

SEE SURVEY NO. 3105

O.R. 66-08298

TAYLOR SUBDIVISION UNIT NO.2, PHASE I
 N.W.1/4 SECTION 26, T.38 S., R.1 W., W.M.
 CITY OF TALENT, JACKSON COUNTY, OREGON

LEGEND

- ⊗ Set 5/8"x30" Iron Pin with plastic cap stamped L.S. 505
- Set 5/8"x24" Iron Pin with plastic cap stamped L.S. 505
- ⊙ Set Metal disc. in concrete (deferred)

(Rec) = Survey No. 3105

P.U.E. = Public Utility Easement, water facilities, sanitary and storm sewers, cable T.V. and irrigation facilities.

(D.R.) = O.R. 88-24176

REGISTERED
**PROFESSIONAL
 LAND SURVEYOR**

Verlyn Thomas
 VERLYN THOMAS
 509

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

Verlyn Thomas

11534 98/38

TAYLOR SUBDIVISION UNIT NO. 2, PHASE I

N.W. 1/4 SECTION 26, T. 38 S., R. 1 W., W.M.
CITY OF TALENT, JACKSON COUNTY, OREGON

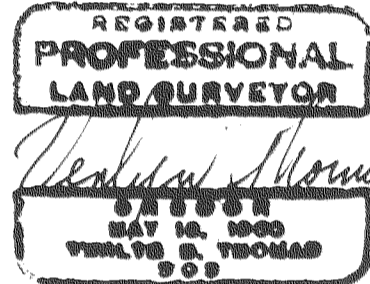
SURVEYOR'S CERTIFICATE

STATE OF OREGON)
)ss
County of Jackson)

I, Verlyn Thomas, a duly Registered Professional Land Surveyor of the State of Oregon, being first duly sworn, do hereby certify that I have correctly surveyed and marked with proper monuments as provided by law the tract of land hereon shown, said plat being a correct representation of the same, and the following is an accurate description of the boundary lines:

Beginning at a concrete monument with metal disc on the north line of tract described in Volume 525, Page 385, Jackson County, Oregon, Deed Records for the Initial Point of Beginning, from which a 9" X 10" stone monumenting the Initial Point of WAGNER BUTTE ADDITION to Talent, Oregon, bears South 89° 56' 00" West, 136.56 feet, and a 2" galvanized iron pipe monumenting the Initial Point of HILAND ADDITION to Talent, bears South 89° 56' 00" West, 875.57 feet; thence South 0° 21' 53" East, 1172.93 feet to the north right of way line of Rapp Road; thence along said right of way line, South 89° 53' 02" West, 373.00 feet; thence North 0° 21' 53" West, 115.00 feet; thence North 89° 53' 02" East, 23.00 feet; thence North 0° 21' 53" West, 122.00 feet; thence North 89° 53' 02" East, 100.01 feet; thence North 0° 33' 42" West 3.25 feet; thence North 0° 21' 53" West, 360.00 feet; thence North 9° 34' 08" West, 60.825 feet; thence North 10° 36' 30" West, 60.83 feet; thence South 89° 56' 00" West, 304.08 feet; thence along the arc of a 175.00 foot radius curve to the left (the radius point bears North 88° 38' 33" West) through an interior angle of 1° 43' 20", a distance of 5.26 feet; thence North 0° 21' 53" West, 149.74 feet to the south line of parcel described in Document No. 66-08298 of the Official Records of Jackson County, Oregon; thence along said South line, North 89° 56' 00" East (record North 89° 55' 43" East) 387.92 feet to the southeast corner thereof; thence along the east line of said parcel, North 0° 21' 53" West, 298.10 feet (record North 0° 23' 10" West, 298.03 feet); thence North 89° 56' 00" East, 186.63 feet to the Initial Point of Beginning.

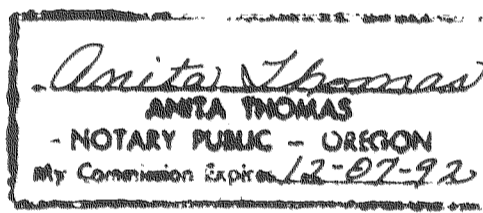
Verlyn Thomas
Surveyor



Subscribed and sworn to before me this 1st day of December, 19 88.

Anita Thomas
Notary for State of Oregon

My Commission expires: 12-07-92



DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that we, Edward G. Taylor and Eva L. Taylor, husband and wife, and DARKEN CONSTRUCTION COMPANY, are the owners in fee simple of the lands hereon described, and that we have subdivided the same into lots, blocks and streets as shown hereon, and the number and size of the lots and the lengths of all lines are plainly set forth, and that this plat is a correct representation of the subdivision, and we do hereby dedicate to the public for public use all streets shown, together with all easements as shown hereon, and we do hereby grant to the City of Talent in fee simple that area portrayed and designated hereon as a non-access strip. By its approval of this plat, the City of Talent declares that upon the approved dedication of the extension of the affected street, it thereby dedicates the non-access strip for public street purposes. We do hereby designate said subdivision as TAYLOR SUBDIVISION UNIT NO. 2, PHASE I.

IN WITNESS WHEREOF, we have set our hands and seals this 12th day of December, 19 88.

