

PARTITION PLAT NO. P-1-1992

A MAJOR LAND PARTITION

Located in Lot 3, Block 3, HYDE PARK SUBDIVISION
in the City of Talent, in the S.W. 1/4 of Sec. 25,
T.38 S., R.1 W., W.M., Jackson County, Oregon.

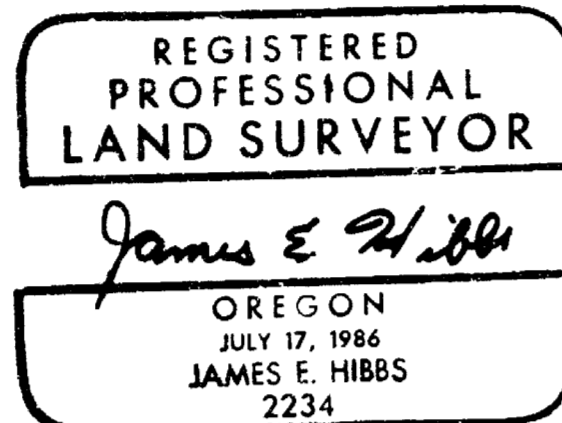
***** SURVEYOR'S CERTIFICATE *****

STATE OF OREGON)
COUNTY OF JACKSON)

I, JAMES E. HIBBS, 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 PARTITIONS, AND REPRESENTS LAND, THE EXTERIOR OF WHICH BEING ACCURATELY DESCRIBED AS FOLLOWS:

Lot 3, Block 3, HYDE PARK SUBDIVISION in the City of Talent, Jackson County, Oregon.

James E. Hibbs
SURVEYOR



***** APPROVALS *****

Approved by the TALENT CITY PLANNER:

[Signature]
By: Jan. 8, 1992
Date:

Approved by the JACKSON COUNTY SURVEYOR:

[Signature]
By: 1-8-92
Date:

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

Filed for record this 8 day of January, 1992, at 2:08 o'clock P.M., and recorded as Partition Plat No. P-1-1992 of the records of Jackson County, Oregon.

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Ruthann S. Beckett Glenda E. Bartlett
County Clerk Deputy

County Surveyor File No. 12822

There are no water rights appurtenant to this Partition.

***** DECLARATION *****

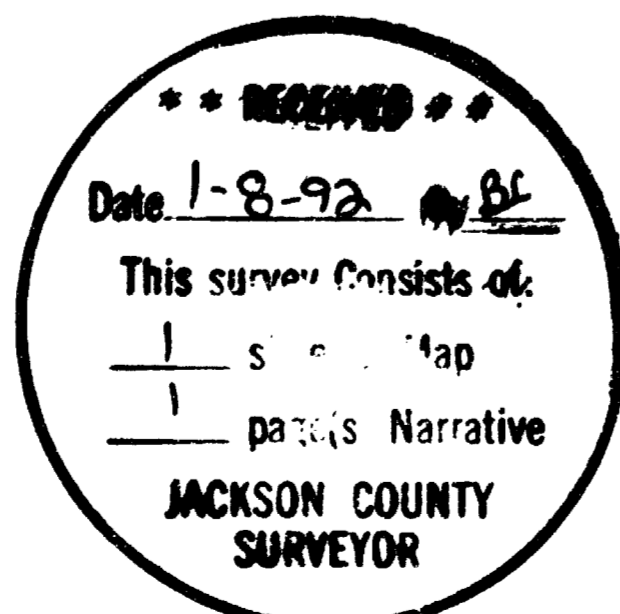
Know all men by these presents that I, Theda Faye Lamont, am the owner in fee simple of the land shown on this Partition Plat, more particularly described in the Surveyor's Certificate, and have caused the same to be partitioned into the parcels as shown on the Partition Plat.

Theda Faye Lamont
Theda Faye Lamont

STATE OF OREGON) ss.
COUNTY OF JACKSON)

