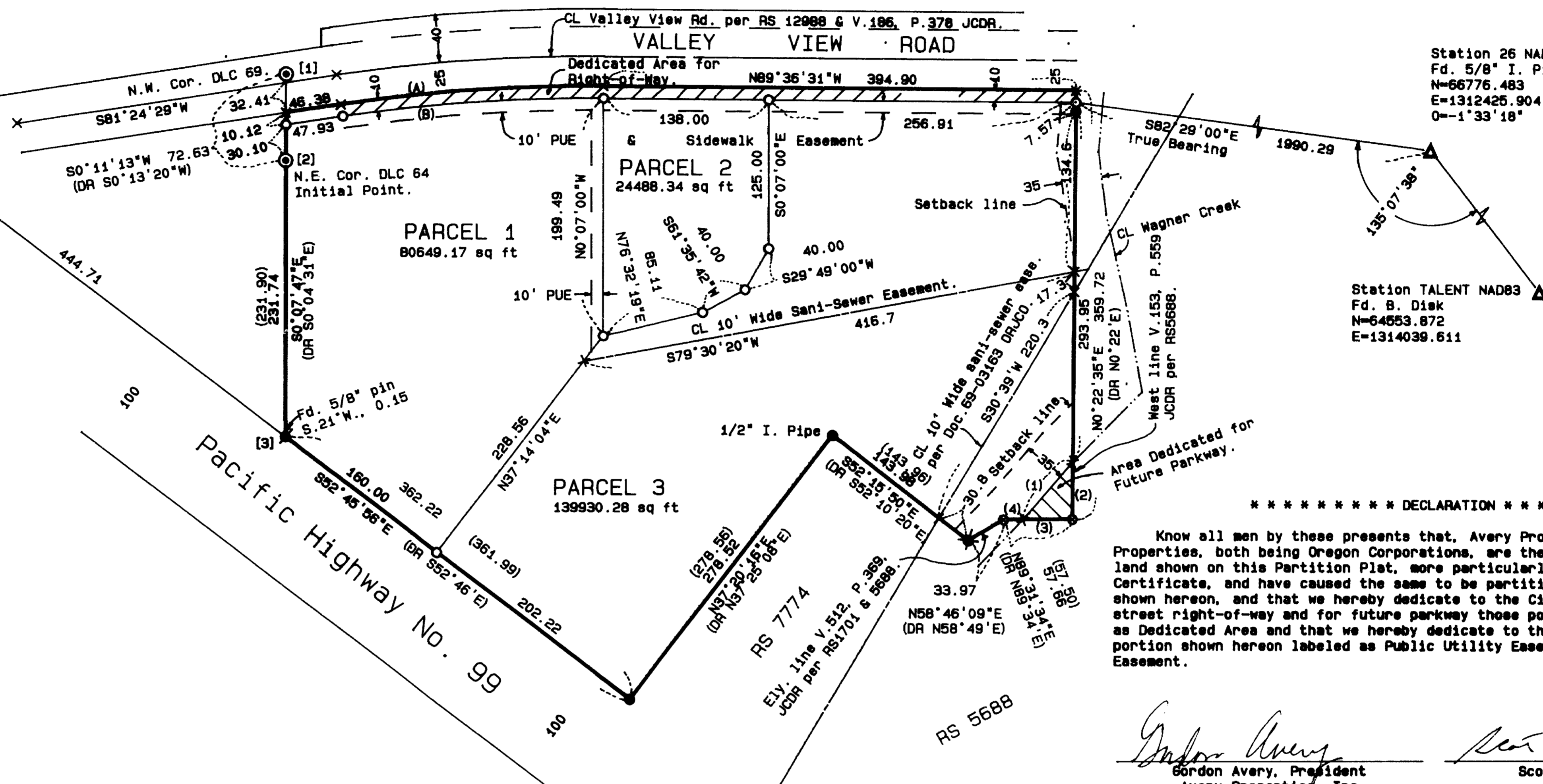


COURSE DATA TABLE

NO.	DELTA	RADIUS	LENGTH	LONG CHORD or COURSE
(A)	8°59'00"	1407.40	220.66	S85°53'59"W 220.44
(B)	8°59'00"	1397.40	219.10	N85°53'59"E 218.87
(1)				N40°44'57"E 64.08
(2)				S0°22'35"W 48.20
(3)				S89°31'34"W 41.51
(4)				S89°31'34"W 16.15

