

13196

PARTITION PLAT NO. P-115-1992

MAJOR LAND PARTITION
In the N.W. 1/4 of Sec. 25, T.38 S., R.1 W., W.M.
City of Talent Jackson County, Oregon

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

I, JAMES E. HIBBS, 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 corner common to D.L.C. Nos. 70, 71, 72 and 73 of Township 38 South, Range 1 West, Willamette Meridian, Jackson County, Oregon; thence North 83°25'10" West, 14.36 (record North 83°30' West, 13.20 feet); thence North 46°25'10" West, 2478.50 feet (record North 46°30' West, 2480.40 feet); thence North 46°55'10" West (record North 47°00' West), 266.70 feet to the Southeastern corner of that tract described in Document No. 92-09131, Official Records of Jackson County, Oregon; thence along the Southeastern line thereof, North 43°34'50" East, 25.33 feet to a 5/8 inch iron pin on the Northerly right-of-way line Old Pacific Highway No. 99 and the INITIAL POINT OF BEGINNING; thence continue along said Northerly right-of-way line, North 46°25'10" West, 136.46 feet to a 5/8 inch iron pin on the Northwesterly line of the aforesaid tract; thence along said Northwesterly line, North 44°04'50" East (record North 44°00' East), 308.47 feet to a 5/8 inch iron pin at the Northwesterly corner of said tract; thence along the Northeastern line thereof, South 46°55'10" East, 133.78 feet (record South 47°00' East, 136.7 feet, more or less) to a 5/8 inch iron pin at the Northeastern corner of said tract; thence along the Southeastern line thereof, South 43°34'50" West, 309.63 feet to the INITIAL POINT OF BEGINNING.

SURVEY FOR: Dorothy Jean Saint Germain
4622 Dark Hollow Road
Medford, OR 97501

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 w/ plastic cap mkd. THOMAS LS505 per RS 7142.
● = Found 5/8" iron pin w/ plastic cap mkd. THOMAS LS505 per RS 11230.
○ = Set 5/8" x 24" iron pin with plastic cap mkd. L.J. FRIAR & ASSOCIATES.
() = Record data per Document 92-09131, ORJCO.
ORJCO = Official Records of Jackson County, Oregon.
PUE = Public Utility Easement

No.	Radius	Length	Delta	Long Chord or	Course
A	15.00	23.56	90°00'00"	N1°25'10"W	21.21
B				N46°25'10"W	10.00
C				N43°34'50"E	20.00
D	15.00	23.56	90°00'00"	N88°34'50"E	21.21
E				S46°25'10"E	24.00
F				S43°34'50"W	36.76
G				N46°55'10"W	33.00
H				S43°34'50"W	21.49
I				N46°55'10"W	16.91
J				N83°30'W 13.20)	N83°25'10"W 14.36

BASIS OF BEARINGS: Survey No. 7142.

