

SUNBURST ACRES SUBDIVISION

BEING A PORTION OF THE N. 1/2 OF THE N.E. 1/4 OF SEC. 21, T.34 S., R.1 W., W.M., CITY OF SHADY COVE, JACKSON COUNTY, OREGON

SURVEY FOR:

Mr. Phillip Tallman
P.O. Box 240
Shady Cove, Oregon 97539

SURVEY BY:

L.J. Friar & Associates, P.C.
Consulting Land Surveyors
304 SOUTH HOLLY STREET
Medford, Oregon 97501
Phone: (503) 772-2782

LEGEND:

- △ = Found geodetic control monument as shown.
- ⊙ = Found County Surveyor Brass capped monument and accessories.
- = Found monument as shown.
- ⦿ = Found 5/8" iron pin.
- = Set 5/8" x 24" iron pin with plastic cap stamped FRIAR PLS 961.
- ⊘ = Set 5/8" x 30" iron pin with plastic cap stamped FRIAR PLS 961.
- ⊚ = FD. 2" x 30" iron pipe with brass cap stamped SUNBURST ACRES INITIAL POINT PLS 944 1980, per unrecorded subdivision.
- () = Deed record.
- P.U.E. = Public utility easement.

BASIS OF BEARING:

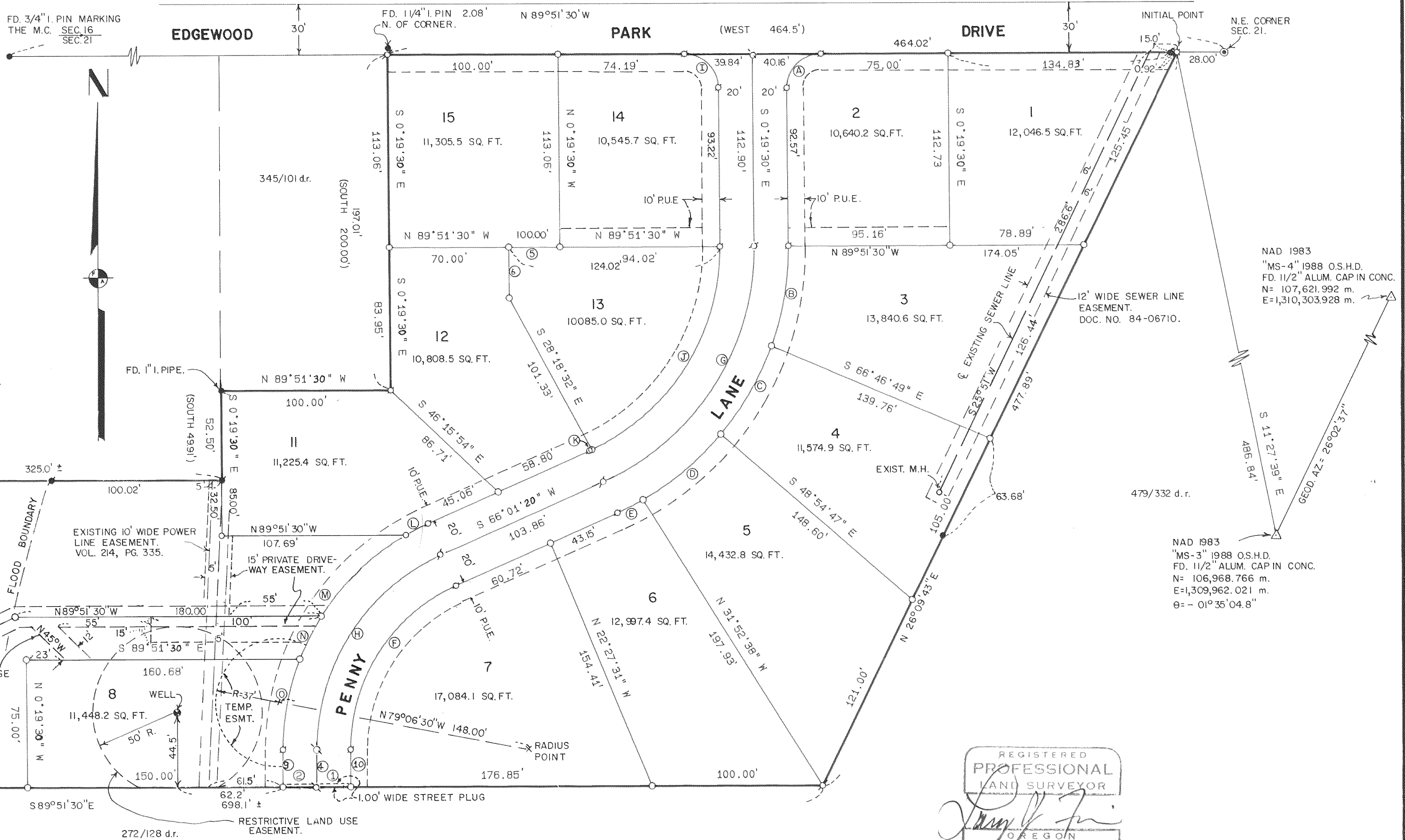
True bearing between Stations "MS-3" & "MS-4" as filed with the County Surveyor's Office.

