

MINOR LAND PARTITION

LOCATED IN THE SOUTH 1/2 OF SEC. 23, DLC NO. 60, BLOCK 3, SHIDELER'S ADDITION (RECORDED), CITY OF TALENT, JACKSON COUNTY, OREGON T.38S,R.1W FOR

SAMUEL HOWELL
212 GIBSON ST.
TALENT, OREGON 97540
JULY 31, 1989

SURVEYOR'S CERTIFICATE

I, Mark E. Boyden, duly registered surveyor of the State of Oregon, certify that this map correctly represents the survey made under my direction and complies with the regulations for minor land partitions.

Mark E. Boyden
SURVEYOR

EXAMINED AND APPROVED BY THE CITY OF TALENT

CITY ENGINEER *Paul A. Smith* 21 DAY OF *Aug* 1989
CITY PLANNING DEPARTMENT *Paul A. Smith* 2 DAY OF *August* 1989
CITY RECORDER *Tracy C. Patton* 16 DAY OF *August* 1989
CITY SURVEYOR *Mark E. Boyden* 15 DAY OF *Aug*, 1989

**** RECEIVED ****
Date *9-1-89* By *PF*
This survey consists of:
1 *sheet(s)* Map
3 *page(s)* Narrative.
JACKSON COUNTY SURVEYOR

I HEREBY CERTIFY THAT THIS IS A PHOTOCOPY OF THE ORIGINAL PLAT
Mark E. Boyden
SURVEYOR

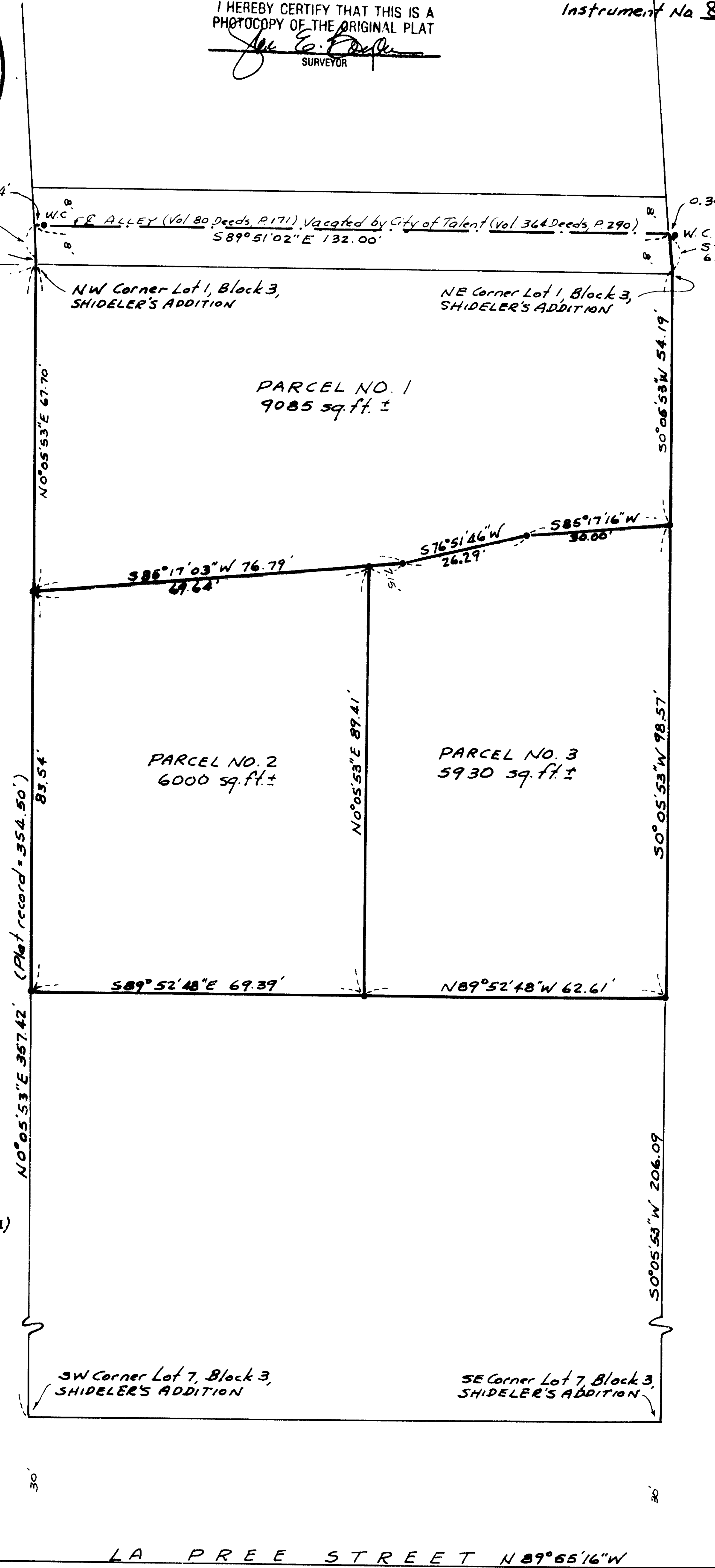
WATER RIGHTS STATEMENT
Instrument No *89-19437* Official Records

Found 1 1/2" axle (F.S. No. 203), Deed Vol. 81-235 North 412.50' East 684.42'; computed North 306.71' East 576.26' from N.W. Cor. DLC No. 64.

