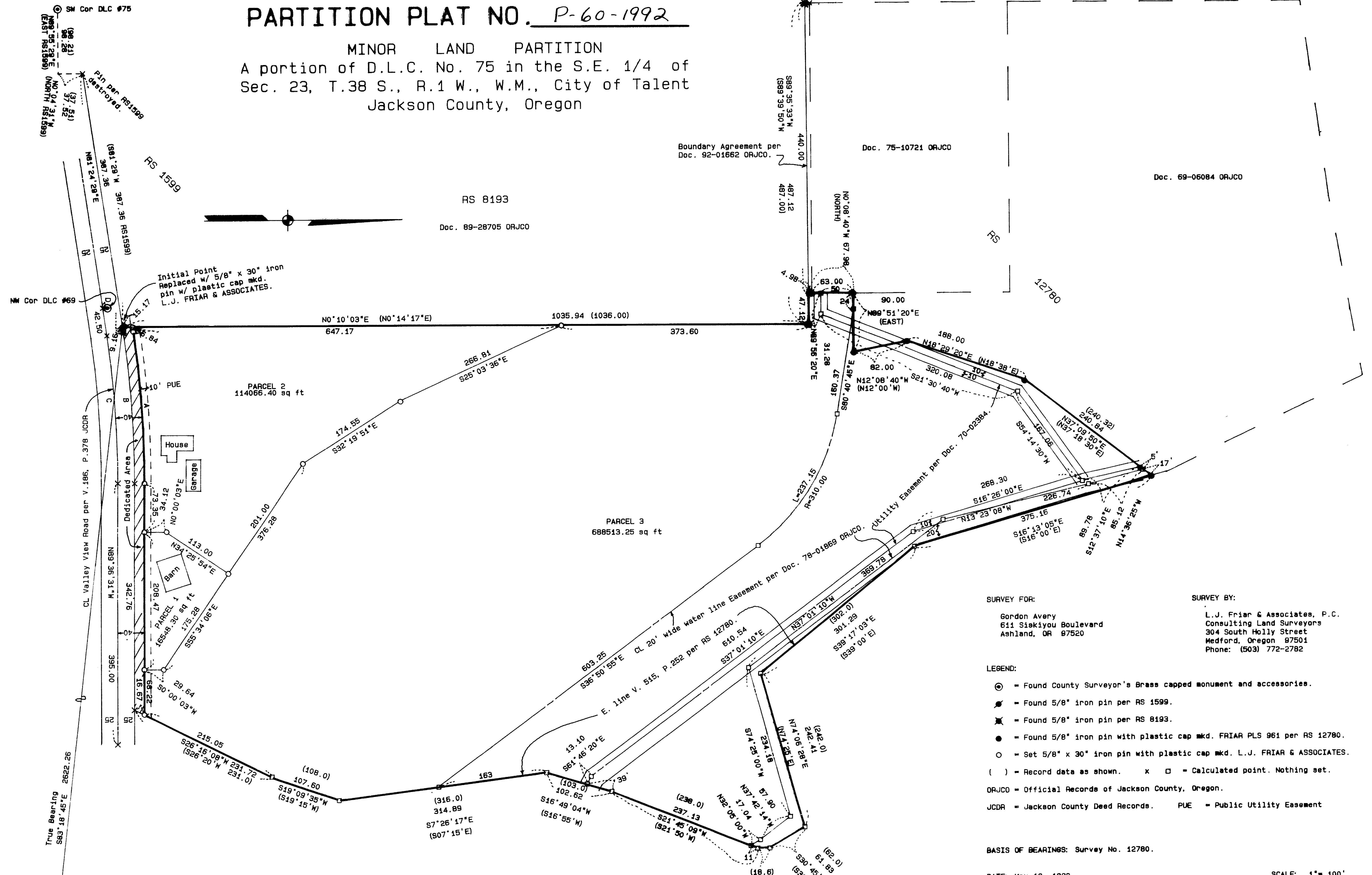


# PARTITION PLAT NO. P-60-1992

MINOR LAND PARTITION  
 A portion of D.L.C. No. 75 in the S.E. 1/4 of  
 Sec. 23, T.38 S., R.1 W., W.M., City of Talent  
 Jackson County, Oregon



