



# ANDERSON BUTTE ESTATES

LOCATED IN  
SW 1/4 of SECTION 23 & the NW 1/4 of SECTION 26, T.38S, R.1W, W.M.  
CITY OF TALENT, JACKSON COUNTY, OREGON

### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, that we, ZITTINGS REALTY, INC., a Washington Corporation, are the owners in fee simple of the land hereon described and that we have subdivided the same into lots, blocks and streets, as shown hereon, and the number of the lots, and lengths and bearings of all lines are plainly set forth, and that this plat is a correct representation of the said subdivision, and we do hereby dedicate to the public for public use all easements and streets as shown hereon, and we do hereby designate said subdivision to be ANDERSON BUTTE ESTATES.

G. Fred Zitting  
G. Fred Zitting, President

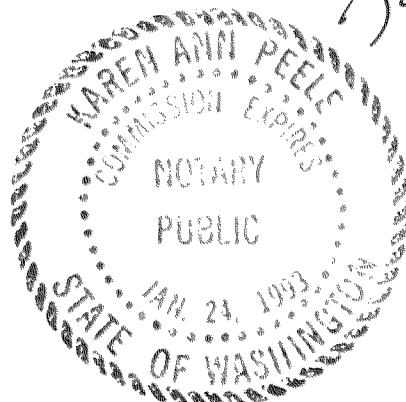
Roberta Zitting  
Roberta Zitting, Secretary

STATE OF OR. )  
County of Talent ) ss.

On this, the 17th day of October, 1989, before me appeared G. Fred Zitting and Roberta Zitting, both to me personally known, who being duly sworn, did say that he, the said G. Fred Zitting, is the President and she, the said Roberta Zitting, is the Secretary of Zitting Realty, Inc., the within named Corporation, and that the said instrument was signed in behalf of said Corporation by authority of its Board of Directors, and G. Fred Zitting and Roberta Zitting acknowledge said instrument to be the free act and deed of said Corporation.

Before me:

Karen Ann Peelle



### APPROVALS:

We certify that, pursuant to authority granted to us by the Talent Planning Commission in open meeting of 9 AUGUST, 1989, the above plat is hereby approved. Dated this 9 day of August, 1989.

Alan J. Shea  
Chairman

Danella Emmons  
Secretary / City Planner

Examined and approved this 7th day of November, 1989.

Heardon, P.E.  
City Surveyor

Heardon, P.E.  
City Engineer

Examined and approved as required by O.R.S. 92.100 as of 8 November, 1989.

Sheryl Swift DEPUTY  
Assessor, Department of Assessment

Examined and approved as required by O.R.S. 94.036 as of 11/8, 1989.

Carlene McManama  
Tax Collector

For order or the County Court approving this plat see Volume \_\_\_\_\_, page \_\_\_\_\_ of County Commissioners Journal of Proceedings.

Kathleen S. Beckett  
County Clerk

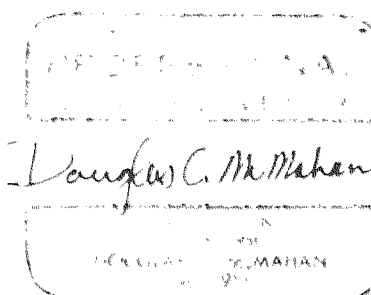
Marko Bala  
Deputy

### SURVEYOR'S CERTIFICATE:

STATE OF OREGON )  
County of Jackson ) ss.

I, Douglas C. McMahan, a duly Registered Surveyor of the State of Oregon being 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 and that the plat is a correct representation of same and the following is an accurate description of the boundary lines:

Commencing at a point on the North line of Donation Land Claim No. 63 in Township 38 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon, said point being 471.22 feet (Record 471.427 feet) West of the Northeast corner thereof; thence South 0° 13' 38" East along the West line of Christian Acres Subdivision, as monumented, 423.15 feet to a brass disc set in concrete for the INITIAL POINT OF BEGINNING; thence continue along the West line of Christian Acres Subdivision, as monumented, South 0° 13' 38" East 508.06 feet to a found crimped pipe; thence continue along said West line and its Southerly projection, South 0° 11' 25" East 669.91 feet to a 5/8 inch iron pin on the Northerly line of Foss Road; thence along said Northerly line South 89° 57' 43" West 34.43 feet to a 5/8 inch iron pin; thence North 0° 01' 37" East 134.36 feet to a 5/8 inch iron pin; thence North 89° 57' 43" West 151.97 feet to a 5/8 inch iron pin on the West line of that tract described in Volume 393, page 138 of the Deed Records of Jackson County, Oregon; thence along said West line North 0° 19' 36" West 1043.60 feet to a 5/8 inch iron pin; thence South 89° 58' 57" East 188.04 feet to the INITIAL POINT OF BEGINNING.



Subscribed and sworn to before me this 2nd day of AUGUST, 1988.

chaufa jerna  
12.23.89

### WATER RIGHTS STATEMENT:

Instrument No. 89-27557 Official Records

### RECORDER'S CERTIFICATE:

Filed for record this 22 day of November, 1989 at 3:01 O'Clock P.M. and recorded in Volume 76 plats at page 42 of records of Jackson County, Oregon.

Kathleen S. Beckett  
County Clerk

Marko Bala  
Deputy

Anderson Butte Estates property lies within the exterior boundaries of Talent Irrigation District, and has been duly presented to the Board of Directors as per O.R.S. 92-110. This property does not have Water Rights, therefore it meets the requirements of Talent Irrigation District and is approved by the Board of Directors.

Donald M. Minard Bill

I certify this plat to be an exact photocopy of the original.  
Douglas C. McMahan  
SURVEYOR

11804

SURVEY NO. \_\_\_\_\_

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250  
OREGON REVISED STATUTES

SURVEY FOR: Jon C. Zitting  
3088 Levi Circle  
Medford, Oregon 97501

LOCATION: Southwest one-quarter (1/4) of Section 23 and  
the Northwest one-quarter (1/4) of Section 26,  
Township 38 South, Range 1 West, Willamette  
Meridian, City of Talent, Jackson County,  
Oregon

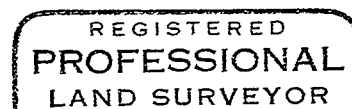
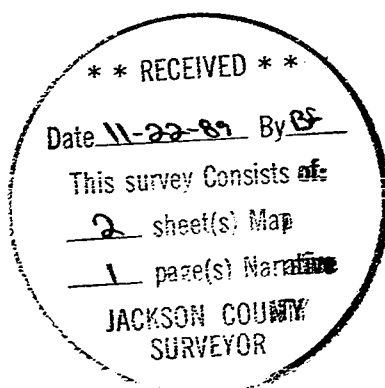
PURPOSE: To survey, monument and plat ANDERSON BUTTE  
ESTATES, as per the client's request and as  
shown on the attached map. Work on this  
project started in June of 1988.

PROCEDURE: Utilizing found monumentation per Survey No.'s  
3207 and 11470 and per Christian Acres  
Subdivision for control to establish the  
boundaries, I then set monuments as shown on  
the attached map of ANDERSON BUTTE ESTATES.

Basis of Bearing: Survey No. 3207

Date: October 24, 1989

(88-039)



*Douglas C. McMahan*  
OREGON  
JULY 18, 1980  
DOUGLAS C. McMAHAN  
No. 1913

Douglas C. McMahan  
Hoffbuhr & Associates, Inc.  
219 North Oakdale  
Medford, Oregon 97501