BLOCK 1 SHIDELER'S ADDITION

FAIRVIEW ST.

NW Corner DLC No. 64



North arrow pointing up.

SCALE: 1" = 20'
BASIS OF BEARINGS:
FILED SURVEY NO. 10640

LEGEND
• Set 3/8" x 24" re-bar with plastic cap marked "BOYDEN RLS 281"

PROFESSOR
MARK E. BOYDEN
JACKSON COUNTY SURVEYOR

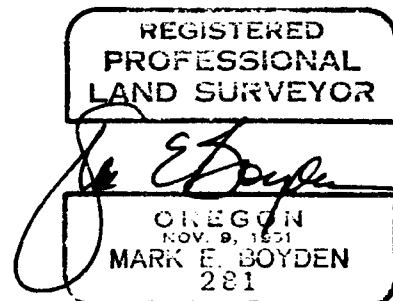
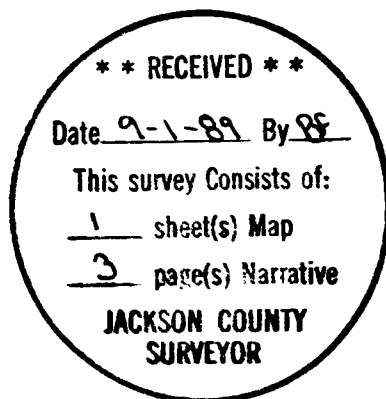
FILED FOR RECORD THIS 1 DAY OF September, 1989 AT 8:57 O'CLOCK AM
AND RECORDED IN VOLUME 9, PAGE 178 OF "MINOR LAND PARTITIONS", IN JACKSON COUNTY, OREGON
Kathleen S. Beckett COUNTY CLERK
Glenn E. Bartlett DEPUTY

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

alley, Instrument No. 89 27395, O.R. also included the North 8 feet of a 16-foot vacated alley.

The title company's opinion was that the South 8 feet of the vacated alley reverts to the owner of Lot 1, Block 3 of SHIDELER'S ADDITION.

From said data, monumented desired parcels as shown on the map to accompany this report.



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

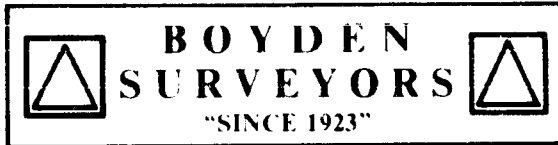
Donation Land Claim line as shown.

The existing fence line near the South property line as referred to in Filed Survey Nos. 4621 and 7312 was not utilized for a property line on this Survey, at client's request. No recorded boundary line agreement could be found and subsequent Deeds did not clarify this fence line location with respect to the subdivision lot lines.

The title question relative to the vacated alley along the North property line was discussed with the Title Company. Even though the alley was from the adjacent property North of SHIDELER'S ADDITION, the Deed contained the following language.. "And should said lands be abandoned for such purpose the same are to revert to the abutting owners of said lands."

The alley was vacated by the City on August 7, 1951 (See Volume 364 Deeds, Page 290).

It should be noted that the property lying Northerly from said vacated



MAHK E. BOYDEN
RPLS ORE 281

108 MISTLETOE ST., MEDFORD, OREGON 97501
PHONE (503) 773-6000

GARY D. KAISER
RPLS ORE 803

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SURVEY NO. 11708

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

SURVEY FOR: SAMUEL HOWELL
212 GIBSON STREET
TALENT, OR 97540

SURVEY BY: BOYDEN SURVEYORS
108 MISTLETOE STREET
MEDFORD, OR 97501

LOCATION: South-Half of Section 23, T38SR1W
DLC #60
Block 3, SHIDELER'S ADDITION TO
TALENT

BASIS OF BEARINGS: FILED SURVEY NO. 10640

DATE: AUGUST 4, 1989

PURPOSE: To partition in three parcels, the
Howell ownership described in
Instrument No. 78-09194, Official
Records.

PROCEDURE: The subject area was traversed by
E.D.M. equipment and ties were made
to monuments found or set on Filed
Survey Nos. 203, 4621, 5914, 6238,
7312, 7334 and LA PREE SUBDIVISION.

The North line of SHIDELER'S
ADDITION was established according
to the procedure of Filed Survey No.
7312. The angle of Gibson Street
was determined from angles shown on
Filed Survey No. 6238. The South
line of Lot 7, Block 3 of SHIDELER'S
ADDITION was established 30.00 feet
Northerly at right angles from the