

# PARTITION PLAT NO. P-76-1990

## A PORTION OF THE N.E. 1/4 OF SEC. 26 T.38 S., R.1 W., W.M., CITY OF TALENT JACKSON COUNTY, OREGON



\*\*\* DEDICATION \*\*\*

KNOWN ALL MEN BY THESE PRESENTS, that we, the City of Talent, a Municipal Corporation under the State of Oregon, are the owner in fee simple of the lands hereon described, and that we have subdivided the same into the parcels and street as shown hereon, and that the size of the parcels and the course and length of all lines are plainly set forth, and that this plat is a correct representation of the Partition, and that we hereby dedicate to the public for public use the street shown hereon, said street being designated ROGUE RIVER PARKWAY.  
City of Talent:

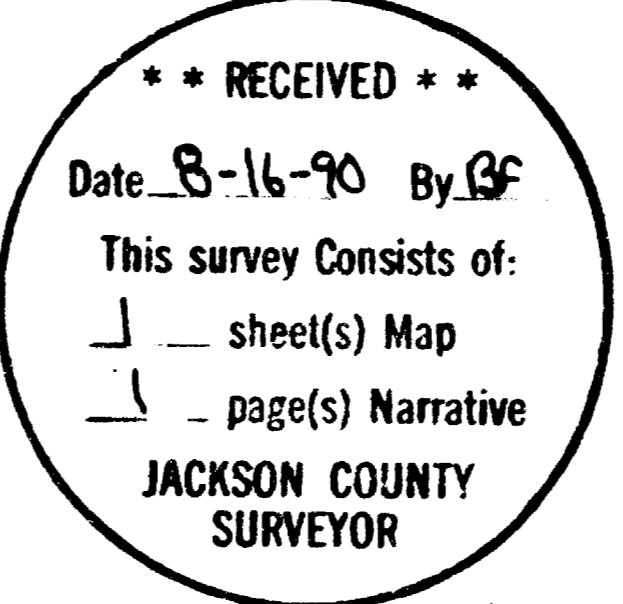
*Frank D. Falsarello*      *Tony C. Paxton*  
Frank D. Falsarello, Mayor      Tony C. Paxton, Recorder

STATE OF OREGON)  
County of Jackson)

On this 18th day of July, 1990, before me appeared Frank D. Falsarello and Tony C. Paxton, who being duly sworn, did say that he, the said Frank D. Falsarello, is Mayor and he, the said Tony C. Paxton is City Recorder of the City of Talent, the within named Municipal Corporation, and that the above instrument was signed on behalf of said City, and Frank D. Falsarello and Tony C. Paxton acknowledge said instrument to be the free act and deed of said City.

Before me: *Ueki D. Lowe*

8-12-91



SURVEY FOR:  
City of Talent  
Talent City Hall  
Talent, Oregon 97540

BY:  
L.J. Friar & Associates, P.C.  
Consulting Land Surveyors  
304 South Holly Street  
Medford, Oregon 97501  
Phone: (503) 772-2782

- LEGEND:
- = Found County Surveyor Brass capped monument and accessories.
  - ✱ = Found 5/8" iron pin.
  - = Found 5/8" iron pin with plastic cap stamped EDWARDS PLS 741, per RS 11358 & 11585.
  - ✱ = Found 5/8" iron pin with plastic cap stamped KAISER PLS 803 per RS 11813.
  - = Set 5/8" x 30" iron pin with plastic cap stamped FRIAR PLS 961.

BASIS OF BEARING:  
Right-of-way of Talent Avenue as shown on RS 11358.

DATE:  
July 24, 1990

SCALE:  
1" = 200'

I hereby certify this to be an exact copy of the original plat.  
*Larry J. Friar*  
Larry J. Friar

\*\*\* SURVEYOR'S CERTIFICATE \*\*\*

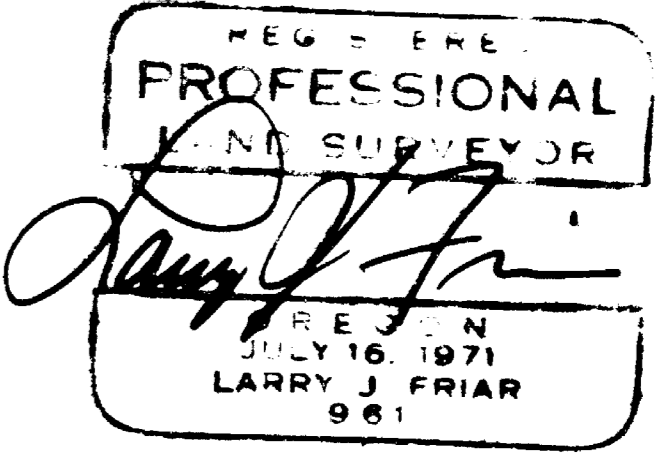
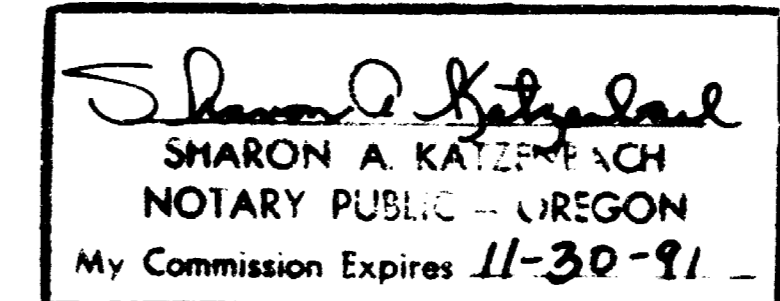
STATE OF OREGON )  
COUNTY OF JACKSON )

I, LARRY J. FRIAR, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, BEING FIRST DULY SWORN, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME, AND CONFORMS WITH THE REGULATIONS FOR MAJOR LAND PARTITIONS, AND REPRESENTS LAND, THE EXTERIOR OF WHICH BEING ACCURATELY DESCRIBED AS FOLLOWS:

Commencing at a point from which the Southeast corner of Donation Land Claim No. 64, Township 38 South, Range 1 West, Willamette Meridian, Jackson County, Oregon, bears North, 300.14 feet and West, 781.20 feet, said point being the Westerly corner of the flag strip of that tract of land described in Document No. 89-29896 of the Official Records of Jackson County, Oregon, said point also being a 5/8 inch iron pin; thence along the Southerly line of said flag strip, South 42°54'56" East, 294.68 feet (rec. South 42°54'20" East) to the most Southerly corner of said flag strip, said point also being a 5/8 inch iron pin on the Westerly right-of-way of that proposed 40 foot wide road shown on Survey No. 11358, as filed in the Jackson County Surveyor's Office; thence along said road line, North 23°30'45" East, 787.45 feet (rec. North 23°31'05" East) to a 5/8 inch iron pin on the Southerly right-of-way line of Talent Avenue, said point being the Northeast corner of that tract of land described in Document No. 90-11531 of said Official Records; thence along said right-of-way line South 46°25'15" East, 541.62 feet to a 5/8 inch iron pin at the Northerly corner of the tract described in Vol 315, Page 282 of Jackson County Deed Records; thence leaving said right-of-way line, along the Westerly line of the above mentioned tract and its Southerly projection, South 21°53'56" West, 1381.28 feet to a 5/8 inch iron pin on the Northerly right-of-way line of the Southern Pacific Railroad Main Track; thence along said right-of-way line, along the arc of a curve to the right having a radius of 8750.0 feet and a central angle of 01°31'44", a distance of 233.48 feet (the long chord of which bears North 41°02'54" West, 233.47 feet) to a 5/8 inch iron pin; thence North 40°17'02" West, 875.75 feet to the most Southerly corner of the aforementioned tract described in Document No. 89-29896, of said Official Records; thence leaving said right of way line, North 47°05'00" East, 447.30 feet (rec. North 47°05'40" East, 447.34 feet) to the true point of beginning.

*Larry J. Friar*  
Larry J. Friar

Subscribed and sworn before me this 25th day of July, 1990.



\*\*\* APPROVALS \*\*\*

Approved by the Jackson County Surveyor:

By: *Ueki D. Lowe* Date: 7/25/90

Approved by the Talent City Planner:

By: *Paul O. Hill* Date: 8-15-90

Approved by the Talent City Engineer:

By: *Karla L. Smith* Date: 7/26/90

\*\*\* RECORDER'S CERTIFICATE \*\*\*

FILED for record this 16 day of August, 1990, at 3:24 o'clock P.M., and recorded as Partition Plat No. P-76-1990 of the records of Jackson County, Oregon.

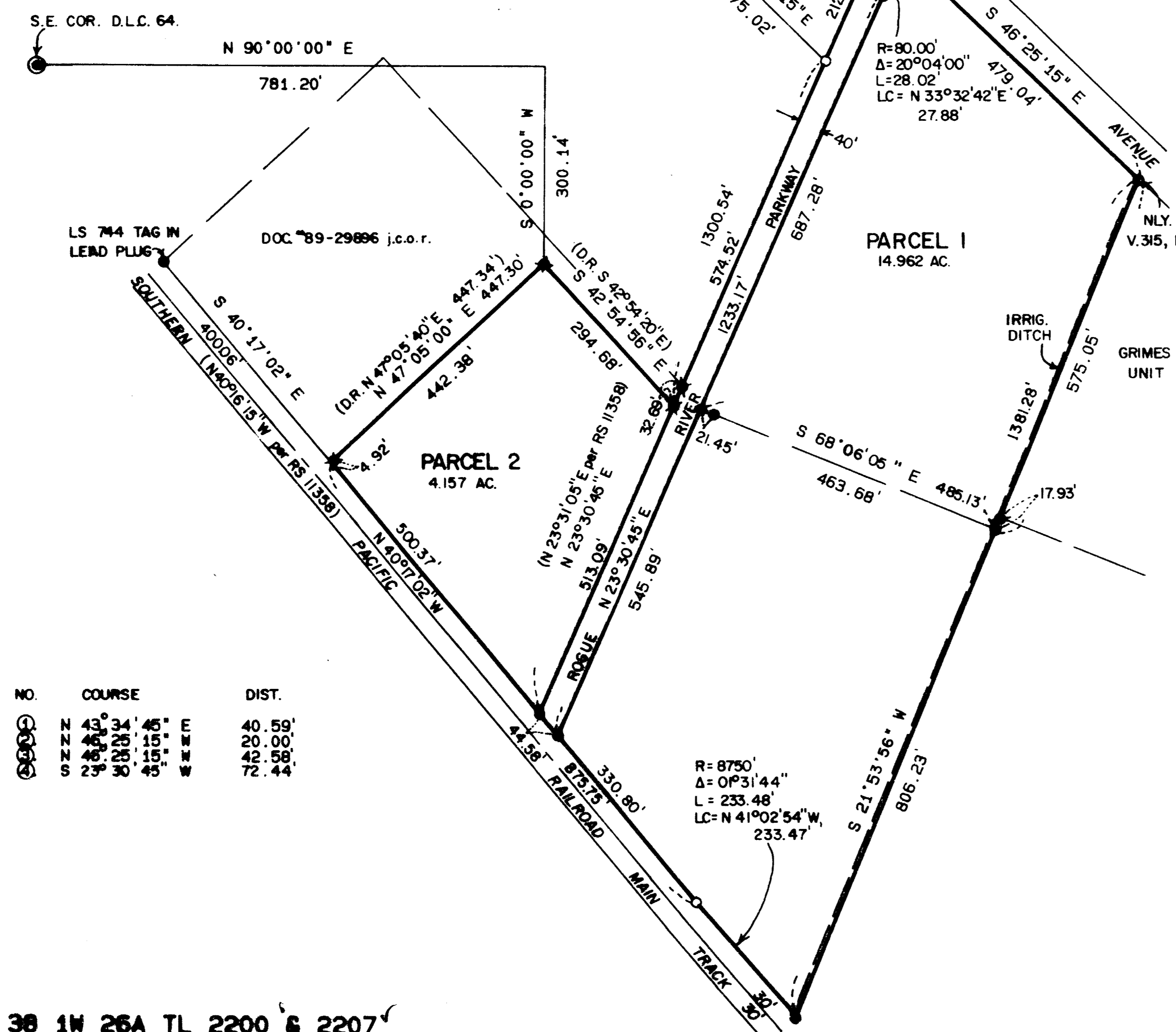
Index Volume 1 Page 76

*Kathleen S. Burnett*      *Agg. A. Ramster*  
County Clerk      Deputy

County Surveyor File No. 12148

\*\*\* WATER RIGHTS STATEMENT \*\*\*

Document No. 80-20745 Jackson County Official Records.



NO	COURSE	DIST.
1	S 40°17'02" E	40.59'
2	S 00°00'00" W	20.00'
3	S 42°54'56" E	42.58'
4	S 21°53'56" W	72.44'

38 1W 26A TL 2200 & 2207

12148

Survey No. \_\_\_\_\_

Survey Narrative To Comply With O.R.S. 209.250

Survey For: City of Talent  
Talent City Hall  
Talent, OR 97

Location A portion of the N.E. 1/4 of Sec. 26, T.38 S.,  
R.1 W., W.M., City of Talent, Jackson County,  
Oregon.

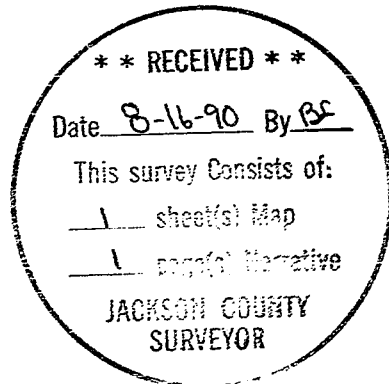
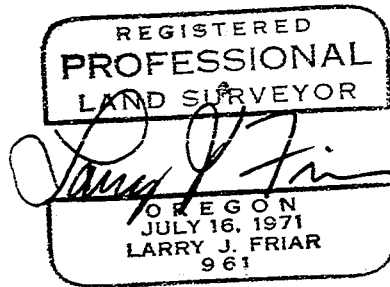
Purpose: To survey and monument the corners of two parcels  
and a dedicated way created through a Major Land  
Partition, and to monument the corners of Tax Lot  
2207 as requested by the City. Note: Tax Lot 2207  
is not part of this Partition.

Procedure: Located and tied to corners set by previous surveys  
and held these corners to establish the exterior of  
the Partition. Calculated the position of corners  
not set previously and set the corners as shown.  
Tied survey to the S.E. corner of D.L.C. No. 64.  
Those monuments found and those set are as shown on  
attached plat.

Basis of Bearing: The right-of-way line of Talent Avenue as shown  
on Survey No. 11358.

Date: July 24, 1990

T38S R1W SEC26A TL2200 & 2207



Larry J. Friar  
L.J. Friar & Associates P.C.  
Consulting Land Surveyors  
304 South Holly Street  
Medford, OR 97501  
(503) 772-2782