DATE:

AUG. 22, 1990

SCALE:

1" = 50'



NAD 1983
"MS-4" 1988 O.S.H.D.
FD. 11/2" ALUM. CAP IN CONC.
N = 107,621.992 m.
E = 1,310,303.928 m.

NAD 1983
"MS-3" 1988 O.S.H.D.
FD. 11/2" ALUM. CAP IN CONC.
N = 106,968.766 m.
E = 1,309,962.021 m.
θ = -01° 35' 04.8"

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Larry J. Friar
OREGON
JULY 16, 1971
LARRY J. FRIAR
961

| NO. | COURSE | Curve | R | Δ | L | L.C. |
|-----|------------------------|-------|---------|--------------|---------|---------|
| 1. | 20.00' | A | 20.00' | 90° 28' 00" | 31.58' | 28.40' |
| 2. | 20.00' | B | 170.00' | 202° 13' 20" | 60.00' | 59.69' |
| 3. | 12.00' | C | 170.00' | 202° 13' 20" | 60.00' | 59.69' |
| 4. | S 0° 08' 30" W 21.90' | D | 170.00' | 202° 13' 20" | 60.00' | 59.69' |
| 5. | N 89° 51' 30" W 30.00' | E | 170.00' | 05° 40' 55" | 16.85' | 16.85' |
| 6. | S 0° 19' 30" E 30.00' | F | 105.00' | 65° 20' 55" | 120.73' | 114.18' |
| 7. | S 64° 17' 58" E 23.00' | G | 150.00' | 66° 20' 55" | 173.70' | 164.18' |
| 8. | N 89° 51' 30" W 10.00' | H | 125.00' | 65° 00' 55" | 143.73' | 135.94' |
| 9. | S 0° 08' 30" W 21.90' | I | 20.00' | 89° 30' 00" | 31.25' | 28.17' |
| 10. | N 0° 08' 30" E 21.90' | J | 130.00' | 65° 41' 14" | 149.04' | 141.01' |
| | | K | 130.00' | 00° 39' 39" | 1.50' | 1.50' |
| | | L | 145.00' | 05° 54' 11" | 14.94' | 14.93' |
| | | M | 145.00' | 27° 23' 29" | 69.32' | 68.66' |
| | | N | 145.00' | 11° 06' 28" | 28.11' | 28.06' |
| | | O | 145.00' | 21° 28' 44" | 54.36' | 54.04' |

SUNBURST ACRES SUBDIVISION

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*** DEDICATION ***

KNOWN ALL MEN BY THESE PRESENTS, that I, Phillip Tallman, am the owner in fee simple of the lands hereon described, and that I have subdivided the same into the lots and street as shown hereon, and that the size of the lots and the course and length of all lines are plainly set forth, and that this plat is a correct representation of the subdivision, and that I hereby dedicate to the public for public use the street shown hereon, together with those easements labeled as public utility easements, and I do hereby grant to the City of Shady Cove in fee simple, the area portrayed and designated hereon as a street plug. By its approval the said City states that at its discretion it will deed the street plug for street purposes. I do hereby designate said subdivision as SUNBURST ACRES SUBDIVISION.

IN WITNESS WHEREOF, I have set my hand and seal this 29th day of NOVEMBER, 1990

Phillip Tallman
Phillip Tallman

STATE OF OREGON)
County of Jackson)⁹⁹

Carolyn B. Lewellen
11-4-93

Personally appeared before me the above named Phillip Tallman, and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me, Carolyn B. Lewellen, My Commission expires: 11-4-93
Notary Public of Oregon

*** APPROVALS ***

I certify that pursuant to authority granted to us by the City of Shady Cove Planning Commission in open meeting on Nov. 14, 1990, the above plat is hereby approved by the City of Shady Cove Planning Commission. Dated this 29th day of November, 1990.