SURVEY FOR:  
 Gordon Avery  
 611 Siskiyou Boulevard  
 Ashland, OR 97520

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

- LEGEND:
- ⊙ = Found County Surveyor's Brass capped monument and accessories.
  - ⊙ = Found 5/8" iron pin per RS 1599.
  - ⊙ = Found 5/8" iron pin per RS 8193.
  - ⊙ = Found 5/8" iron pin with plastic cap mkd. FRIAR PLS 961 per RS 12780.
  - ⊙ = Set 5/8" x 30" iron pin with plastic cap mkd. L.J. FRIAR & ASSOCIATES.
  - ( ) = Record data as shown. x □ = Calculated point. Nothing set.
- ORJCO = Official Records of Jackson County, Oregon.  
 JCDR = Jackson County Deed Records. PUE = Public Utility Easement

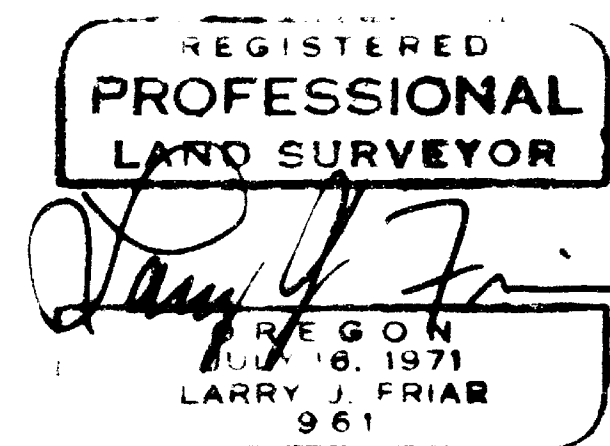
BASIS OF BEARINGS: Survey No. 12780.  
 DATE: May 18, 1992  
 SCALE: 1" = 100'

DATA TABLE

NO.	DELTA	RADIUS	LENGTH	LONG CHORD or COURSE
A	8°59'00"	1472.40	230.86	985°53'59"W 230.62
B	8°59'00"	1457.40	228.50	985°53'59"W 228.27
C	8°59'00"	1432.40	224.58	985°53'59"W 224.36
D		(South, +/- 12')		900°00'16"E 7.11

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

*Larry J. Friar*  
 SURVEYOR



SURVEY NO. 12988

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

SURVEY FOR: Gordon Avery  
611 Siskiyou Boulevard  
Ashland, OR 97520

LOCATION: A portion of D.L.C. No. 75 in the S.E. 1/4 of Sec. 23, T.38 S., R.1 W., W.M., City of Talent, Jackson County, Oregon.

PURPOSE: To survey and monument two parcels created through a Minor Land Partition.

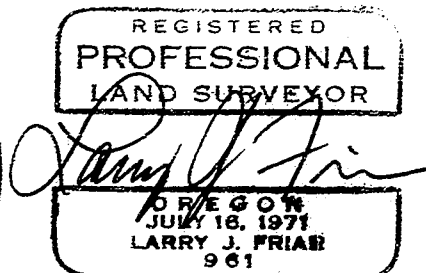
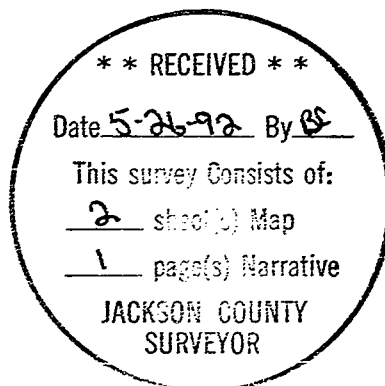
PROCEDURE: The Northerly and Easterly boundaries of this Partition were monumented and or computed by this office during Survey No. 12780. From control established during Survey No. 12780, ties were made to the N.W. corner of D.L.C. No. 69, to the pin set by Survey No. 1599 and to Station #26 for a Geodetic tie. The West Boundary was accepted as monumented by Survey No. 8193 and Boundary Agreement Document No. 92-01662, Official Records of Jackson County, Oregon. The South boundary along Valley View Road was calculated from data from Survey No. 1599 and centerline data described in Volume 186, Page 378, Jackson County Deed Records. As per the tentative plat the position of the Parcel corners were computed and set as shown on the attached Plat. The found pin at the Initial Point set by Survey No. 1599 was replaced with a 5/8" x 30" iron pin with plastic cap mkd. L.J. FRIAR & ASSOCIATES.