Edward G. Taylor
Edward G. Taylor

Eva L. Taylor
Eva L. Taylor

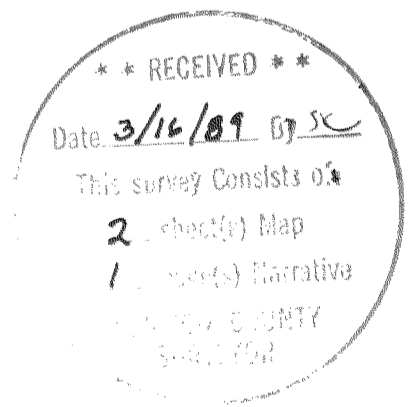
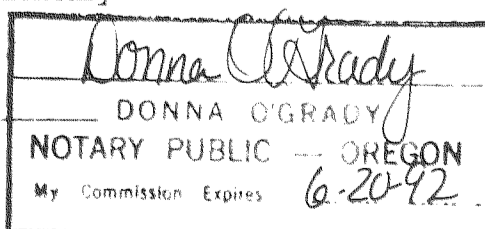
Charles J. Kenney
Charles J. Kenney, Secretary-Treasurer
DARKEN CONSTRUCTION COMPANY

STATE OF OREGON)
)ss
County of Jackson)

Personally appeared the above named Edward G. Taylor, Eva L. Taylor and Charles J. Kenney, Secretary-Treasurer of Darken Construction Company, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Donna O'Grady
Notary Public for Oregon

My Commission expires: 6-20-92



APPROVALS

I certify that pursuant to authority granted to us by the City of Talent Planning Commission in open meeting on 1 DECEMBER, 1988 the above plat is hereby approved by the City of Talent Planning Commission. Dated this 1st day of DECEMBER, 19 88.

Attest: Janice Emmons Secretary Del Shaw President

Examined and recommended for approval this 7 day of March, 19 89.

Karla Linn's P.E., L.S.
City Surveyor

Examined and approved by the Talent Irrigation District in regular session this 6 day of December, 19 88.

Hill Secretary Donald M. Minsed President

Examined and approved as required by O.R.S. 92.100 as of 20 JANUARY, 19 89.

Sheely Swift DEPUTY
Assessor Department of Assessment

All taxes, fees, assessments, or other charges as required by O.R.S. 94.036 have been paid as of January 20, 19 89.

Carline McManama
Tax Collector

For order of the County Court approving this plat see Volume _____ Page _____ of County Commissioner's Journal of Proceedings.

By: Jay A Ramites Deputy Kathleen S Beckett County Clerk

Filed for record this 16 day of March, 19 89, at 8:00 O'clock A.m., and recorded in Volume 76 of Plats on page 19 of Records of Jackson County, Oregon.

By: Jay A Ramites Deputy Kathleen S Beckett County Clerk

WATER RIGHT STATEMENT: Document No. 89-05234 Official Records of Jackson County, Oregon.

We, LIBERTY SAVINGS AND LOAN ASSOCIATION, the undersigned beneficiaries of a certain Trust Deed recorded Dec 2, 19 88, as Instrument No. 88-25994, Official Records of Jackson County, Oregon, affecting the land described herein, hereby release from the lien of said Trust Deed all property shown hereon as dedicated to the public for public use (and any property granted to the City of Talent in fee simple and designated as a non-access strip).

Signed this 14th day of Dec, 19 88. Lester Bradley

Lester Bradley
Director of Real Estate and Lending
Liberty Savings & Loan Assoc.

The foregoing instrument was acknowledged before me this 14th day of Dec, 19 88.

Donna O'Grady
Notary Public for Oregon
DONNA O'GRADY
NOTARY PUBLIC - OREGON
My Commission Expires 6-20-92

The subdivision lies within the exterior boundaries of Talent Irrigation District, but because no water rights are located within the subdivision Talent Irrigation District is under no obligation for delivery of water.

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

Verlyn Thomas

SURVEY NO. 11534

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

FOR: Darken Construction Co.
832 East Main
Medford, Oregon 97504

LOCATION: N. W. 1/4 Sec. 26, T. 38 S., R. 1 W., W. M.
City of Talent, Jackson County, Oregon.

DATE: December, 1988.

PURPOSE: To survey and monument Phase I of a residential subdivision according to an approved preliminary plat furnished by client.

PROCEDURE: The location for Rapp Lane was established from the 5/8" iron pin monumenting the Southeast corner of Lot 12, TAYLOR SUBDIVISION, and the 1910 road pipe, as shown. Results of this tie were almost identical to the tie shown on the plat of TAYLOR SUBDIVISION.

The easterly boundary of the subject subdivision was established at record distance from TAYLOR SUBDIVISION.

The boundary of Wagner Butte Avenue was established on the easterly extension of a line between the 2" iron pipe monumenting the Initial Point of HI-LAND ADDITION, and the stone monument marking the Initial Point of WAGNER BUTTE ADDITION.

The westerly boundary along Second Street was established 50.07 feet from said stone, and parallel with Wagner Creek Road.

The north line of School House Road was established parallel with the previously described boundary for Wagner Butte Avenue.

The 5/8" iron pin originally set for the Southeast corner of Survey No. 3105 was found badly bent and lying nearly flat on the ground.

SURVEYOR: Verlyn Thomas
304 South Holly
Medford, Oregon

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Verlyn Thomas
OREGON
MAY 13, 1980
VERLYN D. THOMAS
505

** RECEIVED **
Date 3-16-89 By SK
This survey Consists of:
2 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR