

# LOUIS J. SUBDIVISION, UNIT 1

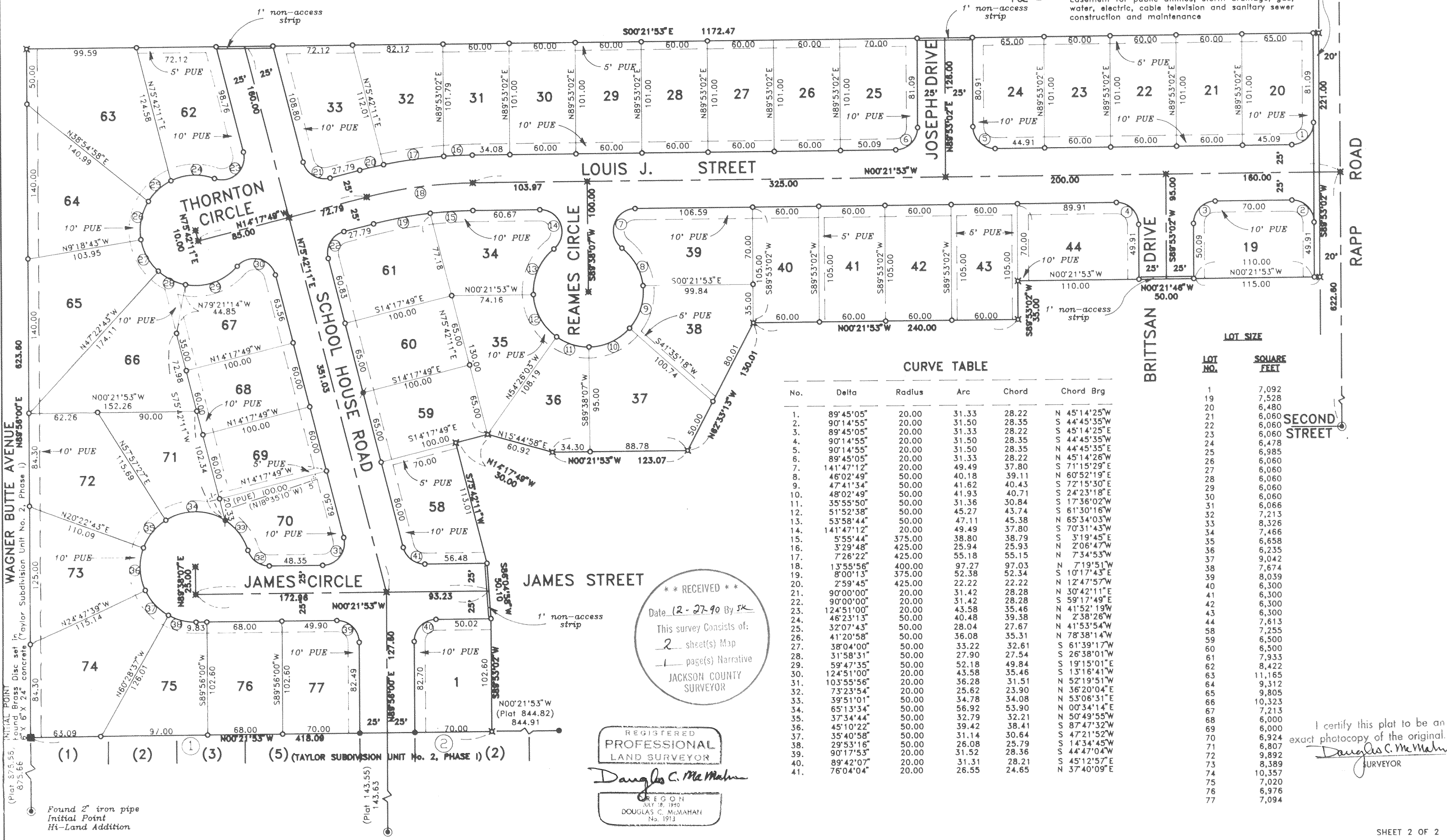
LOCATED IN:

NW 1/4 SEC.26, T.38S., R.1W., W.M.  
CITY OF TALENT, JACKSON COUNTY  
OREGON

HOFFBUHR & ASSOCIATES, INC.  
219 NORTH OAKDALE AVENUE MEDFORD, OREGON

BY: DOUGLAS C. McMAHAN RPLS No. 1913  
SCALE: 1 inch = 60 feet November 13, 1990  
BASIS OF BEARING TAYLOR SUBDIVISION UNIT No. 2, PHASE I  
(EAST LINE)

- o = Set 5/8"x24" Iron pin with plastic cap stamped "D. McMahan LS 1913".
- x = Set 5/8"x30" Iron pin with plastic cap stamped "D. McMahan LS 1913".
- = Found 5/8" Iron pin
- ⊙ = Found brass cap monument
- ⊕ = Set lead and tag with brass tag stamped "LS 1913"
- ⊗ = Set brass disc in concrete
- PUE = Easement for public utilities, storm drainage, gas, water, electric, cable television and sanitary sewer construction and maintenance



No.	Delta	Radius	Arc	Chord	Chord Brg
1.	89°45'05"	20.00	31.33	28.22	N 45°14'25"W
2.	90°14'55"	20.00	31.50	28.35	S 44°45'35"W
3.	89°45'05"	20.00	31.33	28.22	S 45°14'25"E
4.	90°14'55"	20.00	31.50	28.35	S 44°45'35"W
5.	90°14'55"	20.00	31.50	28.35	N 44°45'35"E
6.	89°45'05"	20.00	31.33	28.22	N 45°14'26"W
7.	141°47'12"	20.00	49.49	37.80	S 71°15'29"E
8.	46°02'49"	20.00	40.18	39.11	N 60°52'19"E
9.	47°41'34"	50.00	41.62	40.43	S 72°15'30"E
10.	48°02'49"	50.00	41.93	40.71	S 24°23'18"E
11.	35°55'50"	50.00	31.36	30.84	S 17°36'02"W
12.	51°52'38"	50.00	45.27	43.74	S 61°30'16"W
13.	53°58'44"	50.00	47.11	45.38	N 65°34'03"W
14.	141°47'12"	20.00	49.49	37.80	S 70°31'43"W
15.	5°55'44"	375.00	38.80	38.79	S 3°19'45"E
16.	3°29'48"	425.00	25.94	25.93	N 2°08'47"W
17.	7°26'22"	425.00	55.18	55.15	N 7°34'53"W
18.	13°55'56"	400.00	97.27	97.03	N 7°19'51"W
19.	8°00'13"	375.00	52.38	52.34	S 10°17'43"E
20.	2°59'45"	425.00	22.22	22.22	N 12°47'57"W
21.	90°00'00"	20.00	31.42	28.28	N 30°42'11"E
22.	90°00'00"	20.00	31.42	28.28	S 59°17'49"E
23.	124°51'00"	20.00	43.58	35.46	N 41°52'19"W
24.	46°23'13"	50.00	40.48	39.38	N 2°38'28"W
25.	32°07'43"	50.00	28.04	27.67	N 41°53'54"W
26.	41°20'58"	50.00	36.08	35.31	N 78°38'14"W
27.	38°04'00"	50.00	33.22	32.61	S 61°39'17"W
28.	31°58'31"	50.00	27.90	27.54	S 26°38'01"W
29.	59°47'35"	50.00	52.18	49.84	S 19°15'01"E
30.	124°51'00"	20.00	43.58	35.46	S 13°18'41"W
31.	103°55'56"	20.00	36.28	31.51	N 52°19'51"W
32.	73°23'54"	20.00	25.62	23.90	N 36°20'04"E
33.	39°51'01"	50.00	34.78	34.08	N 53°06'31"E
34.	65°13'34"	50.00	56.92	53.90	N 00°34'14"E
35.	37°34'44"	50.00	32.79	32.21	S 50°49'55"W
36.	45°10'22"	50.00	39.42	38.41	S 87°47'32"W
37.	35°40'58"	50.00	31.14	30.64	S 47°21'52"W
38.	29°53'16"	50.00	26.08	25.79	S 14°34'45"W
39.	90°17'53"	20.00	31.52	28.36	S 44°47'04"W
40.	89°42'07"	20.00	31.31	28.21	S 45°12'57"E
41.	76°04'04"	20.00	26.55	24.65	N 37°40'09"E

LOT SIZE

LOT NO.	SQUARE FEET
1	7,092
19	7,528
20	6,480
21	6,060
22	6,060
23	6,060
24	6,478
25	6,985
26	6,060
27	6,060
28	6,060
29	6,060
30	6,060
31	6,066
32	7,213
33	8,326
34	7,466
35	6,658
36	6,235
37	9,042
38	7,674
39	8,039
40	6,300
41	6,300
42	6,300
43	6,300
44	7,613
45	7,255
46	6,500
47	6,500
48	6,500
49	6,500
50	6,500
51	6,500
52	6,500
53	11,165
54	9,312
55	9,805
56	10,323
57	7,213
58	6,000
59	6,000
60	6,924
61	6,807
62	9,892
63	8,389
64	10,357
65	7,020
66	6,976
67	7,094

\*\* RECEIVED \*\*  
 Date 12-27-90 By SK  
 This survey consists of:  
 2 sheet(s) Map  
 1 page(s) Narrative  
 JACKSON COUNTY  
 SURVEYOR

REGISTERED  
**PROFESSIONAL**  
 LAND SURVEYOR  
*Douglas C. McMahan*  
 OREGON  
 JUL 28, 1955  
 DOUGLAS C. McMAHAN  
 No. 1913

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

# LOUIS J. SUBDIVISION, UNIT NO. 1

LOCATED IN:

The Northwest 1/4 of Section 26  
Township 38 South, Range 1 West, Willamette Meridian  
City of Talent, Jackson County, Oregon

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

KNOW ALL MEN BY THESE PRESENTS, that we, DARKEN CONSTRUCTION COMPANY, INC., an Oregon corporation, are the owners in fee simple of the lands hereon described, and that we have subdivided the same into lots and streets as shown hereon, and the number of each lot and the course and length of all lines are plainly set forth, and that this plat is a correct representation of the subdivision, and we do hereby dedicate to the public for public use the streets shown hereon, together with those easements labeled as public utility easements and public drainage easements. We hereby grant to the City of Talent, in fee simple, those areas portrayed and designated hereon as a one foot non-access strip and/or street plug. By its approval of this plat, the said City of Talent undertakes that upon approved extension of the affected street, it will dedicate the 1-foot street plug for public street purposes, and we hereby designate said subdivision as LOUIS J. SUBDIVISION, UNIT NO. 1.

DARKEN CONSTRUCTION COMPANY, INC.  
Charles J. Kenney  
Charles J. Kenney, Secretary-Treasurer

STATE OF OREGON  
County of JACKSON ss.

On this, the 21<sup>st</sup> day of November, 1990, before me appeared Charles J. Kenney, to me personally known, who being duly sworn, did say that he, the said Charles J. Kenney is the Secretary-Treasurer of DARKEN CONSTRUCTION COMPANY, INC., the within named Corporation, and that said instrument was signed on behalf of said Corporation by authority of its Board of Directors, and Charles J. Kenney acknowledges said instrument to be the free act of said Corporation.

Before me:

Janya L. Hartwell  
JANYA L. HARTWELL  
NOTARY PUBLIC - OREGON  
My Commission Expires 2-8-94

APPROVALS:

Examined and approved this 10 day of December, 1990.

Kate A. Smith, P.E.  
City Engineer

Talent City Planning:

Examined and approved by the City of Talent Planning Commission in regular session this 2 day of December, 1990.

Robert G. Pistow  
Chairman

Paul O. Hill  
Secretary

Talent Irrigation District:

This plat and 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 power, rules and regulations of Talent Irrigation District.

Examined and approved by Talent Irrigation District in regular session this 11<sup>th</sup> day of December 1990.

Donald M. Minner  
President

John O. Hill  
Secretary

Examined and approved as required by O.R.S. 92.100 as of 20 DECEMBER 1990

Sheep Smith  
Assessor, Department of Assessment

Examined and approved as required by O.R.S. 92.095 as of December 20, 1990

Lynnda Abbott  
Tax Collector

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Douglas C. McMahan  
DOUGLAS C. McMAHAN  
No. 1973

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

STATE OF OREGON )  
County of Jackson ) ss.

