

# MEADOWOOD SUBDIVISION

## UNIT TWO

I HEREBY CERTIFY THAT THIS IS A PHOTOCOPY OF THE ORIGINAL PLAT

Martin C. Stewart

SURVEYOR

AFFIDAVIT OF CORRECTION O.R. 90-01807

### TO THE CITY OF TALENT

LOCATED IN D.L.C. NO. 70 & 71 IN S.W. 1/4 OF SEC. 25, TWP 38 S., R. 1 W.W.M., CITY OF TALENT, JACKSON COUNTY, OREGON

### DEDICATION

### SURVEYOR'S CERTIFICATE

#### KNOW ALL MEN BY THESE PRESENTS

That we Alden C. Joy and Shirley B. Joy are the owners in fee simple of the land described hereon and Albert Teitelbaum and Beverly Teitelbaum, husband and wife and Earl King and Mary Ann King, husband and wife, are the contract purchasers, we have caused the same to be surveyed and platted into lots, blocks and a street as set forth hereon. This plat is a correct representation of said subdivision. We do hereby dedicate and convey to the public for public use Joy Drive. We also hereby dedicate a (5, 10, and 15) foot public utility easement as shown hereon. We do hereby grant to the City of Talent in fee simple that area portrayed and designated hereon as street plug. By its approval of this plat the City of Talent undertakes that upon the approved dedication of the extension of the affected street, it will dedicate the street plug for public street purposes. We do hereby dedicate said subdivision as MEADOWOOD SUBDIVISION - UNIT TWO to the City of Talent.

STATE OF OREGON SS  
COUNTY OF JACKSON

MARTIN STEWART, duly registered surveyor of the State of Oregon, being duly sworn, do hereby certify that I have correctly surveyed and marked with the proper monuments as provided by law the tract of land hereon shown and the plat is a correct representation of the same, and the following is an accurate description of the boundary lines:

Commencing at a found 3\4 inch iron pipe at the corner common to Donation Land Claim Nos. 70, 71, 72, and 73, Township 38 South, Range 1 West of the Willamette Base and Meridian, Jackson County, Oregon; thence North 54° 21' 19" West, 325.42 feet to a 6 inch diameter concrete post with a brass cap situated in the southwesterly right of way of Talent Avenue and being the point of beginning of Document Nos. 77-25809 and 77-25810 of the Official Records of Jackson County, Oregon and being the Initial Point of MEADOWOOD SUBDIVISION; thence leaving said right of way, South 43° 18' 10" West along the boundary established by Document Nos. 77-25809 and 77-25810, 280.00 feet, to a 2 inch iron pipe with a 2\2 inch brass cap, said pipe and cap being the Initial Point of MEADOWOOD SUBDIVISION UNIT TWO; thence South 43° 16' 57" West, (record South 43° 18' 10" West) along said boundary line 254.32 feet to a 5\8 inch iron pin situated in the northerly right of way of the Southern Pacific Railroad; thence westerly, along said right of way, on a chord definition curve to the left with a radius of 2322.00 feet, 208.82 feet to a 5\8 inch iron pin; thence leaving said right of way, North 45° 49' 00" West, 136.79 feet to a 5\8 inch iron pin which is on the boundary established by Document Nos. 75-08381 of the Official Records of Jackson County, Oregon; thence North 44° 55' 38" East, along said boundary, 396.34 feet (record 396.39 feet) to a 5\8 inch iron pin; thence leaving said boundary line, South 46° 25' 10" East 126.59 feet, along the southerly boundary line of Lot 4 Block 2 MEADOWOOD SUBDIVISION, to 5\8 inch iron pin; situated in the northwesterly right of way of Joy Street; thence along said right of way, South 43° 34' 50" West, 39.99 feet to a 5\8 inch iron pin; thence, leaving said right of way, South 46° 25' 10" East, 50.00 feet to a 5\8 inch iron pin, situated in the southeasterly right of way line of Joy Street; thence, leaving said right of way line, South 46° 25' 10" East, 131.26 feet, along the southerly boundary of Lot 5 Block 1 MEADOWOOD SUBDIVISION, to the Initial Point of MEADOWOOD SUBDIVISION UNIT TWO.

AFFIDAVIT OF CORRECTION O.R. 90-01807

IN WITNESS WHEREOF, We have set our hands and seals this 5 day of September 1989.

Alden C. Joy  
Alden C. Joy

Shirley B. Joy  
Shirley B. Joy

STATE OF OREGON  
County of Klamath SS

SEPTEMBER 5 A.D. 1989

Personally appeared the above named Alden C. Joy and Shirley B. Joy and acknowledged the foregoing instrument to be their voluntary act and deed.  
Before me:

J.K. Zane  
6-15-90

J.K. Zane  
Notary Public for the State of Oregon  
My Commission expires 6-15-90

IN WITNESS THEREOF, we have set our hands and seals this 25<sup>th</sup> day of AUGUST 1989.

