

APPROVAL:

PA # MP 90-6

Charles Thomas 2/19/91
Jackson County Surveyor Date

Paul Ober 3/6/91
Talent City Planner Date

PARTITION PLAT No. P-22-1991

located in

a Portion of Lots 3, 4, 5, 8 and Lots 6 and 7, Blk. 2 in Hyde Park Subdivision in D.L.C. No. 72 & 73 in the SW 1/4 & the SE 1/4 of Section 25, T.38 S., R.1 W., Willamette Base and Meridian, Jackson County, Oregon

for

ROBERT L. DAWSON

1509 Talent Avenue
Talent, Oregon 97540

I hereby certify that this plat is a CAD generated duplicate of the original.

Everett L. Swain
SURVEYOR

RECORDING

FILED FOR RECORD THIS THE 6 DAY OF March, 1991
AT 11:20 O'CLOCK A.M. AND RECORDED AS PARTITION PLAT No. P-22-1991 OF THE RECORDS OF JACKSON COUNTY, OREGON.
INDEX VOLUME 2, PAGE 22.

Kathleen S. Beckett
County Clerk

COUNTY SURVEYOR File No. 12420

WATER RIGHTS STATEMENT:

See Document No. 91-04676 of the Official Records of Jackson County, Oregon.

SURVEYOR'S CERTIFICATE

I, Everett L. Swain, Registered Professional Land Surveyor of the State of Oregon No. 759, hereby certify that this plat is conformable to the field notes and the survey has been correctly executed within the requirements and regulations of the State of Oregon and the following is an accurate description of the boundary lines of the parent tract of land as set forth hereon:

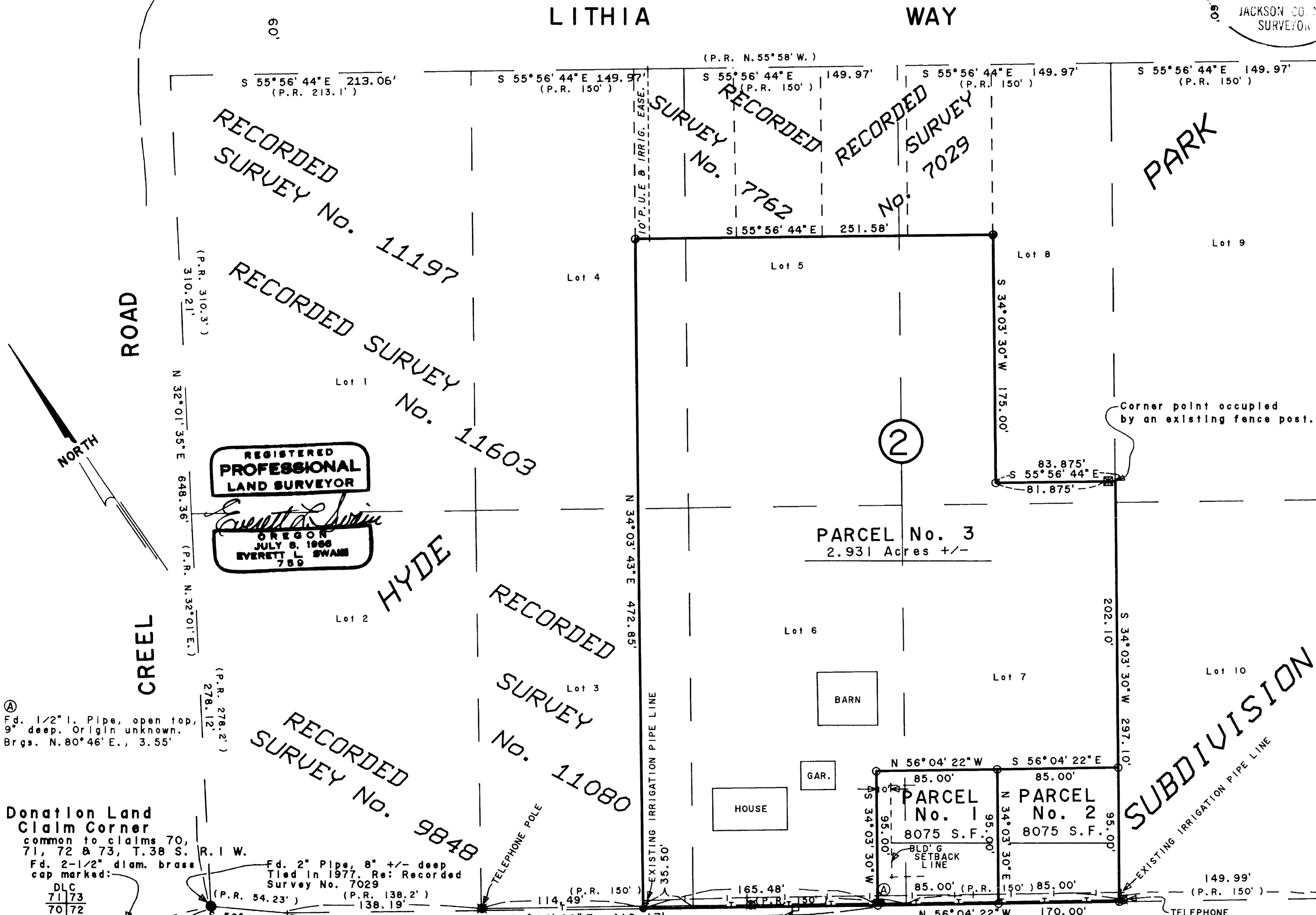
COMMENCING AT THE NORTHWEST CORNER OF DONATION LAND CLAIM No. 72 IN THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 38 SOUTH, RANGE 1 WEST OF THE WILLAMETTE BASE AND MERIDIAN, JACKSON COUNTY, OREGON; THENCE SOUTH 68 DEGREES 32 MINUTES 13 SECONDS EAST FOR A DISTANCE OF 62.65 FEET TO A 2 INCH IRON PIPE SITUATED AT THE WESTERLY CORNER OF BLOCK 2 OF THE HYDE PARK SUBDIVISION, AS NOW RECORDED; THENCE SOUTH 50 DEGREES 10 MINUTES 23 SECONDS EAST (PLAT RECORD SOUTH 50 DEGREES 11 MINUTES EAST FOR A DISTANCE OF 54.23 FEET) ALONG THE SOUTHWESTERLY BOUNDARY LINE OF SAID BLOCK 2, FOR A DISTANCE OF 54.23 FEET TO AN ANGLE POINT; THENCE SOUTH 56 DEGREES 04 MINUTES 22 SECONDS EAST (PLAT RECORD SOUTH 55 DEGREES 58 MINUTES EAST) ALONG SAID SOUTHWESTERLY BOUNDARY LINE, FOR A DISTANCE OF 418.17 FEET TO A 1/2 x 24 INCH GALVANIZED IRON PIPE FOR THE TRUE POINT OF BEGINNING; THENCE NORTH 56 DEGREES 04 MINUTES 22 SECONDS WEST ALONG THE SOUTHWESTERLY BOUNDARY LINE OF SAID BLOCK 2, FOR A DISTANCE OF 165.48 FEET TO THE WESTERLY CORNER OF THAT TRACT OF LAND AS SET FORTH IN DOCUMENT No. 73-17034 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON WHICH POINT BEARS NORTH 56 DEGREES 04 MINUTES 22 SECONDS WEST A DISTANCE OF 35.50 FEET FROM THE SOUTHERLY CORNER OF LOT 3, BLOCK 2 OF SAID HYDE PARK SUBDIVISION, AS NOW RECORDED; THENCE LEAVING SAID SOUTHWESTERLY BOUNDARY LINE, NORTH 34 DEGREES 03 MINUTES 43 SECONDS EAST ALONG THE NORTHWESTERLY BOUNDARY LINE OF THE LAST HEREINABOVE REFERRED TO DOCUMENT (DOCUMENT RECORD SOUTH 34 DEGREES 02 MINUTES WEST) FOR A DISTANCE OF 472.85 FEET TO A FOUND 5/8 INCH IRON ROD SITUATED AT THE WESTERLY CORNER OF PARCEL No. 2, AS SET FORTH ON MINOR LAND PARTITION FILED THE 10th DAY OF APRIL, 1979 AND RECORDED IN VOLUME 2, AT PAGE 85 OF "MINOR LAND PARTITIONS" IN JACKSON COUNTY, OREGON; THENCE SOUTH 55 DEGREES 56 MINUTES 44 SECONDS EAST ALONG THE SOUTHWESTERLY BOUNDARY LINE OF THE LAST REFERRED TO MINOR LAND PARTITION AND THE SOUTHWESTERLY BOUNDARY LINE OF PARCELS No. 1 AND 2 OF THAT MINOR LAND PARTITION FILED THE 13th DAY OF DECEMBER, 1977 AND RECORDED IN VOLUME 1, AT PAGE 100 OF "MINOR LAND PARTITIONS" IN JACKSON COUNTY, OREGON FOR A DISTANCE OF 251.58 FEET TO A FOUND 5/8 INCH IRON ROD SITUATED AT THE SOUTHERLY CORNER THEREOF; THENCE LEAVING SAID SOUTHERLY CORNER AND ALONG THE NORTHWESTERLY BOUNDARY LINE OF THAT TRACT SHOWN AS AN EXCEPTION IN DOCUMENT No. 73-17034 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, SOUTH 34 DEGREES 03 MINUTES 30 SECONDS WEST AND PARALLEL TO THE SOUTHEASTERLY BOUNDARY LINE OF LOT 8, BLOCK 2, SAID SUBDIVISION, FOR A DISTANCE OF 175.00 FEET TO A 1/2 x 24 INCH GALVANIZED IRON PIPE SITUATED AT THE WESTERLY CORNER THEREOF; THENCE CONTINUING ALONG THE SOUTHWESTERLY BOUNDARY LINE OF SAID EXCEPTION, SOUTH 55 DEGREES 56 MINUTES 44 SECONDS EAST FOR A DISTANCE OF 81.875 FEET TO A 1/2 x 24 INCH GALVANIZED IRON PIPE WITNESS CORNER; THENCE CONTINUING SOUTH 55 DEGREES 56 MINUTES 44 SECONDS EAST FOR A DISTANCE OF 2.00 FEET TO THE SOUTHERLY CORNER THEREOF AND BEING SITUATED IN THE EASTERLY BOUNDARY LINE OF LOT 8, BLOCK 2 OF SAID SUBDIVISION; THENCE SOUTH 34 DEGREES 03 MINUTES 30 SECONDS WEST ALONG THE EASTERLY BOUNDARY LINE OF LOTS 8 AND 7, BLOCK 2 OF SAID SUBDIVISION, FOR A DISTANCE OF 297.10 FEET TO A 1/2 x 24 INCH GALVANIZED IRON PIPE SITUATED AT THE SOUTHERLY CORNER OF LOT 7, BLOCK 2 OF SAID SUBDIVISION, AS NOW RECORDED; THENCE NORTH 56 DEGREES 04 MINUTES 22 SECONDS WEST (DEED RECORD NORTH 55 DEGREES 58 MINUTES WEST) ALONG THE SOUTHWESTERLY BOUNDARY LINE OF SAID BLOCK 2, FOR A DISTANCE OF 170.00 FEET TO THE POINT OF BEGINNING, TOGETHER WITH AND SUBJECT TO COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD AND THOSE APPARENT ON THE LAND.

