

PARTITION PLAT NO. P-52-1992

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:

BEGINNING AT THE INITIAL POINT, A 5/8 INCH IRON ROD, MONUMENTING THE MOST WESTERLY CORNER OF LOT 15, BLOCK "B", "PLAT OF THE TOWN OF TALENT" (1889), BEING IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 38 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON; THENCE NORTH 47°31'58" EAST ALONG THE WEST LINE OF SAID LOT 15, 133.00 FEET TO A 5/8" IRON ROD MONUMENTING THE MOST NORTHERLY CORNER OF SAID LOT 15; THENCE SOUTH 42°28'02" EAST ALONG THE NORTH LINE OF SAID LOT 15 AND THE PROJECTED LINE THEREOF, 90.67 FEET (RECORD 90.00 FEET) TO THE MOST EASTERLY CORNER OF LOT 17, SAID BLOCK "B"; THENCE SOUTH 47°31'58" WEST ALONG THE EAST LINE OF SAID LOT 17, 25.00 FEET TO A 5/8" IRON ROD; THENCE SOUTH 42°28'02" EAST, 90.63 FEET TO A 5/8" IRON ROD, SAID POINT BEARS SOUTH 47°31'58" WEST, 25.00 FEET FROM THE MOST EASTERLY CORNER OF LOT 20, SAID BLOCK "B"; THENCE SOUTH 47°31'58" WEST, ALONG THE EAST LINE OF SAID LOT 20, 27.54 FEET TO THE NORTH RIGHT OF WAY OF WEST WAGNER STREET; THENCE NORTH 89°18'47" WEST ALONG SAID NORTH LINE, 220.90 FEET TO A 5/8" IRON ROD; THENCE NORTH 47°31'58" EAST, 80.69 FEET TO A 5/8" IRON ROD MONUMENTING THE MOST SOUTHERLY CORNER OF LOT 15, SAID BLOCK "B"; THENCE NORTH 42°28'02" WEST ALONG THE SOUTH LINE OF SAID LOT 15, 30.22 FEET TO THE TRUE POINT OF BEGINNING.

R.G.T.
RICHARD G. TEMPLIN L.S. 2359

RECORDER'S CERTIFICATE

Filed for record this 30 day of April, 1992, at 11:20 O'clock A.M. and recorded as PARTITION PLAT NO. P-52-1992 of " RECORD OF PARTITION PLATS " in Jackson County, Oregon (Index Volume 3, Page 52)

Jackson County Surveyor's file number 12960

WATER RIGHT STATEMENT

Water rights are not appurtenant to the parcels as shown.

APPROVALS

Approved this 25th day of March, 1992
Karl C. Hill
City of Talent Planning

Approved this 25 day of March, 1992
Valery Thomas
Jackson County Surveyor

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT I, ANDRE' ANDERSON 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. I DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE EASEMENT AND THE HATCH MARKED AREA AS SHOWN HEREON.

Andre' Anderson
ANDRE' ANDERSON

STATE OF OREGON)
COUNTY OF JACKSON)SS.

THIS CERTIFIES THAT ON THIS 20 DAY OF April, 1992, BEFORE ME A NOTARY PUBLIC, PERSONALLY APPEARED ANDRE' ANDERSON AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

BEFORE ME: Gwenne Niel



I, BERNARD ZIEMINSKI, AM THE UNDERSIGNED BENEFICIARY OF A CERTAIN TRUST DEED RECORDED JANUARY 27, 1989, AS INSTRUMENT NO. 89-01945, 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.

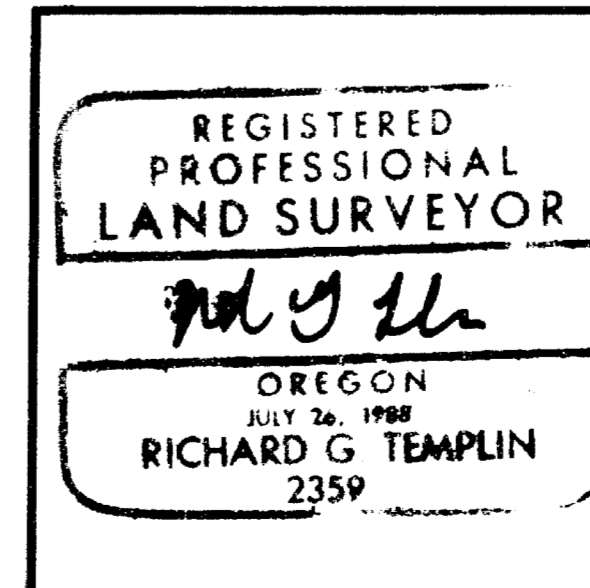
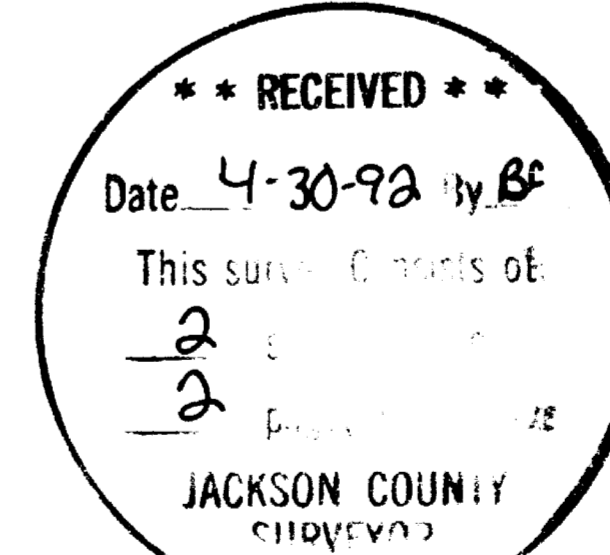
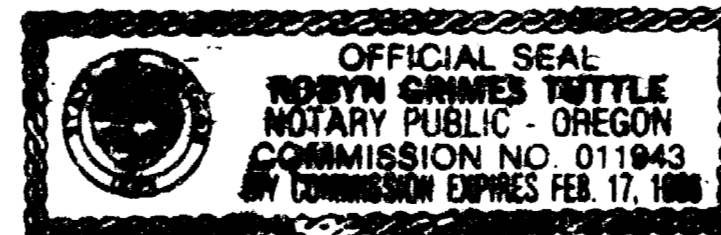
SIGNED THIS 29 DAY OF April, 1992.

