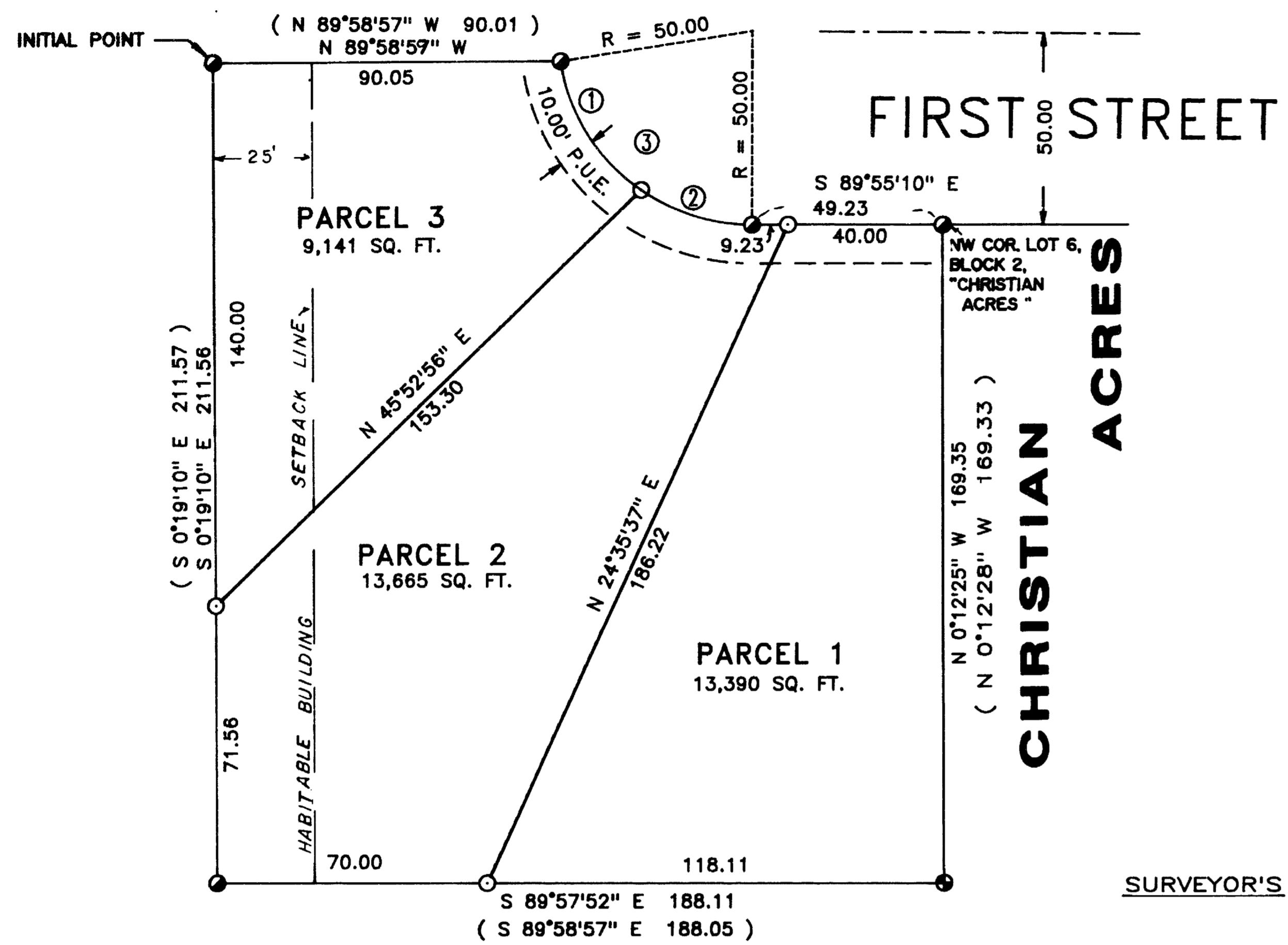


PARTITION PLAT NO. P-30-1992



ANDERSON BUTTE ESTATES

CURVE DATA

PT.	RADIUS	DELTA	L	T	LC BRG.	LC
①	50.00	46° 10' 44"	40.30	21.32	S 32° 00' 13" E	39.22
②	50.00	34° 54' 55"	30.47	15.72	S 72° 33' 02" E	30.00
③	50.00	81° 05' 39"	70.77	42.77	N 49° 27' 40" W	65.01

LEGEND

- FD. BRASS CAP IN CONCRETE PER ANDERSON BUTTES ESTATES
- FD. 5/8" IRON ROD PER RS 11470
- SET 5/8" x 30" REBAR WITH YELLOW PLASTIC CAP MARKED "TEMPLIN LS2359"
- () RECORD BEARING/DISTANCE PER RS 11470
- P.U.E. EASMENT FOR PUBLIC UTILITIES, DRAINAGE, CABLE TELEVISION, AND CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER AND WATER LINES.

BEARINGS BASED UPON RS 11470

WARNING - THIS PARTITION IS LOCATED ADJACENT TO A COMMERCIAL ORCHARD. NEARBY RESIDENCES MAY BE SUBJECTED TO NOISE, DUST, ODOR, SPRAY RESIDUE AND OTHER TYPES OF POLLUTION INCIDENT TO COMMON, CUSTOMARY, AND ACCEPTED ORCHARD PRACTICES. THIS WARNING WAS REQUIRED BY THE CITY OF TALENT AS A CONDITION OF PLAT APPROVAL.

