12838

SWEETBRIER ESTATES SUBDIVISION

LOCATED IN

SW 1/4 OF SECTION 23, T.38S., R.1W. W.M.
CITY OF TALENT, JACKSON COUNTY, OREGON

SURVEYOR'S CERTIFICATE

I, Richard G. Templin, a duly registered surveyor of the State of Oregon do certify that this map correctly represents a survey made by me 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 parent tract, as set forth hereon:

Commencing at the Southeast corner of Donation Land Claim Number 58, Township 38 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon; thence along the South line of said Claim, North 89°49'34" West, 40.92 feet; thence South 00°06'34" East (record, South), 278.52 feet to the Southwest corner of that tract of land more particularly described in Volume 306, page 384 of the Deed Records of Jackson County, Oregon, being the INITIAL POINT OF BEGINNING; thence South 00°08'27" East, 415.80 feet to the Southwest corner of that tract of land more particularly described in Instrument number 70-01305 of the Deed Records of Jackson County, Oregon; thence East along the South line of said tract, East, 314.77 feet (record 314.68 feet) to a 5/8" rebar; thence North 00°00'17" West, 94.96 feet (record North, 95.00 feet) to a 5/8" rebar; thence North 32°26'51" East, 116.24 feet (record North 32°23'49" East, 116.10 feet) to a 5/8" rebar; thence North 47°24'11" East, 134.91 feet (record North 47°33'55" East, 135.00 feet) to a 5/8" rebar on the relocated Southwesterly right of way line of Front Street; thence North 42°32'14" West, 178.28 feet (record North 42°26'04" West, 178.41 feet) to intersect the South line of that tract of land more particularly described in Volume 306, page 384 of the Deed Records of Jackson County, Oregon; thence North 89°59'18" West, 356.93 feet (record West) to the true point of beginning.

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that Terry L. Buntin, is the owner in fee simple of the lands hereon described, and that I have subdivided the same into lots as shown hereon and the number of each lot and the course and length of all lines 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 hereby grant to the City of Talent in fee simple that area shown and designated hereon as a 1.00 foot non- access strip and street plug, by it's approval of this plat, the City of Talent declares that on approval of the extension of the affected street, it thereby dedicates the street plug for public purposes. I hereby designate said subdivision as " Sweetbrier Estates Subdivision ".

Terry L. Buntin

State of Oregon)

County of Jackson) SS.

Personally appeared the above named Terry L. Buntin and acknowledged the foregoing to be his voluntary act and deed.

OFFICIAL SEAL
MICHELLE A. IRWIN
NOTARY PUBLIC - OREGON
COMMISSION NO. 005673
MY COMMISSION EXPIRES MAR. 26, 1995

** RECEIVED **
Date 1-23-92 By
This survey Consists of:
2 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY SURVEYOR

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

RICHARD G. TEMPLIN L.S. 2359

We, Bank of Southern Oregon, the undersigned beneficiary of a certain Trust Deed recorded October 24, 1991, as Instrument No. 91-25970 of the Official Records of Jackson County, Oregon, affecting the lands described hereon, hereby release from the lien of said Trust Deed all property shown hereon as dedicated to the public use.

Signed this 9 day of DECEMBER, 1991.

President, Bank of Southern Oregon

The foregoing instrument was acknowledged before me:

JUDY ELMORE
NOTARY PUBLIC - OREGON
My Commission Expires 06-24-93

We, Jerry P. John and Joetta S. John, the undersigned beneficiary of a certain Trust Deed recorded October 24, 1991, as Instrument No. 91-25971 of the Official Records of Jackson County, Oregon, affecting the lands described hereon, hereby release from the lien of said Trust Deed all property shown hereon as dedicated to the public use.

Signed this 10 day of December, 1991.

Jerry P. John Joetta S. John

The foregoing instrument was acknowledged before me:

OFFICIAL SEAL
PATRICIA E. GOODMAN
NOTARY PUBLIC - OREGON
COMMISSION NO. 000987
MY COMMISSION EXPIRES JUL. 28, 1994

SHEET 1 OF 2

RECORDER'S CERTIFICATE

Filed for record this 23 day of January, 1992, at 11:45 o'clock A M. and recorded in Volume 16, Page 135, of the Subdivision Records of Jackson County, Oregon.