BASIS OF BEARING: Survey No. 12780

DATE: May 19, 1992

T38S R1W SEC23D TL300

Larry J. Friar, PLS 961  
L.J. Friar & Associates P.C.  
Consulting Land Surveyors  
304 South Holly Street  
Medford, OR 97501  
(503) 772-2782



PARTITION PLAT NO. P-60-1992

MINOR LAND PARTITION

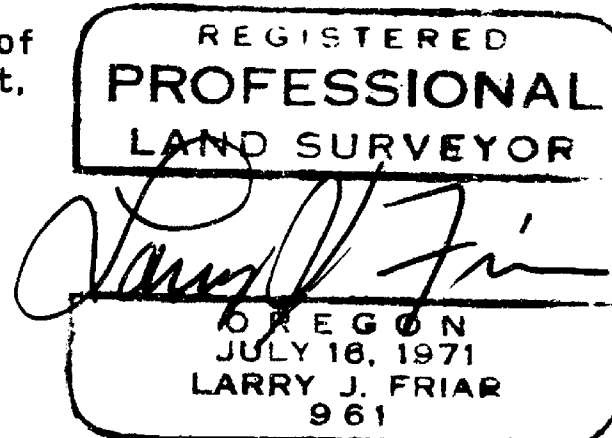
A portion of D.L.C. No. 75 in the S.E. 1/4 of Sec. 23, T.38 S., R.1 W., W.M., City of Talent Jackson County, Oregon

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

I, LARRY J. FRIAR, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, 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:

Beginning at the Southwest corner of D.L.C. No. 75 of Township 38 South, Range 1 West, Willamette Meridian, Jackson County, Oregon; thence North 89°55'29" East, 98.28 feet and North 0°04'31" West, 37.52 feet (record East, 98.21 feet and North 37.51) to the intersection of the Northeastly right-of-way line of the relocated Pacific Highway No. 99 with the Northwestly right-of-way line of Valley View Road; thence along said Northwestly right-of-way line, North 81°24'29" East, 387.36 feet (record North 81°29' East) to a 5/8 inch iron pin at the Southeast corner of that tract described in Document No. 89-28705, Official Records of Jackson County and the INITIAL POINT OF BEGINNING; thence along the East line thereof, North 0°10'03" East, 1036.94 feet (record North 0°14'17" East, 1036.00 feet) to a 5/8 inch iron pin at the Northeast corner of said tract; thence along the North line thereof, South 89°35'33" West, 47.12 feet (record South 89°39'50" West) to the Southeast corner of a Boundary Line Agreement described in Document No. 92-01662, said Official Records; thence along the East line thereof, North 0°08'40" West, 4.98 feet (record North) to a 5/8 inch iron pin at the Southeast corner of that tract described in Document No. 75-10721, said Official Records; thence along the East line thereof, North 0°08'40" West, 63.00 feet (record North) to a 5/8 inch iron pin at the most Southwesterly corner of that tract described in Document No. 69-06084, said Official Records; thence along the Southeastly line thereof, North 89°51'20" East, 90.00 feet (record East) to a 5/8 inch iron pin; thence North 12°08'40" West, 82.00 feet (record North 12°00' West) to a 5/8 inch iron pin; thence North 18°29'20" East, 188.00 feet (record North 18°38' East) to a 5/8 inch iron pin; thence North 37°09'50" East, 240.84 feet (record North 37°18'30" East, 240.32 feet) to a 5/8 inch iron pin on the Easterly line of that tract described in Volume 515, Page 252, Jackson County Deed Records, as located on Recorded Survey No. 12780, on file in the Jackson County Surveyor's Office; thence along said Easterly line, South 16°13'05" East, 375.16 feet (record South 16°00' East); thence South 39°17'03" East, 301.29 feet (record South 39°00' East, 302.0 feet); thence North 74°06'28" East, 242.41 feet (record North 74°25' East, 242.0 feet); thence South 30°45'44" East, 61.83 feet (record South 30°30' East, 62.0 feet); thence South 0°49'52" East, 18.53 feet (record South 0°40' East, 18.6 feet); thence South 21°45'09" West, 237.13 feet (record South 21°50' West, 238.0 feet); thence South 16°49'04" West, 102.62 feet (record South 16°55' West, 103.0 feet) thence South 7°26'17" East, 314.89 feet (record South 7°15' East, 316.0 feet) thence South 19°09'35" West, 107.60 feet (record South 19°15' West, 108.0 feet); thence South 26°16'08" West, 231.72 feet (record 26°20' West, 231.0 feet) to the Northerly line of Valley View Road as described in Volume 186, Page 378, said Deed Records; thence along said Northerly line, North 89°36'31" West, 342.76 feet to the beginning of a curve to the left having a radius of 1457.40 feet and a central angle of 8°59'00"; thence along the arc of said curve, 228.50 feet (the long chord of which bears South 85°53'59" West, 228.27 feet); thence South 81°24'29" West, 9.16 feet to the INITIAL POINT OF BEGINNING.

