

# MAJOR LAND PARTITION

LOCATED IN THE S.W. 1/4 OF SECTION 23 AND D.L.C. NO. 60, T.38S., R.1W., W.M.  
CITY OF TALENT, JACKSON COUNTY, OREGON

JUNE 10, 1986

### PARTITIONERS

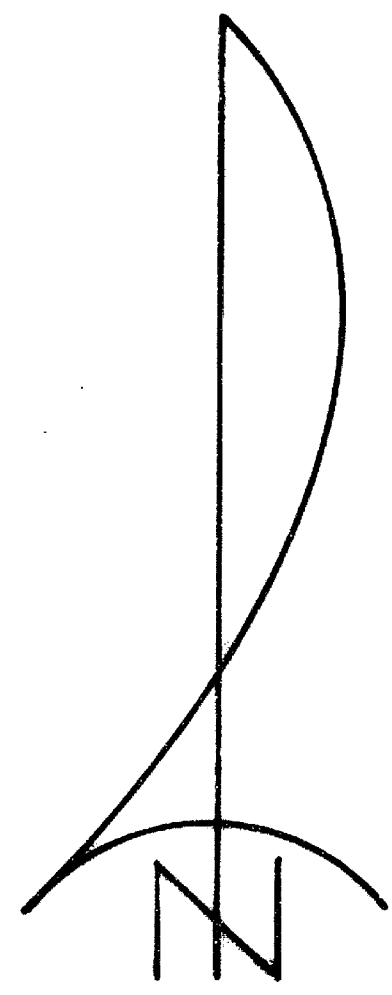
JERRY P. and JOETTA S. JOHN  
3565 OLD STAGE ROAD  
CENTRAL POINT, OREGON 97502

### SURVEYOR

BOYDEN SURVEYORS  
108 MISTLETOE ST.  
MEDFORD, OREGON 97501

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Gary D. Kaiser*

OREGON  
JULY 16 1986  
GARY D. KAISER  
No. 803



SCALE: 1" = 50'  
BASIS OF BEARINGS:  
Aerial Mapping Co. traverse  
stations D18 and D19 with  
azimuth reduced by  
 $\theta = 01^{\circ}34'12''$

### DECLARATION

We, Jerry P. John and Joetta S. John, husband and wife, declare that we are the owners in fee simple of the land shown hereon, and that we have caused said land to be surveyed, partitioned and mapped as shown. We also dedicate to the public for public use Front Street right-of-way, to Bear Creek Valley Sanitary Authority a ten-foot wide sanitary sewer easement, and to the City of Talent a ten-foot wide water line easement as shown hereon.  
IN WITNESS WHEREOF, we have hereunto set our hands and seals this 13<sup>th</sup> day of August, 1986.

*Jerry P. John*  
Jerry P. John

*Joetta S. John*  
Joetta S. John

STATE OF OREGON ss  
County of Jackson

Personally appeared the above named Jerry P. John and Joetta S. John, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:  
My commission expires 6-1-89

*Toni L. Dins*  
Toni L. Dins  
Notary Public for Oregon

*Toni L. Dins*  
TONI L. DINS  
NOTARY PUBLIC - OREGON  
My Commission Expires 6-1-89

### SURVEYORS CERTIFICATE

I, GARY D. KAISER, a duly registered professional land surveyor of the State of Oregon, certify that this plat correctly represents the survey made under my direction and complies with the regulations for major land partitions.