Kathleen S Beckett Joy A Ramirez
County Clerk Deputy

WATER RIGHTS STATEMENT

Water rights are not appurtenant to the lots as shown.

APPROVALS

Examined and approved this 8 day of January, 1992.

Raymond T Reid
Talent City Planning

Examined and approved this 17 day of January, 1992.

Keith A. Smith, P.E.
City Engineer

Examined and approved this 16 day of December, 1991.

Evelyn Thomas
Jackson County Surveyor

Examined and approved as required by O.R.S. 92.100 as of this 21 day of January, 1992.

Mark Jenne, Deputy
Department of the Assessor

Examined and approved as required by O.R.S. 92.095 as of this 21st day of January, 1992.

Barbara E. Weide
Tax Collector

This tract of land as set forth hereon shall not be eligible for Talent Irrigation water, but is subject to the statutory powers, rules and regulations of Talent Irrigation District. Examined and approved by the Talent Irrigation District in regular session on this 3rd day of December, 1991.

Donald M. Minear President
Secretary

SBE1

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 26, 1988
RICHARD G. TEMPLIN
2359

RICHARD TEMPLIN LAND SURVEYING
2042 SANDRA PL 776-0991 & 474-7720 MEDFORD, OREGON

PLAT OF SURVEY

SW 1/4 OF SECTION 23, T.38S., R.1W., W.M.
CITY OF TALENT, JACKSON COUNTY, OREGON

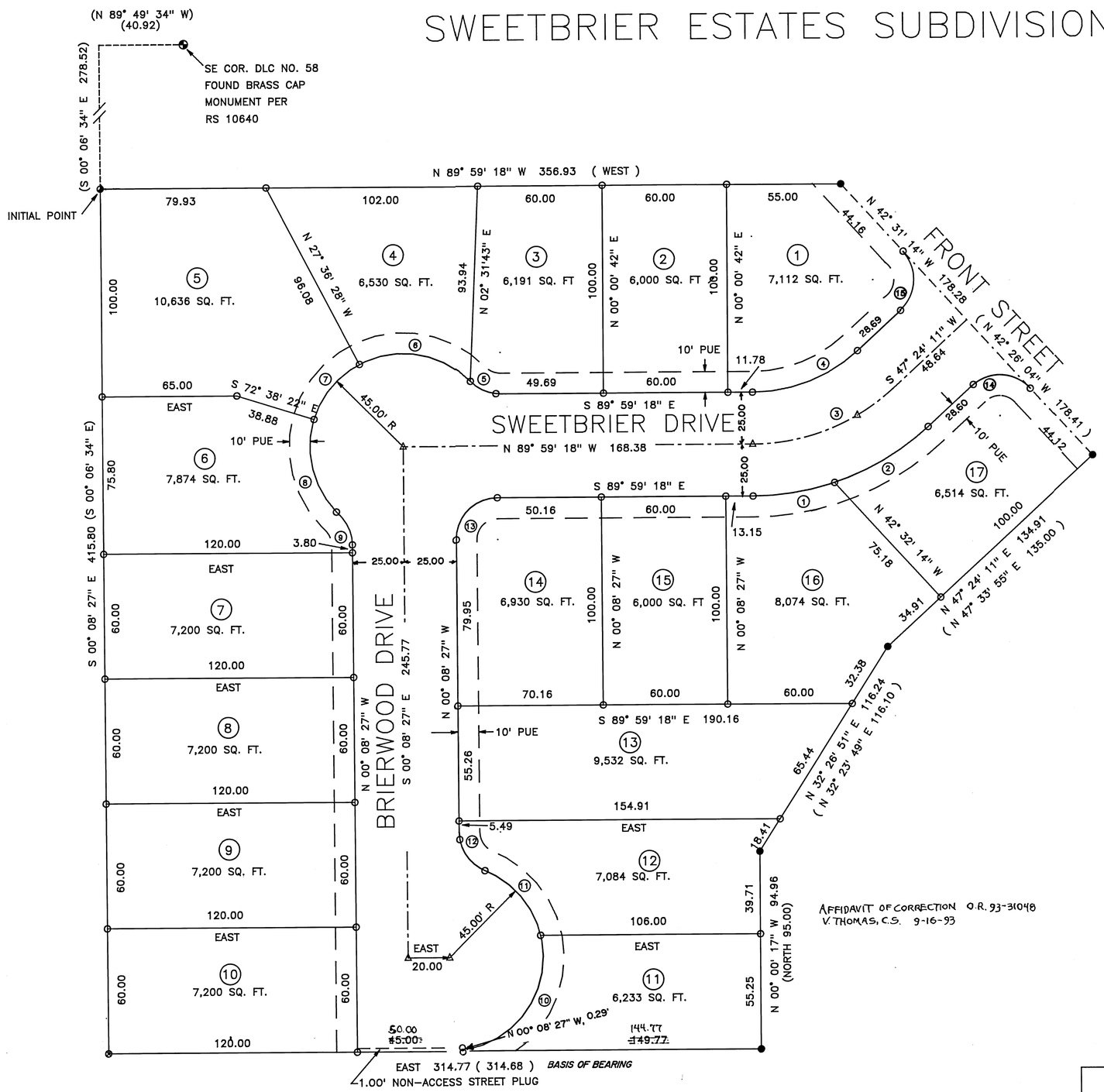
SURVEY FOR: MR. TERRY BUNTIN
2811 LEONARD AVE.
MEDFORD, OREGON