NOTARY
Subscribed and sworn to before me this 19th day of February, 1991.

Dennis P. Ernst
NOTARY PUBLIC - OREGON
My Commission Expires 4-20-92

Job: RD 1413T
File: RD 1413T1

Fd. 2" Pipe, exp. 12" +/-
Tied in 1977 and shown
on Recorded Survey
No. 7029



Fd. 1 1/2" Pipe, open top,
9" deep. Origin unknown.
Brgs. N. 80° 46' E., 3.55'

Donation Land Claim Corner
common to claims 70,
71, 72 & 73, T.38 S., R.1 W.
Fd. 2-1/2" diam. brass
cap marked:
DLC
7173
7072
1983
1" BELOW A/C
RD. SURFACE.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
EVERETT L. SWAIN
JULY 8, 1988

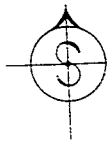
SWAIN SURVEYING, INC.
27 1/2 North Main Street
Ashland, Oregon 97520

TELEPHONE: 482-4318
Date: JANUARY 21, 1991
Basis of Bearing: Recorded
Survey No. 7762

- Found 5/8 Inch Iron Rod with cap marked ELSWAIN, RLS 759 per Recorded Survey No. 7029 and 7762, unless otherwise shown.
- Found 5/8 Inch Iron Rod with cap marked: LS 505, exposed 1-1/2 inches. Monu. position checks calc. position within a 0.1 of a foot. Therefore, Monu. accepted. Wood fence bears N. 10° W., 0.3'
- Set 1/2 x 24 Inch Galv. Iron Pipe with plug marked SWAIN LS 759
- Set 1/2 x 24 Inch Galv. Iron Pipe with tag marked: Wit. Cor. LS 759

GRAPHIC SCALE - 1" = 60'
Tax Lot 300, 38-1W-25DC

** RECEIVED **
Date 3-6-91 By
This survey consists of:
1 sheet
1 page(s) for file
JACKSON COUNTY SURVEYOR



SWAIN SURVEYING, INC.

27 1/2 North Main Street
Ashland, Oregon 97520

Survey No. 12420

**SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES**

SURVEY FOR: ROBERT L. DAWSON
1509 Talent Avenue
Talent, Oregon 97540

LOCATION: Situated in a portion of Lots 3, 4, 5, 8 and Lots 6 and 7, Block 2 in the Hyde Park Subdivision in Donation Land Claim No. 72 and 73 in the Southwest Quarter and the Southeast Quarter of Section 25, Township 38 South, Range 1 West of the Willamette Base and Meridian, Jackson County, Oregon.

PURPOSE: To survey the outer boundary of the remainder of the clients original ownership and partition into three tracts of land, the configurations as shown on the accompanying plat per preliminary approval by the City of Talent Planning Department and at the request of the client.

PROCEDURE: This office conducted Recorded Survey No. 7029 and 7762 in addition to other surveys in the immediate area, several years back. Utilizing the information compiled at that time, continued to expand our control as needed. Recovered some monuments previously set on those surveys as hereinabove referred to and a monument as set and shown on Recorded Survey No. 11080. Found all monuments to be within a reasonable location in relation to their calculated position. Therefore, proceeded to monument the parcels as shown on the accompanying map.

BASIS OF BEARING:
Recorded Survey No. 7762

January 21, 1991
Tax Lot 300, 38-1W-25DC

ref: RD 1413T.nar

Swain Surveying, Inc.
27 1/2 North Main Street
Ashland, Oregon 97520

