

# MAJOR LAND PARTITION

LOCATED IN S.W. 1/4 SECTION 23, T.38 S., R.1W, W.M.  
CITY OF TALENT, JACKSON COUNTY, OREGON

June, 1988

### PARTITIONERS

DOUGLAS L. PICKELL, RUTH A. PICKELL AND JAMES C. NISTLER  
932 EAST MAIN  
MEDFORD, OREGON 97504 779-7901

### SURVEYOR

VERLYN THOMAS  
304 SOUTH HOLLY  
MEDFORD, OREGON 97501 773-8866

### SURVEYOR'S CERTIFICATE

I, Verlyn Thomas, a duly registered Land Surveyor of the State of Oregon, hereby certify that this plat correctly represents the survey made under my direction and complies with the regulations of major land partitions.

*Verlyn Thomas*  
Surveyor

### APPROVALS

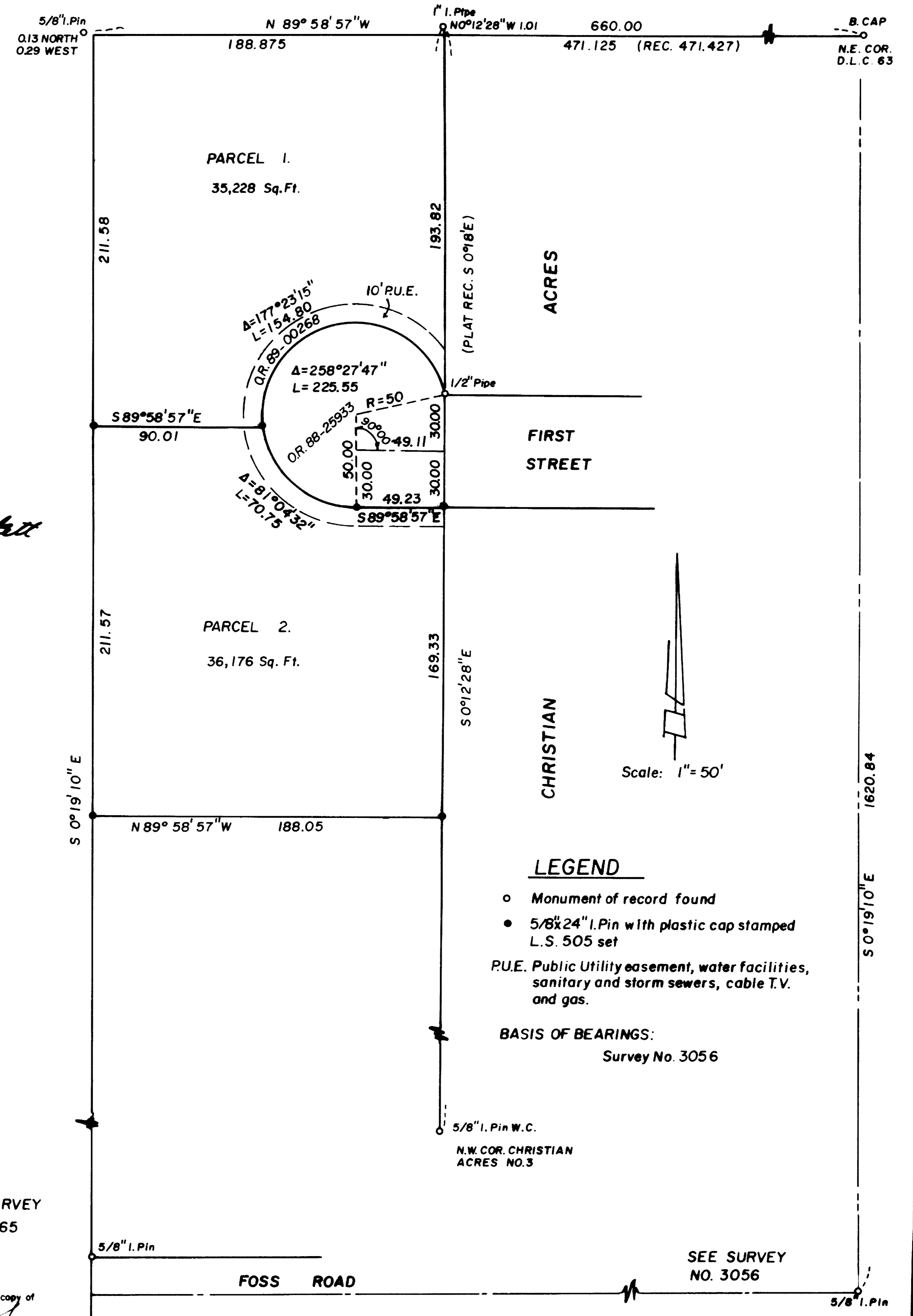
<i>Jonda E. ...</i> Talent City Planner	<u>6/15/88</u> Date
<i>Max S. ...</i> Talent City Engineer	<u>6/27/88</u> Date
<i>Tony C. ...</i> Talent City Recorder	<u>6/20/88</u> Date

### RECORDER'S CERTIFICATE

Filed for record this 17 day of January, 1988  
at 1:26 O'clock P.M., and recorded in volume 3 at  
page 14 of "Major Land Partitions" in Jackson County, Oregon.

*Walter Baker* Deputy  
*Kathleen J. Baker* County Clerk

**\*\* RECEIVED \*\***  
Date: 1/17/89 By: SW  
This survey consists of:  
- 1 sheet(s) Map  
- 1 page(s) Narrative  
JACKSON COUNTY SURVEYOR



This is to certify that this tracing is an exact copy of the original plat

*Verlyn Thomas*

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

FOR: Douglas Pickell and James Nistler  
832 East Main  
Medford, Oregon

LOCATION: S. W. 1/4 Sec. 23, T. 38 S., R. 1 W., W. M.  
Talent, Jackson County, Oregon.

DATE: June, 1966

PURPOSE: To survey and monument a Major Land Partition according to preliminary plat approval by the City of Talent.

PROCEDURE: A traverse was conducted from the reestablished N. E. Corner of D.L.C. 63 to the 5/8" iron pin at the intersection of Foss Road and Wagner Creek Road as indicated on Surveys Nos. 3056 and 3065. This line, per Survey No. 3056 was used as the Basis of Bearings.

The traverse was then extended westerly from said D.L.C. Corner to that certain stone shown on Survey No. 3066 as the N. W. said D.L.C. 63. This stone was found at an existing fence corner, the resulting distance measured as 2491.09 feet as compared to 2492.87 feet per Survey No. 3066. Measurements to reference points further indicated that this stone has apparently been moved easterly approximately 1.78 feet. The traverse was then extended westerly to that certain 5/8" iron pin established as the Southwest Corner of said Survey No. 3066. The distance measured from the stone was 409.68 feet as compared to record of 407.99, a difference of 1.69 feet, further indicating said stone has been moved. Therefore, it was not used to determine the northerly line of this Partition. The northerly line was established at record angle from the line used as the basis of bearing.

The easterly line was established from the monuments along the westerly line of the CHRISTIAN ACRES SUBDIVISIONS as shown on the accompanying plat.

The culdesac and 10' P.U.E. were deeded to the City of Talent by Instrument Nos. 88-25933 and 89-00268 respectively.

SURVEYOR: Verlyn Thomas  
304 South Holly  
Medford, Oregon