Earl King  
Earl King

Mary Ann King  
Mary Ann King

Albert Teitelbaum  
Albert Teitelbaum

Beverly Teitelbaum  
Beverly Teitelbaum

Robert Leavess Smith  
ROBERT LEAVES SMITH  
NOTARY PUBLIC - OREGON  
My Commission Expires 11/1/91

STATES of OREGON and CALIFORNIA SS  
Counties of Jackson and Los Angeles respectively

AUGUST 28, A.D. 1989

Personally appeared the above named Albert Teitelbaum and Beverly Teitelbaum, husband and wife, and Earl King and Mary Ann King, husband and wife and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:  
FOR: TEITELBAUMS ONLY  
8/28/89 Margaret Kearney  
NOTARY

Margaret Kearney  
MARGARET KEARNEY  
NOTARY PUBLIC  
My Comm. Exp. May 13, 1992

Margaret Kearney  
Notary Public for California  
My commission expires May 13, 1992

Subscribed and sworn to before me this 8<sup>th</sup> day of September 1989.

Martin C. Stewart  
Surveyor

Notary Public for Oregon George J. Roberts  
My commission expires 1-19-93

George J. Roberts  
GEORGE J. ROBERTS  
NOTARY PUBLIC - OREGON  
My Commission Expires 1-19-93

We certify that pursuant to authority granted to us by the Talent Planning Commission in open meeting of SEPTEMBER 5<sup>th</sup> 1989, the above plat is hereby approved. Dated this 6<sup>th</sup> day of SEPTEMBER 1989.

Janet Parsons  
City Planner

Tony C. Patton  
City Recorder

Examined and approved this 12<sup>th</sup> day of September 1989.

Mark A. Linn, PE, LS  
City Engineer \ Surveyor

Examined and approved as required by O.R.S. 92.100 as of 12-SEPTEMBER 1989.

Sheep Smith 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 9/12 1989.

Carlene McManama  
Tax Collector

Filed for record this 20<sup>th</sup> day of September 1989 at 1:19 o'clock P m. and recorded in Volume 16 of plats at page 32 of records of Jackson County, Oregon.

Kathleen S. Beckett  
County Clerk

Suzanne Potts  
Deputy

This plat & the dedication hereof is subject to the condition that Talent Irrigation District has no obligation to deliver water, although this land is subject to the statutory powers, rules, and regulations of Talent Irrigation District.

Examined and approved by the Talent Irrigation District in regular session this 5<sup>th</sup> day of September 1989.