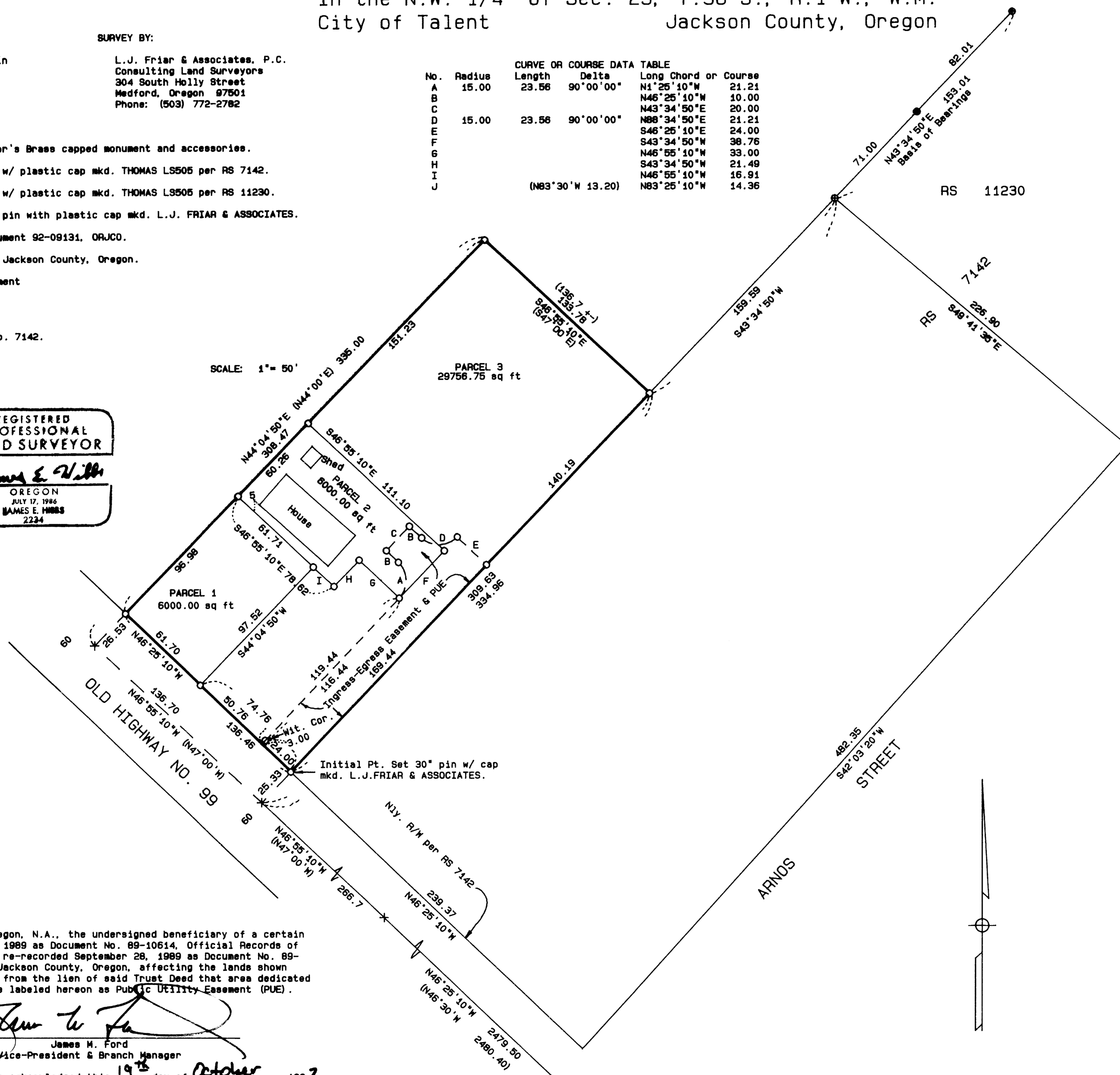
DATE: July 31, 1992

SCALE: 1" = 50'

REGISTERED PROFESSIONAL LAND SURVEYOR

James E. Hibbs
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234

** RECEIVED **
Date 10-26-92 By [Signature]
This survey consists of:
1 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY SURVEYOR



First Interstate Bank of Oregon, N.A., the undersigned beneficiary of a certain Trust Deed recorded May 23, 1989 as Document No. 89-10614, Official Records of Jackson County, Oregon, and re-recorded September 28, 1989 as Document No. 89-22103, Official Records of Jackson County, Oregon, affecting the lands shown hereon, does hereby release from the lien of said Trust Deed that area dedicated to the public for public use labeled hereon as Public Utility Easement (PUE).

James M. Ford
Vice-President & Branch Manager

The foregoing instrument was acknowledged this 19th day of October, 1992.

OFFICIAL SEAL
VERGINIA L. TURPIN
NOTARY PUBLIC - OREGON
COMMISSION NO. 011419
MY COMMISSION EXPIRES FEB. 05, 1996

381W25B TL3302

27 AUG 1992 JEH SCALE: 1 inch = 50 feet

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

James E. Hibbs
SURVEYOR

James E. Hibbs
SURVEYOR

***** APPROVALS *****

APPROVED BY THE CITY OF TALENT PLANNING DEPARTMENT:

By: [Signature] Date: Sept. 30, 1992
City Planner

APPROVED BY THE JACKSON COUNTY SURVEYOR'S OFFICE:

By: [Signature] Date: October 26, 1992
Jackson County Surveyor

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

Filed for record this 26 day of October, 1992, at 11:32 o'clock A.M., and recorded as Partition Plat No. P-115-1992 of the records of Jackson County, Oregon.

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Kathleen S. Beckett
County Clerk
By: [Signature] Deputy

County Surveyor File No. 13196

***** WATER RIGHTS STATEMENT *****

There are no water rights appurtenant to this Partition according to information from the Jackson County Watermaster's Office.

***** DECLARATION **

Know all men by these presents that we, Bryan Saint Germain and Dorothy Jean Saint Germain, husband and wife, are the owners as tenants by the entirety, 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 public for public use that portion shown hereon labeled as Public Utility Easement (PUE).

Bryan Saint Germain
Dorothy Jean Saint Germain

STATE OF OREGON)
COUNTY OF JACKSON)

PERSONALLY appeared the above named Bryan Saint Germain and Dorothy Jean Saint Germain, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed on this 31st day of August, 1992.

Before me: [Signature]
Notary Public of Oregon.

SHARROE J. THATCHER
NOTARY PUBLIC - OREGON
My Commission Expires 10-2-93

Rotation: 0° 8400.000 N 4400.000 E

13196

SURVEY NO. 13196

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

SURVEY FOR: Bryan & Jean St. Germain
4622 Dark Hollow Road
Medford, OR 97501

LOCATION: A portion of the Northwest one-quarter of Section
25, T.38 S., R.1 W., W.M., City of Talent, Jackson
County, Oregon.

PURPOSE: To survey and monument three parcels and the
exterior of a private road easement created through
a Minor Land Partition.

PROCEDURE: Tied to existing monuments set by Survey No. 7142
and 11230 for control of the exterior of this
Partition. The right-of-way for Old Highway No. 99
was held per Survey No. 7142. From Survey No. 7142,
I calculated the position of the corner common to
DLC No. 70, 71, 72 & 73, and ran the deed record
tie per Document No. 92-09131, Official Records of
Jackson County, Oregon, from said DLC corner to the
Southeasterly corner of said Document, rotating the
deed record bearings +00°04'50" to coincide with
those shown on Survey No. 7142. Using this
approach, I found favorable results with respect to
lines of occupation as well as previous surveys.
The remaining corner positions were determined by
holding deed record angles and distances.
Calculated the position of the remaining parcel
corners as well as the ingress-egress easement and
monumented such as shown on the attached Plat.

BASIS OF BEARING: Survey No. 7142 as shown.

DATE: July 30, 1992

T38S R1W SEC25B TL3302

James E. Hibbs, PLS 2234
L.J. Friar & Associates P.C.
Consulting Land Surveyors
304 South Holly Street
Medford, OR 97501
(503) 772-2782

