

# WAGNER CREEKSIDE SUBDIVISION

LOCATED IN:  
NE 1/4 SEC.26, T.38S., R.1W., W.M.  
CITY OF TALENT, JACKSON COUNTY  
OREGON

**AREA:**

LOT NO.	SQUARE FEET
1	11,335
2	6,247
3	6,272
4	6,296
5	6,320
6	6,345
7	6,369
8	8,779
9	8,893
10	18,775

**CURVE TABLE:**

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD
1	32°12'25"	125.00'	70.26'	N54°59'15"E 69.34'
2	60°24'45"	125.00'	131.80'	N08°40'39"E 125.78'
3	32°12'25"	125.00'	70.26'	N54°59'15"E 69.34'
4	6°04'25"	125.00'	13.25'	N35°50'50"E 13.24'
5	32°20'14"	125.00'	70.55'	N16°38'30"E 69.62'
6	22°00'06"	125.00'	48.00'	N10°31'40"W 47.71'
7	60°24'45"	125.00'	131.80'	S08°40'39"W 125.78'
8	70°31'32"	100.00'	123.09'	S03°37'16"W 115.47'
9	51°00'00"	100.00'	89.01'	S64°23'02"W 86.10'
10	18°47'35"	125.00'	41.00'	N80°29'15"E 40.82'
11	72°39'19"	100.00'	126.81'	S67°58'10"E 118.48'

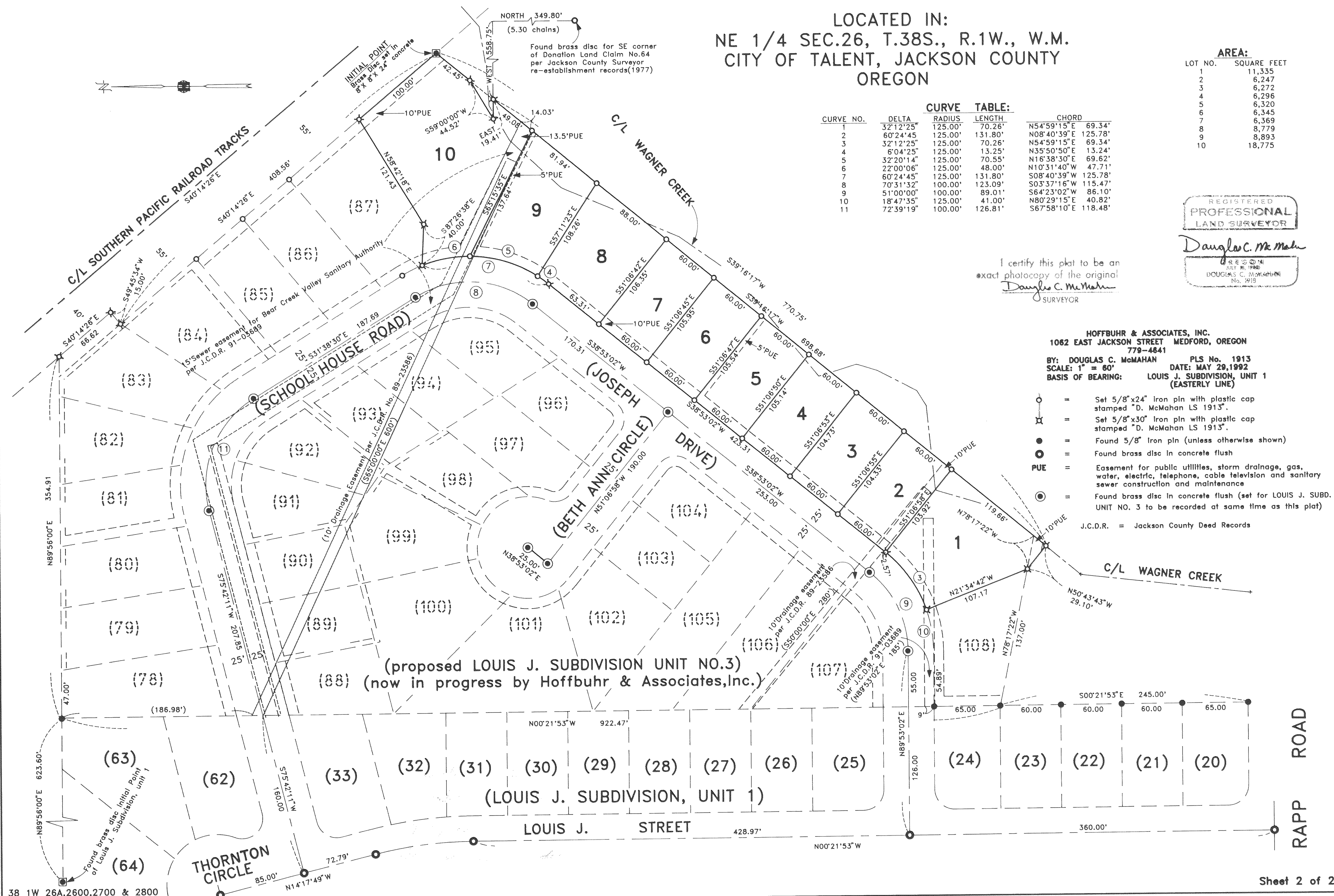
REGISTERED  
**PROFESSIONAL**  
LAND SURVEYOR  
*Douglas C. McMahan*  
REGISTERED  
JULY 16, 1980  
DOUGLAS C. McMAHAN  
No. 9918