REGISTERED PROFESSIONAL LAND SURVEYOR

Martin C. Stewart

OREGON JULY 1858  
MARTIN C. STEWART  
2087

Donald M. Mincey President  
Herb Secretary

I HEREBY CERTIFY THAT THIS IS  
A PHOTOCOPY OF THE ORIGINAL  
PLAT  
Martin C. Stewart  
SURVEYOR

# MEADOWWOOD SUBDIVISION UNIT TWO

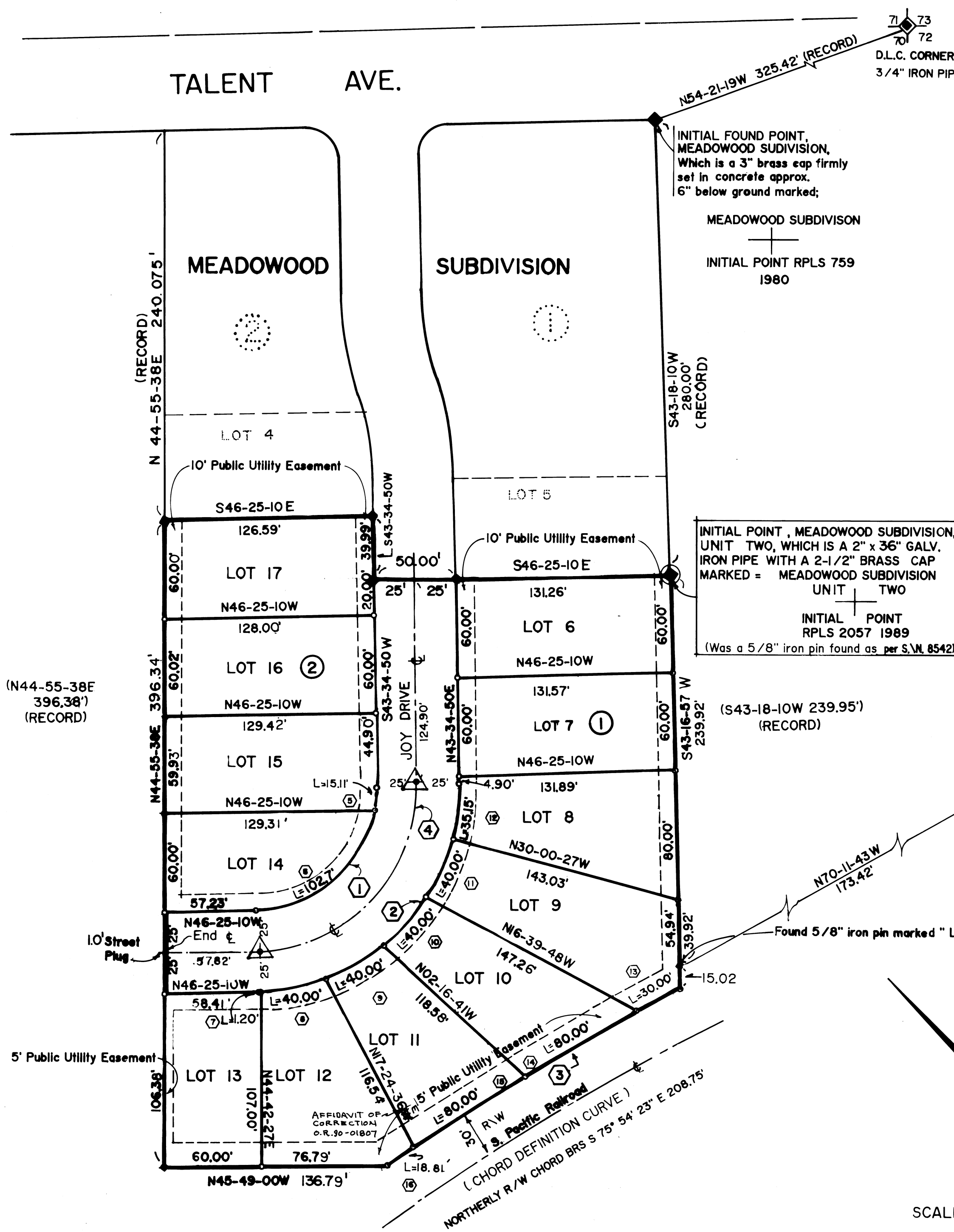
LOCATED IN THE S.W. 1/4 SECTION 25 T.38S. R-1W. W.M. CITY OF TALENT, JACKSON CO., OREGON

### LEGEND

- ◆ Found Monument 5/8" iron pin marked LS 759 (unless otherwise noted)
- Set 5/8" x 32" iron pin tagged "Stewart LS 2057"
- △ AFFIDAVIT OF CORRECTION O.R. 90-20061

### CURVE DATA

① R= 75.00' Δ= 90° 00' 00" L= 117.81	⑦ R= 125.00' Δ= 00° 33' 00"	⑬ R= 2322.00' Δ= 00° 44' 26"
② R= 125.00' Δ= 90° 00' 00" L= 196.35'	⑧ R= 125.00' Δ= 18° 20' 05"	⑭ R= 2322.00' Δ= 01° 58' 26"
③ R= 2322.00' Δ= 5° 09' 10" L= 208.82'	⑨ R= 125.00' Δ= 18° 20' 05"	⑮ R= 2322.00' Δ= 01° 58' 26"
④ R= 100.00' Δ= 90° 00' 00" L= 157.08'	⑩ R= 125.00' Δ= 18° 20' 05"	⑯ R= 2322.00' Δ= 00° 27' 52"
⑤ R= 75.00' Δ= 11° 32' 35"	⑪ R= 125.00' Δ= 18° 20' 05"	
⑥ R= 75.00' Δ= 78° 27' 25"	⑫ R= 125.00' Δ= 16° 06' 40"	



INITIAL FOUND POINT,  
MEADOWOOD SUBDIVISION,  
Which is a 3" brass cap firmly  
set in concrete approx.  
6" below ground marked;

MEADOWOOD SUBDIVISION  
INITIAL POINT RPLS 759  
1980

INITIAL POINT, MEADOWOOD SUBDIVISION,  
UNIT TWO, WHICH IS A 2" x 36" GALV.  
IRON PIPE WITH A 2-1/2" BRASS CAP  
MARKED = MEADOWOOD SUBDIVISION  
UNIT TWO  
INITIAL POINT  
RPLS 2057 1989  
(Was a 5/8" iron pin found as per S.N. 8542)

Found 5/8" pin W.C.  
marked "LS 505"

Found 5/8" iron pin marked "LS 505"

SCALE 1" = 50'

