

***** APPROVALS *****

FILE NO. MLP-2023-003
EXAMINED AND APPROVED by City of Talent Planning.

this 5th day of April, 20 24.

Attest: Krist Maze
Kristen Maze, Planning Director

EXAMINED AND APPROVED as required by ORS 92.100 as of April 26, 2024.

Scott Fein
Scott Fein, County Surveyor

EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96
as of April, 30, 20 24.

Chad Hollister
By and for County Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have
been paid as of April 30th, 2024.

M. Merritt deputy Maissa Merritt
County Taxation

***** DECLARATION *****

Know all men by these presents that we, CHARLIE HAMILTON and MARY STEINBERGS, 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 make and establish (1) the Public Utility Easement under the jurisdiction and control of the City of Talent and (2) the Ingress-Egress Easement (IEE1) for Parcel 1 as shown on Sheet 2.

Charlie Hamilton
CHARLIE HAMILTON

Mary Steinbergs
MARY STEINBERGS

STATE OF OREGON)
COUNTY OF JACKSON)ss

PERSONALLY appeared the above named Charlie Hamilton and Mary Steinbergs, as tenants by the entirety, and acknowledged the foregoing instrument to their voluntary act and deed.

Dated this 10 day of April, 20 24.

Suzanne Lunsford
Suzanne Lunsford Notary Public - Oregon
Commission No. 1029015

My Commission Expires: 09/26/26

PARTITION PLAT NO. P-13-2024

LAND PARTITION (File MLP-2023-003)
A Replat of Parcel 1 per Partition Plat No. P-95-1995
& in the N.E. 1/4 of Sec. 26, T.38S., R.1W. 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:
JANUARY 26, 2024

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

Filed for record this 30th day of April, 20 24 at
10:42 o'clock A.M., and recorded as Partition Plat No. P-13-2024
of "Record of Partition Plats" of Jackson County, Oregon.
Index Volume 35 Page 13 Document No. 2024-008298 ORJCO.

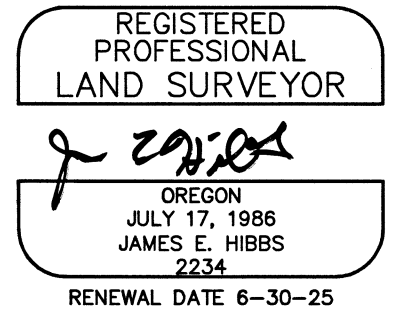
Christine D Walker County Clerk
Heather Simpson Deputy

County Surveyor File No. 24132

***** 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:

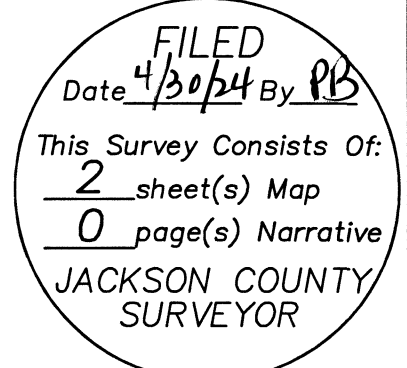
Parcel 1 as shown on the Partition Plat filed in the Office of the Jackson County Surveyor as No. 14773, and recorded as Partition Plat No. P-95-1995, "Record of Partition Plats" in Jackson County, Oregon.



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 that property set forth in Doc. 2021-052418, ORJCO and approved under City of Talent File MLP-2023-003.

PROCEDURE: Many of the controlling monuments were initially tied by this office after the 2020 Alameda Fire and are shown on Survey No. 23268 and 23771. Using Trimble R10 Receivers made ties to monuments shown on Sheet 2. The direction of the NW'ly line was positioned using the found monument per FS11315 and a point 5.00' SE'ly from the witness monument per OBV. The most N'ly & W'ly corners of the subject tract were positioned at plat record distances per FS14773 from the found monument per FS11315. With the exterior boundary resolved, computed the position of the interior Parcel corners and set monuments as shown on Sheet 2. Due to improvements constructed after the 2020 Alameda fire, witness corner monuments were set as shown.