I certify this plat to be an  
exact copy of the original  
*Douglas C. McMahan*  
SURVEYOR

HOFFBUHR & ASSOCIATES, INC.  
1062 EAST JACKSON STREET MEDFORD, OREGON  
779-4841  
BY: DOUGLAS C. McMAHAN PLS No. 1913  
SCALE: 1" = 60' DATE: MAY 29, 1992  
BASIS OF BEARING: LOUIS J. SUBDIVISION, UNIT 1  
(EASTERLY LINE)

- = Set 5/8"x24" iron pin with plastic cap stamped "D. McMahan LS 1913".
- ⊗ = Set 5/8"x30" iron pin with plastic cap stamped "D. McMahan LS 1913".
- = Found 5/8" iron pin (unless otherwise shown)
- ⊙ = Found brass disc in concrete flush
- PUE = Easement for public utilities, storm drainage, gas, water, electric, telephones, cable television and sanitary sewer construction and maintenance
- ⊙ = Found brass disc in concrete flush (set for LOUIS J. SUBD. UNIT NO. 3 to be recorded at same time as this plat)

J.C.D.R. = Jackson County Deed Records



# WAGNER CREEKSIDE SUBDIVISION

LOCATED IN:  
NE 1/4 SEC.26, T.38S., R.1W., W.M.  
CITY OF TALENT, JACKSON COUNTY  
OREGON

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

KNOW ALL MEN BY THESE PRESENTS, that we, DARKEN CONSTRUCTION COMPANY, INC., an Oregon corporation, are the owners in fee simple of the lands hereon described, and that we have subdivided the same into lots as shown hereon, and the number of each lot and the course and length of all lines are plainly set forth, and that this plat is a correct representation of the subdivision, and we do hereby dedicate to the public for public use those easements labeled as public utility easements.  
We hereby designate said subdivision as WAGNER CREEKSIDE SUBDIVISION.

DARKEN CONSTRUCTION COMPANY, INC.:

STATE OF OREGON )  
County of Jackson ) ss.

Charles J. Kenney  
Charles J. Kenney, Secretary-Treasurer

On this, the 8<sup>th</sup> day of JUNE, 1992, before me appeared Charles J. Kenney, to me personally known, who being duly sworn, did say that he, the said Charles J. Kenney is the Secretary-Treasurer of DARKEN CONSTRUCTION COMPANY, INC., the within named Corporation, and that said instrument was signed on behalf of said Corporation by authority of its Board of Directors, and Charles J. Kenney acknowledges said instrument to be the free act of said Corporation.

Before me:

Charles J. Kenney  
NOTARY PUBLIC - OREGON  
12-23-93

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

Examined and approved this 30 day of June, 1992.

Keith A. Sims, P.E.  
City Engineer

Examined and approved this 30 day of June, 1992.

Verlyn Thomas  
County Surveyor

Talent City Planning:

Examined and approved by the City of Talent Planning Commission in regular session this 10<sup>th</sup> day of JUNE, 1992.

Robert G. Ristow  
President

Taul Coffey  
Secretary

Talent Irrigation District:  
This plat and the dedication hereof is subject to the condition that Talent Irrigation District has no obligation to deliver water, although this land is subject to the statutory power, rules and regulations of Talent Irrigation District.  
Examined and approved by Talent Irrigation District in regular session this 2nd day of June, 1992.

Donald M. Mines  
President

Hollis  
Secretary

Examined and approved as required by O.R.S. 92.100 as of 23 July, 1992.

Mark J. Jense, Deputy  
Assessor, Department of Assessment

Examined and approved as required by O.R.S. 92.095 as of July 23, 1992.