DATE: NOV. 15, 1991

12838
10L/48

12838

SWEETBRIER ESTATES SUBDIVISION



AFFIDAVIT OF CORRECTION O.R. 93-31048
V. THOMAS, C.S. 9-16-93

1" = 40'

LEGEND

- FOUND BRASS CAP MONUMENT PER JACKSON COUNTY RESTABLISHMENT
- FD. 5/8" REBAR PER RS 10640
- FD. TACK IN CONCRETE PER RS 10640
- SET 5/8" x 30" REBAR WITH YELLOW PLASTIC CAP MARKED "TEMPLIN LS2359"
- SET 2" BRASS CAP IN CONCRETE
- SET TACK IN LEAD WITH BRASS WASHER MARKED "TEMPLIN LS 2359"
- ( ) RECORD BEARING-DISTANCE PER RS 10640 BEARINGS BASED UPON RS 10640
- PUE EASEMENT FOR PUBLIC UTILITIES, DRAINAGE CABLE TELEVISION, AND CONSTUCTION AND MAINTENANCE OF SANITARY SEWER AND WATER LINES.

PT.	RADIUS	DELTA	L	T	LC BRG.	LC
1	125.00	18° 20' 32"	40.02	20.18	N 80° 50' 26" E	39.85
2	125.00	24° 15' 59"	52.94	26.87	N 59° 32' 11" E	52.55
3	100.00	42° 36' 31"	74.37	39.00	S 68° 42' 26" W	72.66
4	75.00	42° 36' 36"	55.78	29.25	S 68° 42' 26" W	54.50
5	20.00	46° 11' 14"	16.12	8.53	N 66° 53' 42" W	15.69
6	45.00	73° 48' 24"	57.97	33.79	N 80° 42' 16" W	54.04
7	45.00	45° 01' 53"	35.37	18.65	S 39° 52' 36" W	34.46
8	45.00	63° 41' 19"	50.02	27.95	S 14° 29' 01" E	47.49
9	20.00	46° 11' 14"	16.12	8.53	S 23° 14' 03" E	15.69
10	45.00	~~103° 01' 32"~~ 96° 38' 46"	~~80.92~~ 75.91	~~56.60~~ 50.55	N ~~38° 20' 47"~~ 35° 09' 22" E	~~70.45~~ 67.22
11	45.00	54° 21' 16"	42.69	23.10	N 40° 20' 37" W	41.11
12	20.00	67° 22' 49"	23.52	13.33	N 33° 49' 51" W	22.19
13	20.00	90° 00' 00"	31.42	20.00	N 44° 51' 33" E	28.28
14	20.00	90° 03' 35"	31.44	20.02	S 87° 34' 02" E	28.30
15	20.00	89° 56' 25"	31.40	19.98	S 02° 25' 53"W	28.27