*Gary D. Kaiser*  
Gary D. Kaiser, Oregon R.P.L.S. No. 803

### APPROVED BY:

*W. J. Naught*  
Talent City Planner  
*Robert J. ...*  
Talent City Engineer  
*Anna ...*  
Talent City Recorder

7-17-1986  
Date  
7-17-1986  
Date  
7-25-1986  
Date

\*\* RECEIVED \*\*  
Date 8/13/86 By SK  
This survey consists of:  
- [x] sheet(s) Map  
- [x] parcel narrative  
JACKSON COUNTY  
SURVEYOR

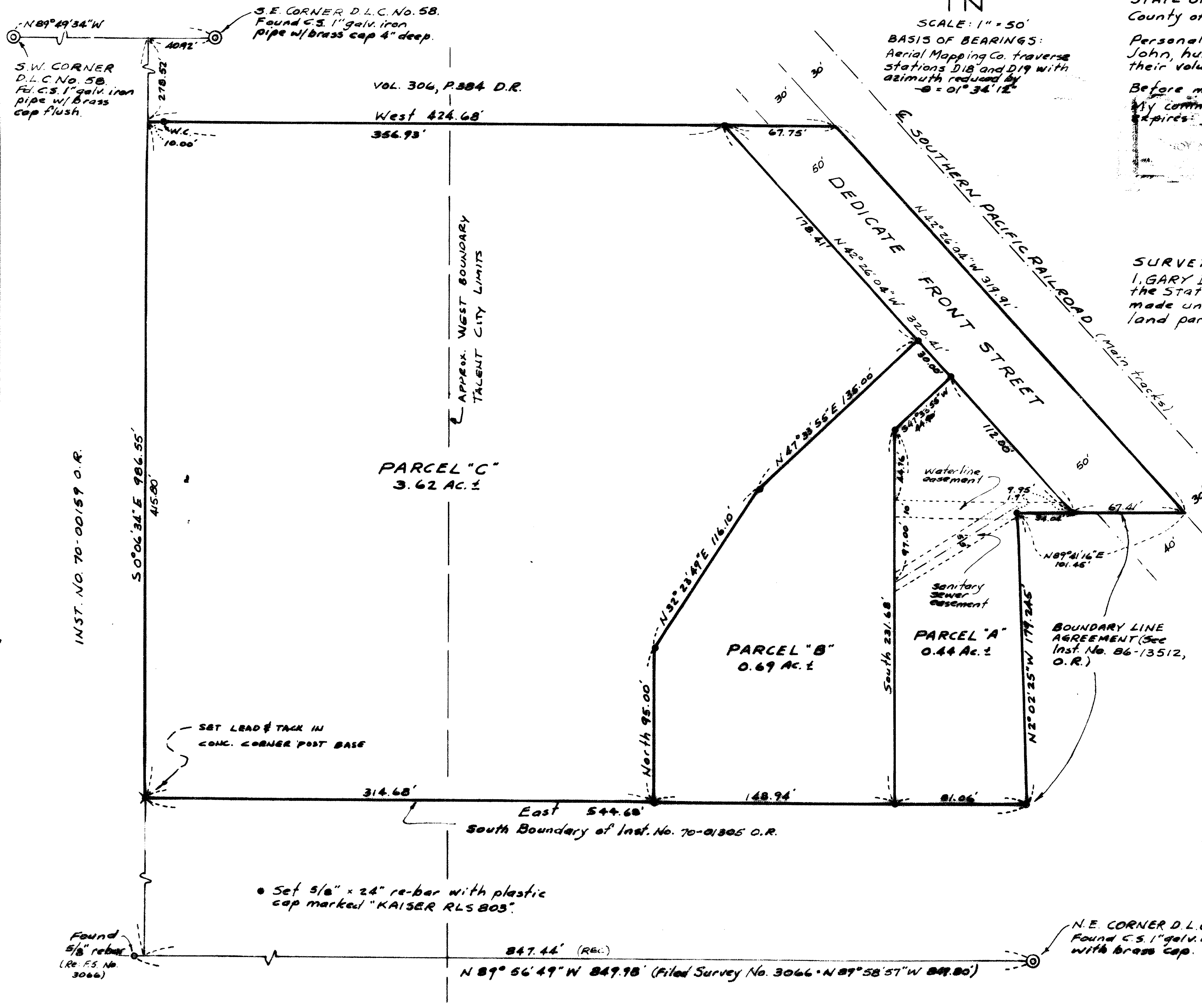
Filed for record this the 13 day of August, 1986 at 1:53 o'clock P.M., and recorded in Volume 2, page 82 of MAJOR LAND PARTITION records of Jackson County, Oregon.