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

James E. Hibbs
JAMES E. HIBBS, PLS2234

SHEET 1 OF 2

SURVEY FOR:

SUNCREST HOMES, LLC
PO BOX 1313
TALENT, OR 97540

DATE:

JANUARY 26, 2024

PARTITION PLAT NO. P-13-2024

LAND PARTITION (File MLP-2023-003)
A Replat of Parcel 1 per Partition Plat No. P-95-1995
& in the N.E. 1/4 of Sec. 26, T.38S., R.1W. W.M.
City of Talent Jackson County, Oregon

SURVEY BY:

L.J. FRIAR & ASSOCIATES, P.C.
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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 DISC IN CONCRETE. SEE FS22790.
- ⊙ = FD. ALUMINUM CAP PER FS22790.
- ⊙ = FD. METAL CAP MKD. HOFFBUHR & ASSOC INC PER FS18599.
- = FD. 5/8" IRON PIN PER PE1.
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. NEATHAMER SURVEYING PER FS23331.
- ⊙ = FD. BRASS WASHER MKD. NEATHAMER SURVEYING & TACK IN LEAD PLUG IN CONCRETE PER FS23331.
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC PER FS14773, 23336 OR 23771.
- ⊙ = FD. BRASS TAG MKD. L.J. FRIAR & ASSOC & MAG NAIL IN CONCRETE MASS PER FS23771.
- ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. DA EDWARDS RPLS2339 PER FS11624.
- ⊙ = 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.
- ⊙ = SET BRASS WASHER MKD. L.J. FRIAR & ASSOC & MAG NAIL IN AC.

BASIS OF BEARINGS:

OREGON COORDINATE REFERENCE SYSTEM (OCRS) GRANTS PASS-ASHLAND ZONE, NAD83(2011) EPOCH 2010 BASED ON THE BEARING OF N53°44'40"W BETWEEN MONUMENT #1747801 & #1747810 AS SHOWN ON FS22790 AND HEREON.

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

EASEMENTS PER FIRSTAM PRRS 7169-4132135 DATED 2024-01-24

SEWER FACILITIES EASEMENT PER DOC. 73-11138 & 73-11809, ORJCO. NOT ON SUBJECT PROPERTY.
PUBLIC UTILITY EASEMENT PER DOC. 94-00505, ORJCO. SHOWN.
PRIVATE UTILITY AND ACCESS EASEMENT PER DOC. 94-00506, ORJCO. NOT ON SUBJECT PROPERTY.
PUBLIC UTILITY EASEMENT PER PP# P-95-1995. PORTION WITHIN SUBJECT PROPERTY EXTINGUISHED BY THIS REPLAT.
INGRESS & EGRESS EASEMENT PER PP# P-95-1995. PORTION WITHIN SUBJECT PROPERTY EXTINGUISHED BY THIS REPLAT.

LEGEND:

- PE1 = PACIFIC ESTATES, UNIT NO. 1 (FS5095).
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- () = RECORD DATA PER PE1.
- FS = FILED SURVEY #
- < > = POINT NUMBER PER FS22790.
- PUE = PUBLIC UTILITY EASEMENT PER DOC. 94-00505, ORJCO EXTINGUISHED BY DOC. 2024-003296 ORJCO.
- IEE1&PUE2 = INGRESS-EGRESS & PUBLIC UTILITY EASEMENT PER THIS PLAT.
- IEPUE = IRRIGATION & PUBLIC UTILITY EASEMENT PER PE1.
- IE = IRRIGATION EASEMENT PER PE1.
- PP# = PARTITION PLAT NO.
- PUE3 = PUBLIC UTILITY EASEMENT PER DOC. 94-00505, ORJCO.
- IEE = INGRESS-EGRESS EASEMENT PER THIS PP# P-95-1995.
- 0.5WC = 0.50' WITNESS CORNER MONUMENT.
- 1.5WC = 1.50' WITNESS CORNER MONUMENT.
- 1WC = 1.00' WITNESS CORNER MONUMENT.
- ORV = OLD BRIDGE VII AGF (FS18380).

REGISTERED PROFESSIONAL LAND SURVEYOR

J. E. Hibbs
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-25

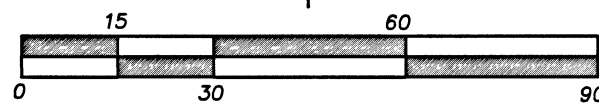
FILED
Date 4/30/24 By PB
This Survey Consists Of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

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

J. E. Hibbs
JAMES E. HIBBS, PLS2234

SHEET 2 OF 2

PT #	NORTHING	EASTING	DESCRIPTION
Y548	178000.170	313317.510	3.5" BRASS CAP
1747801	180379.690	313571.460	1" COPPER PLUG
1747802	179808.410	314470.210	MAG NAIL & WASHER
1747810	175844.680	319755.200	ALUM CAP.



THIS PLAT WAS PREPARED USING AN EPSON SC-T5200 WITH EPSON T6925 INK ON MILANO JPC4M2 POLYESTER FILM.

381W26AA TL2100

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