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Martin C. Stewart

OREGON  
JULY 15, 1983  
MARTIN C. STEWART  
2057

\*\* RECEIVED \*\*  
Date 9-20-89 By ML  
This survey consists of:  
2 sheet(s) Map  
1 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

### SURVEY FOR:

KING CONSTRUCTION  
103 OAK STREET  
ASHLAND, OREGON 97520

### SURVEY BY:

MARTIN STEWART  
6370 HWY 66  
ASHLAND, OREGON 97520  
RPLS 2057

### BASIS OF BEARING:

RECORD SURVEY NO. 8542

### DATE:

JULY 26, 1989

### DRAWN BY:

MCS /dlp

WATER RIGHTS DOCUMENT NO. \_\_\_\_\_ (Official Records)

SHEET 2  
OF 2  
9R/51

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

SURVEY FOR: KING CONSTRUCTION  
103 OAK STREET  
ASHLAND OR 97520

LOCATION: Situated in Donation Land Claim Nos. 70 and 72 in  
the Southwest Quarter of Section 25, Township 38  
South, Range 1 West Willamette Meridian, Jackson  
County, Oregon.

PURPOSE: To survey and monument, the tract of land shown on  
the Accompanying plat; for subdivision purposes as  
per Oregon revised statues, and city ordinances for  
Talent, Oregon.

PROCEDURE: Controlling monumentation as established by record  
surveys No. 8542 and No. 9462 were recovered to  
determine exterior subdivision boundaries. Due to  
a lack of right of way monumentation on the norther-  
ly Southern Pacific Railroad right of way line, the  
existing track centerline, as well as existing fence  
lines and Southern Pacific location maps, were used  
in determining the Railroad right of way position.

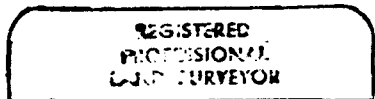
The existing 1.0 foot street plug in Joy Drive is  
vacated (and is dedicated for public access) as a  
result of the extension of Joy Drive to it's present  
terminus which is a 1.0 foot street plug.

Basis of Bearings: Record Survey NO. 8542

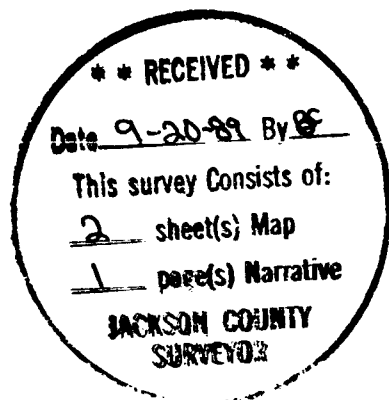
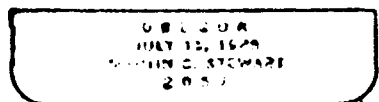
DATE: August 10, 1989

BY:

Martin Stewart  
6370 HWY 66  
Ashland, OR  
RPLS 2057



*Martin C. Stewart*



AFFIDAVIT OF CORRECTION

I, Martin Stewart, Registered Professional Land Surveyor, of the State of Oregon, No. 2057, do hereby state that on this day, the 10th of January, 1990, I have discovered errors in the bearing of the line between lots 11 and 12, Block 1; the correct bearing being N17°24'36"E (not N17°24'36"W); in the distance of the easterly exterior boundary; the correct distance is 254.94 feet (not 254.92 feet); and the survey is located in D.L.C.'s No. 70 and No. 71 (not No. 70 and No. 72); on Meadowood subdivision Unit #2 Record Survey No. 11724 and filed for record on the 20th day of September, 1989, at 1:19 o'clock PM and recorded in Volume 16, Page 32, Official Plot Records of Jackson County, Oregon.

Martin C. Stewart  
Surveyor

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Martin C. Stewart

OREGON  
JULY 15, 1983  
MARTIN C. STEWART  
2057

STATE OF OREGON,  
County of JACKSON } ss.

BE IT REMEMBERED, That on this 22<sup>nd</sup> day of January, 1990, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Martin Stewart

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Kathy Boynton  
KATHY BOYNTON  
NOTARY PUBLIC - OREGON  
My Commission Expires 1/11/94

Kathy Boynton  
Notary Public for Oregon.  
My Commission expires 1/11/94

I, Verlyn Thomas, Jackson County Surveyor, hereby certify that I have examined this Affidavit of Correction and that the changes are permitted in accordance with Oregon Revised Statutes Section 209.255

Verlyn Thomas  
Verlyn Thomas  
Jackson County Surveyor

Jackson County, Oregon  
Recorded  
OFFICIAL RECORDS

1:28 JAN 23 1990 P.M.

KATHLEEN S. BECKETT  
CLERK and RECORDER

Same

POSTED 1-23-90  
V.T.