I, Douglas C. McMahan, a duly Registered Professional Land 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:

BEGINNING at a concrete monument with a metal disc marking the Initial Point of TAYLOR SUBDIVISION-UNIT NO. 2, PHASE I, according to the Official Plat thereof, now of record in Jackson County, Oregon, said point being the INITIAL POINT OF BEGINNING; thence North 89°56'00" East 623.60 feet; thence South 00°21'53" East 1172.47 feet to the Northerly right-of-way line of Rapp Road; thence South 89°53'02" West, along said right-of-way line, 221.00 feet; thence North 00°21'53" West 115.00 feet; thence North 00°21'46" West 50.00 feet; thence North 00°21'53" West 110.00 feet; thence South 89°53'02" West 35.00 feet; thence North 00°21'53" West 240.00 feet; thence North 62°33'13" West 130.01 feet; thence North 00°21'53" West 123.07 feet; thence North 15°44'58" East 60.92 feet; thence North 14°17'49" West 30.00 feet; thence South 75°42'11" West 113.01 feet; thence South 86°04'58" West 50.10 feet; thence South 89°53'02" West 102.60 feet to a point on the Easterly line of the aforementioned TAYLOR SUBDIVISION-UNIT NO. 2, PHASE I; thence North 00°21'53" West, along said Easterly line, 418.09 feet to the Initial Point of Beginning.

Douglas C. McMahan  
SURVEYOR

Subscribed and sworn before me this 15<sup>th</sup> day of November, 1990.

Cheryl A. Ferns  
CHERYL A. FERNS  
NOTARY PUBLIC - OREGON  
My Commission Expires 12-23-93

We, Valley of The Rogue Bank, are the undersigned beneficiaries of a certain Trust Deed recorded Sept. 13, 1990, as Instrument No. 90-23440, Official Records of Jackson County, Oregon, affecting the land described herein, hereby release from the lien of said Trust Deed, all property shown hereon as dedicated to the public for public use, and any property granted to the City of Talent in fee simple and designated as a one (1) foot non-access strip.

Signed this 21<sup>st</sup> day of November, 1990.

VALLEY OF THE ROGUE BANK  
BY Steve Edmurray  
LOAN OFFICER

Before me:

Charles A. Dodd  
CHARLES A. DODD  
NOTARY PUBLIC - OREGON  
My Commission Expires 1-21-94

Water Rights Statement:  
See Instrument No. 90-31961 of the Official Records

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

Filed for record this 27 day of December, 1990 at 8:16 o'clock A.M. and recorded in Volume 16 of Plats at page 97 of records of Jackson County, Oregon.

Kathleen S. Beckett  
County Clerk

Barbara Egan  
Deputy

Examined and approved this 13 day of December, 1990

Verdun Thomas  
County Surveyor

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

Sheet 1 of 2

SURVEY NO. 12352

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250  
OREGON REVISED STATUTES

SURVEY FOR: Darken Construction Company  
832 East Main Street  
Medford, Oregon 97501

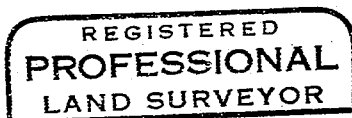
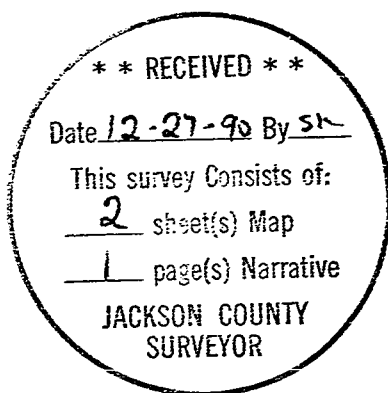
LOCATION: In the Northwest one-quarter (1/4) of Section  
26, Township 38 South, Range 1 West,  
Willamette Meridian, Jackson County, Oregon.

PURPOSE: To survey, monument and prepare plat for  
Louis J. Subdivision as requested by client

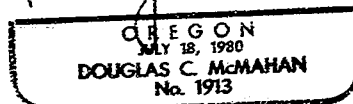
PROCEDURE: Utilizing found monumentation as shown per  
Taylor Subdivision, Unit No. 2, Phase I for  
control, I established monumentation as shown  
on the attached map.

Basis of Bearing: Taylor Subdivision, Unit No. 2, Phase I

Date: November 13, 1990



*Douglas C. McMahan*



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