Bernard Zieminski

BEFORE ME: Walter James Jutte

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

R.G.T.
RICHARD G. TEMPLIN L.S. 2359

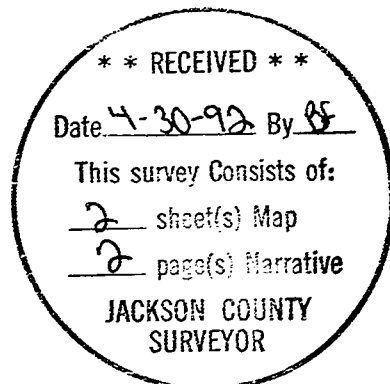


RICHARD TEMPLIN LAND SURVEYING
2042 SANDRA PL 776-0991 & 474-7720 MEDFORD, OREGON
MINOR LAND PARTITION
LOCATED IN
NE 1/4 NW 1/4 OF SECTION 26, T.38S., R.1W., W.M.
CITY OF TALENT, JACKSON COUNTY, OREGON
SURVEYED FOR: ANDRE' ANDERSON DATE: MARCH 23, 1992
P.O. BOX 947
TALENT, OREGON 97540

12960

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

I then did bearing- bearing intersections, holding the centerline of Main Street, Wagner Creek Road and West Wagner Street, which closed Blocks "B" and "N". I then proportioned the centerline of Bain Street and did a bearing-bearing intersection holding the centerline of West Wagner and a parallel bearing with Main Street. Holding 30.00 feet from the centerline of Bain Street, it was found Blocks "B" and "N" were long from record distances. Proportionate distances were computed for NW-SE directions. It is my contention that the depth of Lots 1 through 20 were to be held at 133 feet and the remainder to be left with Lot 21. So I held 133.00 foot lot depths with proportioned lot widths. I then compute deed corners, along with the new partition lines and set as shown.



RICHARD G. TEMPLIN
PROFESSIONAL LAND SURVEYOR

2042 Sandra Pl.
Medford, Oregon 97504
(503) 776-0991 • 474-7720

NARRATIVE
MINOR LAND PARTITION

SURVEY No. 12960

SURVEY FOR: Mr. Andre' Anderson
P.O. Box 947
Talent, Oregon 97540

LOCATION: NE 1/4 of the NW 1/4 of Section 26, Township 38
South, Range 1 West, of the Willamette Meridian,
City of Talent, Jackson County, Oregon.

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

DATE: March 17, 1992

BASIS OF BEARING: Bearings based upon Recorded Survey
number 5878, along the centerline of
Main Street.

PROCEDURE Found centerline monuments set on Survey number
5878, which were used for the alignment of Main
Street. Projected a line through monuments found
along the centerline of Wagner Creek Road and the
projected centerline of Main Street to establish
the Northerly and Westerly boundary of Block "B"
of the "Plat of the Town of Talent, 1889". A
diligent search at all block corners was made for
unrecorded monuments. I found a 1 1/4" iron pipe,
12" deep at the approximate SW corner of Lot 21,
Block "B". Computed a point 20.00 feet South from
said 1 1/4" iron pipe and inverse to a found
unrecorded smooth 5/8" iron rod at the PI of West
Wagner Street. The computed bearing was held at S
89°18'47" E, (record bearing S 89°18'E), as
being the best possible evidence of the
centerline of West Wagner Street. An additional
tie to a found unrecorded 3/4" pinched top iron
pipe at the NE corner of Tax Lot 5300 was made
showing it to be 19.64 feet from said computed
centerline.

