MAJOR LAND PARTITION LOCATED IN S.W. 1/4 SECTION 23, T.38 S., R.I W., W.M. CITY OF TALENT, JACKSON COUNTY, OREGON l" I. Pipe Д NO°12'28"W 1.01 B. CAP N 89° 58' 57"W 660.00 188.875 471.125 (REC. 471,427) June, 1988 N.E. COR. 0.29 WEST D.L.C. 63 PARTITIONERS <u>APPROVALS</u> PARCEL I. DOUGLAS L. PICKELL, RUTH A. PICKELL AND JAMES C. NISTLER 6/15/88 832 EAST MAIN Somole Ermons 35,228 Sq.Ft. MEDFORD, OREGON 97504 779-7901 Talent City Planner Date 6/27/88 Date SURVEYOR Talent City Enginéer VERLYN THOMAS 304 SOUTH HOLLY 6/20/88 MEDFORD, OREGON 97501 773-8866 Talent City Recorder Δ=258°27'47" L= 225.55 SURVEYOR'S CERTIFICATE RECORDER'S CERTIFICATE \$**89°58**'57"E 1989 FIRST 90.01 Filed for record this _______ day of famure I, Verlyn Thomas, a duly registered Land Surveyor of the State of Oregon, STREET hereby certify that this plat correctly represents the survey made under my at 1:26 0'Clock 2 M., and recorded in volume 3 at direction and complies with the regulations of major land partitions. page 19 of "Major Land Partitions" in Jackson County, Oregon. S89°58'57"E Deputy County Clerk Surveyor * * RECEIVED * * Date 1/17/89 By 50 PARCEL 2. PROFESSIONAL This survey Consists of: 36,176 Sq. Ft. LAND SURVEYOR ____ sheet(s) Map _____ page(s) Narrative JACKSON COUNTY SURVEYOR Scale: I"= 50' N 89° 58′ 57″W 188.05 LEGEND Monument of record found • 5/8x24" I.Pin with plastic cap stamped L.S. 505 set P.U.E. Public Utility easement, water facilities, sanitary and storm sewers, cable T.V. and gas. BASIS OF BEARINGS: Survey No. 3056 5/8"1. Pin W.C. N.W. COR. CHRISTIAN ACRES NO.3 SEE SURVEY NO. 3065 5/8" I. Pin SEE SURVEY NO. 3056 FOSS ROAD WATER RIGHT STATEMENT: Document No. 89-01077 Official Records of Jackson County, Oregon. This is to certify that this tracing is an exact copy of 38-IW 23CC T.L. 1101

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, 1988

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

This survey Consists of sheet(s) Map

page (s) Narrative

JACKSOM COUNTY
SURVEYOR

ORECON

ORECON

MAY 13. 1960

VERLYN D. THOMAS

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PROFESSIONAL LANDYSURVEYOR