*Kathleen J. ...*  
County Clerk

*Walter ...*  
Deputy

I hereby certify that this plat is a copy of the original plat.

*Gary D. Kaiser*  
SURVEYOR



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

FOR: Jerry P. and Joetta John  
3565 Old Stage Road  
Central Point, Oregon, 97502

BY: Boyden Surveyors  
108 Mistletoe Street  
Medford, Oregon, 97501

LOCATION: SW 1/4 of Section 23, D. L. C. No. 60, T. 38 S.R. 1 W.,  
W. M. and in the City of Talent, Oregon.

BASIS OF BEARINGS: From Aerial Mapping Co. aerial survey of 1970  
for the Bear Creek Valley Sanitary Authority. Found  
5/8" rebar/punch mark at traverse stations D-18 & D-19.  
From State Plane coordinates furnished the County  
Surveyor, converted the bearings to true by decreasing  
the azimuth by a computed theta angle of 1° 34' 12".  
Refinement of the coordinates was not considered in  
this conversion.

EQUIPMENT: NTD-4 and chain.

DATE: June 10, 1986.

PURPOSE: To monument, describe Parcels "A", "B" and "C" and prepare  
a MAJOR LAND PARTITION plat for recording with the  
Jackson County Clerk. For City of Talent approval,  
See File MLP-85-1, dated September 27, 1985.

PROCEDURE: Made ties to Government corners shown as re-estab-  
lished by the County Surveyor, and enclosed the desired  
tract by EDM traverse. Deed record distances Southerly  
from the South boundary of DLC 58, and record bearings  
of "East" were utilized for control of the overall  
North and South property boundaries. The boundaries  
at the Southeasterly corner of the overall tract were  
established by a recorded boundary line agreement as  
shown. The re-located Southwesterly right-of-way line  
of Front Street was established 80.0 feet Southwesterly  
at right angles from a mean average of the existing  
mainline railroad tracks. The overall Westerly tract  
boundary was established Deed Record distance Westerly  
from the Southeast corner of DLC 58. The Southerly  
terminus of said Westerly boundary, being on the North  
boundary of DLC 63, was left somewhat in doubt by Filed  
Survey No. 3066. The adjoining property to the West  
conveyed to the Phoenix School District No. 4 (See  
Instrument No. 70-00159, OR) refers to a 5/8" iron pin  
being 847.44 feet Westerly from the Northeast corner  
of DLC 63 (a distance derived by an old conveyance  
to David Brower recorded in Volume 25, Deeds, Page 538),  
yet Survey No. 3066 reports a distance of 849.80 feet  
and indicates a 5/8" rebar set. After finding said  
rebar in close proximity to the rebar set according to  
said Survey No. 3066, a search was made Easterly from  
the pin found to the pin called-for in said Instrument  
No. 70-00159 with negative results. The old fence corner  
falls even further East. The firm of Hoffbuhr and  
Associates, Inc. was contacted, wherein the original  
field notes and computations were examined. Neither  
survey firm could determine why the record-of-survey  
was changed from the Deeds. It was therefore determined  
to utilize the old deed calls for the Westerly boundary  
of the overall tract as the most-favorable solution  
at this writing. From said data, computed the corner  
positions and monumented same as shown on the plat  
to accompany this report.

**\*\* RECEIVED \*\***  
Date 8/13/86 By SK  
This survey Consists of:  
1 sheet(s) Map  
1 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

REGISTERED  
**PROFESSIONAL  
LAND SURVEYOR**

*Gary D. Kaiser*  
OREGON  
JULY 16, 1987  
GARY D. KAISER  
No. 803

Map No. 381W23CB, Tax Lot 500