*Larry J. Friar*  
SURVEYOR



\*\*\*\*\* APPROVALS \*\*\*\*\*

APPROVED by the City of Talent Planning Department.

By: *Paul Hopker*  
Paul Hopker, City Planner Date: May 25, 1992

Approved by the JACKSON COUNTY SURVEYOR'S OFFICE:

By: *Verlyn Thomas*  
Verlyn Thomas, Jackson County Surveyor Date: May 20, 1992

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

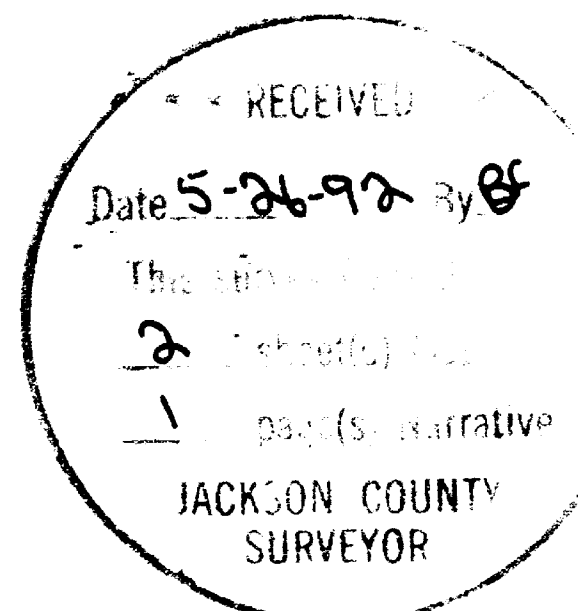
Filed for record this 26th day of May, 1992, at 2:44 o'clock P.M., and recorded as Partition Plat No. P-60-1992 of the records of Jackson County, Oregon.

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*Kathleen S. Beckett* County Clerk  
*Janet Keller* Deputy

County Surveyor File No. 12988

There are no water rights appurtenant to this Partition.



\*\*\* DECLARATION \*\*\*

Know all men by these presents that we, Oscar T. Leek and Hazel I. Leek, husband and wife, are the owners 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 hereon, and that we hereby dedicate to the City of Talent for future street purposes that portion shown hereon labeled as Dedicated Area and that we hereby dedicate to the public for public use that area labeled as Public Utility Easement (PUE).

*Oscar T. Leek Hazel I. Leek*  
Oscar T. Leek Hazel I. Leek

STATE OF OREGON ) ss.  
COUNTY OF JACKSON)

PERSONALLY appeared the above named Oscar T. Leek and Hazel I. Leek, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed on this 22 day of May, 1992.

Before me: *Doris M. Gustafson*  
Notary Public of Oregon.



\*\*\*\*\* ACCEPTANCE \*\*\*\*\*

That portion of land Dedicated to the City of Talent for future street purposes shown hereon and labeled as Dedicated Area is hereby accepted by the City of Talent, this 27 day of May, 1992 by the City of Talent Planning Commission.

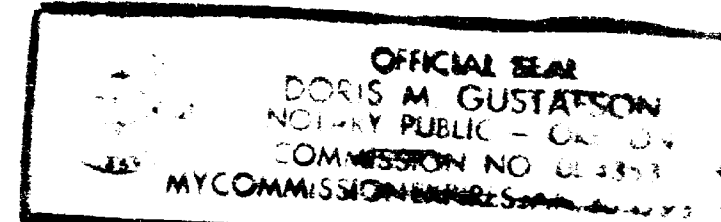
*Paul Hopker*  
Paul Hopker, City Planner

We, James Hanscom and Nelda Hanscom, husband and wife, the undersigned purchasers of a certain Contract of Sale recorded November 26, 1975 as Document No. 75-16578, Official Records of Jackson County, Oregon, and Mortgages of a certain Mortgage recorded December 31, 1991 as Document No. 91-32132, Official Records of Jackson County, Oregon, affecting the lands shown hereon, do hereby release from the lien of said Contract of Sale and Mortgage, all property shown hereon as dedicated to the City of Talent for future street purposes and to the public for public use (PUE).

*James Hanscom Nelda Hanscom*  
James Hanscom Nelda Hanscom

The foregoing instrument was acknowledged this 21 day of May, 1992.

BEFORE ME: *Doris M. Gustafson*  
NOTARY PUBLIC OF OREGON



I HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.  
*Larry J. Friar*  
SURVEYOR