SBE2

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

RICHARD G. TEMPLIN L.S. 2359

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON JULY 26, 1988
RICHARD G. TEMPLIN 2359

RICHARD TEMPLIN LAND SURVEYING
2042 SANDRA PL 776-0991 & 474-7720 MEDFORD, OREGON

PLAT OF SURVEY

LOCATED IN

SW 1/4 OF SECTION 23, T.38S., R.1W., W.M.
CITY OF TALENT, JACKSON COUNTY, OREGON

SURVEY FOR: MR. TERRY BUNTIN
2811 LEONARD AVE.
MEDFORD, OREGON

DATE: NOV. 15, 1991

38-IW-23CB-500

SHEET 2 OF 2

12838 102/48

RICHARD G. TEMPLIN
PROFESSIONAL LAND SURVEYOR
2042 Sandra Pl.
Medford, Oregon 97504
(503) 776-0991 • 474-7720

12838

SWEETBRIER ESTATES SUBDIVISION

NARRATIVE

SURVEY FOR: Mr. Terry Buntin
2811 Leonard Road
Medford, Oregon 97504

LOCATION: SW 1/4 of Section 23, Township 38 South, Range 1 West, of the Willamette Meridian, Jackson County, Oregon.

PURPOSE: To divide parent parcel into a 17 lot subdivision.

DATE: November 15, 1991

BASIS OF BEARING: Bearings based upon the South line of Record Survey number 10640.

PROCEDURE The outside boundary of Sweetbrier Estates Subdivision was established and monumented by Recorded Survey number 10640. I tied found monuments, computed and set lot corners as shown on accompanying plat.

* * RECEIVED * *
Date 1-23-92 By BF
This survey Consists of:
1 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 26, 1988
RICHARD G. TEMPLIN
2359

1.59 12838
5.00
6.00 sur

93-31048

RICHARD G. TEMPLIN
PROFESSIONAL LAND SURVEYOR
2042 Sandra Pl.
Medford, Oregon 97504
(503) 776-0991 • 474-7720

Jackson County, Oregon
Recorded
OFFICIAL RECORDS

1.59 SEP 16 1993 P M.

KATHLEEN S. BECKETT
CLERK and RECORDER
By Mary Anne Haley Deputy

12838

AFFIDAVIT OF CORRECTION
pursuant to ORS 209.255

I, Richard G. Templin, Registered Professional Land Surveyor, of the State of Oregon, No. 2359, do hereby state that I have discovered drafting errors on my Partition Plat filed for record the 23rd day of January, 1992, and recorded in Office of County Surveyor as; County Surveyor File No 12838.

REGISTERED PROFESSIONAL LAND SURVEYOR

Richard G. Templin L.S. 2359

OREGON
JULY 26, 1988
RICHARD G. TEMPLIN
2359

STATE OF OREGON)
COUNTY OF JACKSON) SS.

September 16 A.D. 1993

My Certificate Expires Dec. 31, 19 94

Personally appeared the above named Richard G. Templin, a Registered Professional Land Surveyor, and acknowledged the foregoing instrument to be his voluntary act and deed before me.

Gwenn Neish Notary Public for the State of Oregon
My Commission Expires 11/29/94

OFFICIAL SEAL
GWENN NEISH
NOTARY PUBLIC - OREGON
COMMISSION NO. 003207
MY COMMISSION EXPIRES NOV. 29, 1994

The corrections are as follows:

A distance error is on the South line of Lot 11.:
As Filed: S/N 12838 " 149.77 "
Change to: " 144.77 "

A distance error is on the South line of Briarwood Drive:
As Filed: S/N 12838 " 45.00 "
Change to: " 50.00 "

This would change the curve data of curve 10:

As Filed	R=45.00	Change to: R=45.00
S/N 12838:	Δ=103°01'32"	Δ=96°38'46"
	L=80.92	L=75.91
	T=56.60	T=50.55
	LC Brg=N 38°20'47" E	LC Brg=N 35°09'22" E
	LC=70.45	LC=67.22

The Jackson County Surveyor hereby certifies that this Affidavit of Correction has been examined and approved for recording.

Evelyn Thomas
JACKSON COUNTY SURVEYOR

Posted 9/16/93 V.T., C.S.