SURVEYOR'S CERTIFICATE

I, Richard G. Templin, a duly registered surveyor of the State of Oregon do hereby certify that this plat correctly represents a survey made by me and complies with regulations for Minor Land Partitions and the following is an accurate description of the parent tract of land, as set forth hereon:

Commencing at a point on the North line of Donation Land Claim Number 63, in Section 23, Township 38 South, Range 1 West of the Willamette Meridian, Jackson County, Oregon, from which the Northeast corner of said Claim bears South 89°58'57" East, 660.00 feet; thence South 00°19'10" East parallel with the East line of said Donation Land Claim No. 63, 211.58 feet to a 5/8" iron rod monumenting the INITIAL POINT OF BEGINNING; thence continue South 00°19'10" East, 211.56 feet (Record 211.57 feet) to a 5/8" iron rod; thence South 89°57'52" East, 188.11 feet (Record South 89°58'57" East, 188.05 feet) to a brass cap monument on the West line of CHRISTAIN ACRES; thence North 00°12'25" West along said West line, 169.35 feet (Record North 00°12'28" West, 169.33 feet) to a 5/8" iron rod on the South right of way line of First Street; thence North 89°55'10" West along said South line, 49.23 feet to a 5/8" iron rod; thence along a 50.00 foot radius curve to the right, 70.77 feet (the long chord of which bears North 49°27'40" West, 65.01 feet) to a 5/8" iron rod; thence North 89°58'59" West, 90.05 feet (Record North 89°58'57" West, 90.01 feet) to the true point of beginning.

Richard G. Templin
Richard G. Templin L.S. 2359

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

Richard G. Templin
RICHARD G. TEMPLIN L.S. 2359

RECORDER'S CERTIFICATE

Filed for record this 25 day of March, 1992, at 4:03 O'clock P.M., and recorded as PARTITION PLAT NO. P-30-1992 of " RECORD OF PARTITION PLATS " in Jackson County, Oregon (Index Volume 3, Page 30)

WATER RIGHT STATEMENT SURVEY FILE NO. 12914

Water rights are appurtenant to the parcels as shown: Certificate Number 16044, See O.R. 89-01077.

APPROVALS

Approved this 25th day of MARCH, 1992
Paul O. Hill
City of Talent Planning
Approved this 16 day of March, 1992
Verlyn Thomas
Jackson County Surveyor

DECLARATION

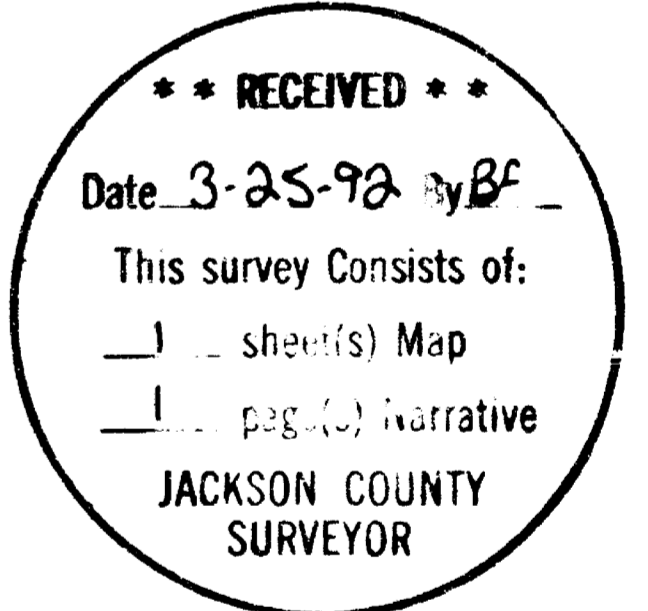
KNOW ALL MEN BY THESE PRESENTS, that I James C. Nistler am the owner in fee simple of the land shown hereon and that I have caused the same to be divided into parcels as shown hereon.

James C. Nistler
James C. Nistler

STATE OF OREGON)
COUNTY OF JACKSON)SS.

This certifies that on this 1 day of March, 1992, before me a Notary Public, personally appeared James C. Nistler and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: *Quinn Reid*



RICHARD TEMPLIN LAND SURVEYING
2042 SANDRA PL. 776-0991 & 474-7720 MEDFORD, OREGON
MINOR LAND PARTITION
LOCATED IN
SW 1/4 OF SECTION 23, T.38S., R.1W., W.M.
CITY OF TALENT, JACKSON COUNTY, OREGON
SURVEYED FOR: HUTCHINS AND CLARKE CONST. DATE: MARCH 12, 1992
3511 MICHAEL PARK DR.
MEDFORD, OREGON 97504

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

NARRATIVE SURVEY No. **12914**
MINOR LAND PARTITION

SURVEY FOR: Hutchins and Clarke Construction
3511 Michael Park Dr.
Medford, Oregon 97501

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

PURPOSE: To monument a 3 parcel Minor Land Partition as
shown on accompanying plat.

DATE: March 12, 1992

BASIS OF BEARING: Bearings based upon Recorded Survey
number 11470.

PROCEDURE The outside boundary of this Partition was
surveyed and monumented in 1989, by RS 11470.
Found and tied said monuments. Computed and set
monuments at Parcel corners as shown on
accompanying plat.