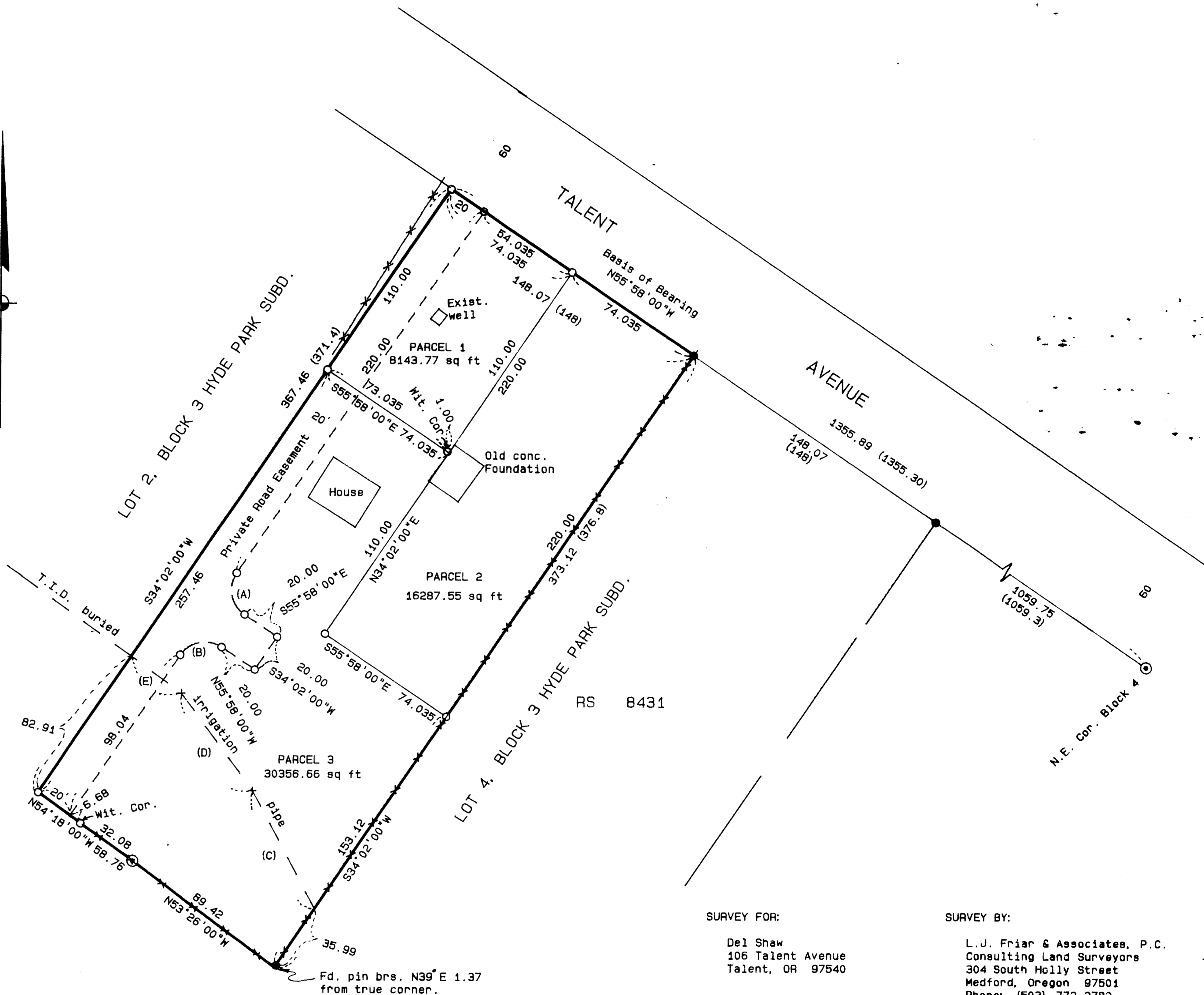
PERSONALLY appeared the above named Theda Faye Lamont and acknowledged the foregoing instrument to be her voluntary act and deed on this 26 day of December, 1991.

Before me [Signature]
Notary Public of Oregon.



I HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

James E. Hibbs
JAMES E. HIBBS



- (A) <=90° R=15.00 L=23.56 LC=S10°58'00"E 21.21
- (B) <=90° R=15.00 L=23.56 LC=S79°02'00"W 21.21
- (C) 67.24 N28°12'41"W
- (D) 60.59 N36°23'32"W
- (E) 31.50 N54°11'50"W

SURVEY FOR:
Del Shaw
106 Talent Avenue
Talent, OR 97540

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

LEGEND:

- ⊙ = Found 2" iron pipe per Official plat of HYDE PARK SUBDIVISION.
- = Found 5/8" iron pin per RS 8431.
- = Set 5/8" x 24" iron pin with plastic cap mkd. HIBBS PLS 2234.
- () = Record data per Official plat of HYDE PARK SUBDIVISION.

BASIS OF BEARINGS: Southerly line Talent Ave. per RS 8431.

DATE: December 20, 1991

SCALE: 1" = 50'

SURVEY NO. 12822 - 1

SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

SURVEY FOR: Mr. Del Shaw
106 Talent Avenue
Talent, OR 97540

LOCATION: Lot 3, Block 3, HYDE PARK SUBDIVISION in the City
of Talent, in the S.W. 1/4 of Sec. 25, T.38 S.,
R.1 W., W.M., Jackson County, Oregon.

PURPOSE: To survey and monument three parcels and a Private
Road Easement created through a Major Land
Partition.

PROCEDURE: Tied to corners of the HYDE PARK SUBDIVISION as
well as corners set by Survey No. 8431. These
corners were previously tied to during Survey No.
8405 by this office. I established the N.W. corner
of Lot 3 using proportion from Survey No. 8405
which also agreed with the proportion used by
Survey No. 8431. The S.W. corner of Lot 3 was
established at the intersection of a line at right
angles to the Southerly line of Talent Avenue from
the N.W. corner of Lot 3 previously determined with
a line at record Plat bearing from the found 2"
pipe on the S.W. boundary of Lot 3. The S.E. corner
was established in the same manner but fell in a
large fence post and was not set. I then monumented
the parcels and the Private Road Easement as shown
on the attached Plat.

BASIS OF BEARING: Southerly line of Talent Avenue per RS 8431.

DATE: December 20, 1991

T38S R1W SEC25C TL1400

James E. Hibbs, PLS 2234
L.J. Friar & Associates P.C.
Consulting Land Surveyors
304 South Holly Street
Medford, OR 97501
(503) 772-2782