Attest: Carolyn B. Lewellen Secretary
Jamie M. Mauer President

Examined and recommended for approval this 14 day of November, 1990.

Heidi A. Smith, P.E.
City Engineer

Examined and recommended for approval this 3 day of December, 1990.

Verlyn Thomas
County Surveyor

Examined and approved as required by O.R.S. 92.100 as of 4 Dec., 1990.

Sheyl Swift
Assessor, Department of Assessment

Examined and approved as required by O.R.S. 94.036 as of December 4, 1990.

Barbara E. Weide
Tax Collector

*** 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 I HAVE CORRECTLY SURVEYED AND MARKED WITH 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 EXTERIOR BOUNDARY LINES:

Commencing at a Brass capped monument marking the Northeast corner of Section 21, Township 34 South, Range 1 West, Willamette Meridian, City of Shady Cove, Jackson County, Oregon and running thence on the North line of said Section, North 89° 51' 30" West, 28.00 feet to a 2 inch iron pipe with a 2 1/2 inch brass cap marking the initial point of "Sunburst Acres Subdivision", said point being the true point of beginning of the herein described parcel; thence continue North 89° 51' 30" West, along the North line of said section, 464.02 feet (record West 464.5 feet); thence leaving said North line South 00° 19' 30" East, 197.01 feet (record South, 200.00 feet); thence North 89° 51' 30" West, 100.00 feet; thence South 00° 19' 30" East, 52.50 feet (record South, 49.91 feet); thence North 89° 51' 30" West, 325.0 feet, more or less, to the Easterly bank of the Rogue River; thence in a Southerly direction on said Easterly bank, 180 feet, more or less, to a point on the Northerly line of that certain parcel of land described in Book 272 at Page 128 of Official Deed Records of Jackson County, Oregon, said point being South 24° 54' 17" West, 472.94 feet and North 89° 51' 30" West, 709.6 feet, more or less, from the point of beginning; thence South 89° 51' 30" East, 698.1 feet, more or less, to an 5/8 inch iron pin; thence North 26° 09' 43" East, 477.89 feet to the true point of beginning.

We, Paul S. Kenmoen and Marie G. Kenmoen, husband and wife, the undersigned beneficiaries of a certain Trust Deed recorded January 4, 1989, as Instrument No. 89-00395, Official Records of Jackson County, Oregon, affecting the land herein described, hereby release from the lien of said Trust Deed all property shown hereon as dedicated to the public for public use.

Signed this 14 day of November, 1990.

Paul S. Kenmoen Marie G. Kenmoen
Paul S. Kenmoen Marie G. Kenmoen

The foregoing instrument was acknowledged before me this 14 day of November, 1990.

Notary Public:

Judy Blom

Larry J. Friar
Larry J. Friar

Subscribed and sworn before me this 4th day of December, 1990.

Sharon A. Katzenbach
SHARON A. KATZENBACH
NOTARY PUBLIC - OREGON
My Commission Expires 11-30-91

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Larry J. Friar
OREGON
JULY 16, 1971
LARRY J. FRIAR
961

** RECEIVED **
Date 12-6-90 By BF
This survey consists of:
2 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR

*** APPROVALS ***

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

By: _____ County Clerk Deputy

*** RECORDER'S CERTIFICATE ***

FILED for record this 6 day of December, 1990, at 4:48 'clock P.M., and recorded in Volume 16 of Plats on Page 93 of the records of Jackson County, Oregon.

Rathlem J. Beckett Jay A. Ramites
County Clerk Deputy

County Surveyor File No. _____

*** WATER RIGHTS STATEMENT ***

Document No. 90-30506 Official Records of Jackson County, Oregon

12324

Survey No. _____

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

Survey For: Phillip Tallman
P.O. Box 240
Shady Cove, OR 97539

Location: A portion of the N. 1/2 of the N.E. 1/4 of Sec.
21, T.34 S., R.1 W., W.M., City of Shady Cove,
Jackson County, Oregon.

Purpose: To survey and monument the lot corners of Sunburst
Acres Subdivision.

Procedure: Using control established by this office per the
unrecorded Sunburst Acres Subdivision in 1980,
found the exterior corners in good condition.
Pulled all corners set on the unrecorded sub-
division and set corners as shown on the annexed
plat. Made a tie to the geodetic control monuments
as shown.

Basis of Bearing: True bearing between stations "MS-3" & "MS-4"
as filed with the County Surveyors Office.

Date: August 22, 1990

T34S R1W SEC21A TL5001

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

