirety, and acknowledged the foregoing instrument to their voluntary act and deed.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Notary Public - Oregon  
Commission No. \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

PARTITION PLAT NO. P-41-2023

LAND PARTITION (File MLP 2023-001)  
In Lot 2, Block 4, HYDE PARK SUBDIVISION &  
In the S.E. 1/4 of Sec. 25, T.38S., R.1W. W.M.  
City of Talent Jackson County, Oregon

SURVEY FOR:  
DEREK SHERRELL  
1710 TALENT AVE.  
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 2, 2023

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

Filed for record this 26<sup>th</sup> day of DECEMBER, 2023, at  
10:10 o'clock A.M., and recorded as Partition Plat No. P-41-2023  
of "Record of Partition Plats" of Jackson County, Oregon.  
Index Volume 34 Page 41. Document No. 2023-026222, ORJCO.

Christine D Walker Heather SIMPSON  
County Clerk Deputy

County Surveyor File No. 24045

\*\*\* 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:

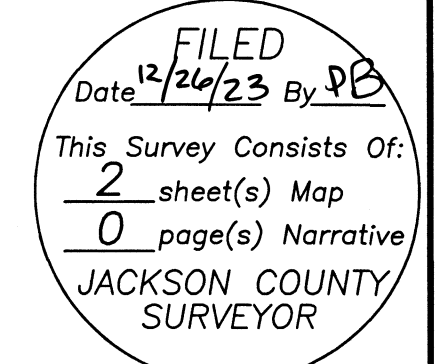
Commencing at the Easterly corner of Lot 2, Block 4, HYDE PARK SUBDIVISION, according to the official plat thereof, now of record, in Volume 5, Page 31 of Plats of Jackson County, Oregon; thence along the Northeasterly line of said Lot 2, North 55°58'00" West, 125.00 feet to the Easterly corner of that tract described in Document No. 94-44982, Official Records of Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the Southeasterly line of said tract, South 30°44'32" West, 285.93 feet (record South 30°42'00" West, 286.33 feet) to the Southwesterly line of said Lot 2; thence along said Southerly line, North 74°00'00" West, 100.00 feet; thence North 69°26'13" West, 3.71 feet (record North 68°47' West, 6.33 feet) to the Westerly corner of said Lot 2; thence along the line common to Lots 1 & 2, said Block 4, North 34°14'13" East, 317.28 feet (record North 34°02'00" East, 317.0 feet) to the Northerly corner of said Lot 2; thence along the Northeasterly of said Lot 2, South 55°58'00" East, 81.16 feet (record 83.05 feet) to the initial point of beginning.



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. 94-44982, ORJCO. See City of Talent File MLP 2023-001.

PROCEDURE: Using Trimble R10 G.P.S. receivers made ties to monuments of record as shown on Sheet 2 to control the subject property exterior as well as the physical centerline of the irrigation canal. The most Southerly & Westerly corners of the subject tract were held as found monumented. The most Northerly corner of the subject tract was positioned at map record distance per FS9416 from the most Northerly corner of Doc. 2004-042592, ORJCO. The most Easterly corner of the subject tract was positioned at deed record distance NW'ly from the most Easterly corner of Lot 2, Block 4, HPS. The angle point in the Southerly boundary was positioned at Map & deed record bearing and distance per FS7480 and Doc. 94-44982, ORJCO, respectively from the found monument at the most Southerly corner of the subject property. With the exterior boundary positioned, I computed the interior Parcel corner positions and set monuments as shown on Sheet 2.



I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.  
[Signature]  
JAMES E. HIBBS, PLS2234