Barbara E. Weide  
Tax Collector

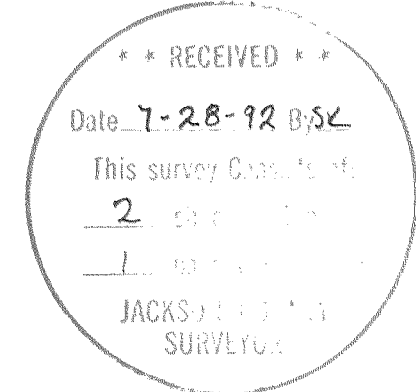
\*\*\* SURVEYOR'S CERTIFICATE \*\*\*

STATE OF OREGON )  
County of Jackson ) ss.

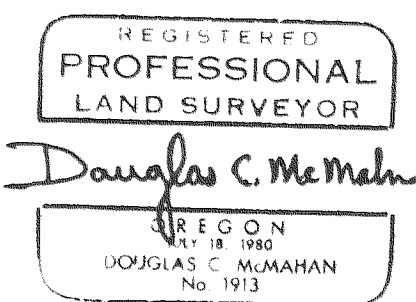
I, Douglas C. McMahan, a duly Registered Professional Land Surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with the proper monuments as provided by law the tract of land hereon shown and the plat is a correct representation of the same, and the following is an accurate description of the boundary lines:

COMMENCING at the Northeast corner of LOUIS J. SUBDIVISION, UNIT. NO. 1, according to the Official Plat thereof, now of record in Jackson County, Oregon; thence North 89°56'00" East 354.91 feet to a point on the Westerly boundary of the Southern Pacific Railroad right-of-way; thence South 40°14'26" East 408.56 feet to a brass disc set in concrete for the INITIAL POINT OF BEGINNING; thence South 39°16'17" West 42.45 feet; thence South 59°00'00" West 44.52 feet; thence EAST 19.41 feet; thence South 39°16'17" West 698.68 feet; thence North 50°43'43" West 29.10 feet; thence North 21°34'42" West 107.17 feet; thence along the arc of a 125.00 foot radius, non-tangent curve, to the left (the long chord to which bears North 54°59'15" East 69.34 feet) an arc distance of 70.26 feet; thence North 38°53'02" East 423.31 feet; thence along the arc of a 125.00 foot radius curve to the left (the long chord to which bears North 08°40'39" East 125.78 feet) an arc distance of 131.80 feet; thence South 87°26'38" East 40.00 feet; thence North 58°42'18" East 121.43 feet to a point on the aforementioned Westerly boundary of the Southern Pacific Railroad right-of-way; thence along said boundary South 40°14'26" East 100.00 feet to the Initial Point of Beginning.

Douglas C. McMahan  
SURVEYOR



I certify this plat to be an exact photocopy of the original  
Douglas C. McMahan  
SURVEYOR



**WATER RIGHTS STATEMENT:**

There are water rights, per Rogue River Decree 16056, appurtenant to this property.

**RECORDING:**

For order of the County Court approving this plat see Volume \_\_\_\_\_, page \_\_\_\_\_ of County Commissioners Journal of Proceedings.

Filed for record this 28 day of July, 1992, at 11:10 o'clock A.M. and recorded in Volume 17 of Plats at page 104 of records of Jackson County, Oregon.

Kathleen S. Beckett  
County Clerk

Jay A. Rameter  
Deputy

SURVEY NO. 13092

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250  
OREGON REVISED STATUTES

Survey for: Darken Construction Company  
832 East Main Street  
Medford, Oregon 97504

Location: Northeast one-quarter (1/4) of Section 26,  
Township 38 South, Range 1 West, Willamette  
Meridian, Jackson County, Oregon

Purpose: To survey, monument and prepare plat for  
WAGNER CREEKSIDE SUBDIVISION as requested by  
client

Procedure: Utilizing found monumentation as shown per  
Louis J. Subdivision, Unit No. 1 and proposed  
Louis J. Subdivision, Unit No. 3 for control,  
I established monumentation as shown on the  
attached map.

Basis of Bearing: Louis J. Subdivision, Unit No. 1 (Easterly  
line)

Date: May 29, 1992

\*\* RECEIVED \*\*  
Date 7-28-92 By SK  
This survey Consists of:  
2 sheet(s) Map  
1 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Douglas C. McMahan*

OREGON  
JULY 18, 1980  
DOUGLAS C. McMAHAN  
No. 1913

Douglas C. McMahan  
Hoffbuhr & Associates, Inc.  
1062 East Jackson Street  
Medford, Oregon 97504