PARTITION PLAT NO. P-127-1992

MINOR LAND PARTITION
A portion of D.L.C. No. 69 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, 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 Northwest corner of D.L.C. No. 69 of Township 38 South, Range 1 West, Millemette Meridian, Jackson County, Oregon; thence along the West line of said Claim, South 00°11'13" West, (record South 00°13'20" West) 72.63 feet to the Northeast corner of D.L.C. No. 64, said Township and Range, and the INITIAL POINT OF BEGINNING; thence along the East line of said Claim, South 00°07'47" East, 231.74 feet (record South 00°04'31" East, 231.90 feet) to a 5/8 inch iron pin on the Northerly right-of-way line of the relocated Highway No. 99; thence along said right-of-way line, South 52°45'56" East, 382.22 feet (record South 52°41'40" East, 361.90 feet) to a 5/8 inch iron pin; thence leaving said right-of-way line, North 37°20'16" East, 278.52 feet (record North 37°26'08" East, 278.56 feet) to a 1/2 inch iron pin; thence South 52°15'50" East, 143.98 feet (record South 52°10'20" East, 143.96 feet) to a 3/4 inch iron pipe on the Easterly line of that tract described in Volume 512, Page 369, Deed Records of Jackson County, Oregon; thence along said East line, North 58°46'09" East, 33.97 feet (record North 58°49' East) to a 5/8 inch iron pin at the Northeast corner of said tract; thence North 89°31'34" East, 57.86 feet (record North 89°34' East, 57.50 feet) to a 5/8 inch iron pin on the West line of that tract described in Volume 153, Page 559, said Deed Records; thence along said West line, North 00°22'36" East, 309.72 feet (record North 00°22' East) to the Southerly right-of-way line of Valley View Road as described in Volume 186, Page 378, said Deed Records; thence along said right-of-way line, North 89°36'31" West, 394.90 feet to the beginning of a curve to the left having a radius of 1407.40 feet and a central angle of 08°59'00"; thence along the arc of said curve, 220.66 feet (the long chord of which bears South 85°53'59" West, 220.44 feet; thence South 81°24'29" West, 46.38 feet to the West line of D.L.C. No. 69, said Township and Range; thence along said West line, South 00°11'13" West (record South 00°13'20" West), 40.22 feet to the Initial Point of Beginning.

James E. Hibbs
SURVEYOR

APPROVALS

APPROVED by the CITY OF TALENT PLANNING DEPARTMENT:
By: Paul Hopker Date: 12-2-92
Paul Hopker, City Planner

Approved by the JACKSON COUNTY SURVEYOR'S OFFICE:
By: Verlyn Thomas Date: December 10, 1992
Verlyn Thomas, Jackson County Surveyor

RECORDER'S CERTIFICATE

Filed for record this 10 day of December, 1992, at 1:19 o'clock P.M., and recorded as Partition Plat No. P-127-1992 of the records of Jackson County, Oregon.
Index Volume 3 Page 127

Kathleen J. Beckett Glenda E. Bartlett
County Clerk Deputy

County Surveyor File No. 13267

WATER RIGHTS STATEMENT

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

381W23D TL1200

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 3/4" iron pipe per RS 1701.
 - ⊕ = Found 5/8" iron pin per RS 5688.
 - = Found 5/8" iron pin per RS 7774.
 - ⊙ = Found 5/8" iron pin, origin unknown.
 - = Set 5/8" x 24" iron pin with plastic cap mkd. L.J. FRIAR & ASSOCIATES.
 - (A) = See course data table. [1] = See narrative for corner tie.
 - () = 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

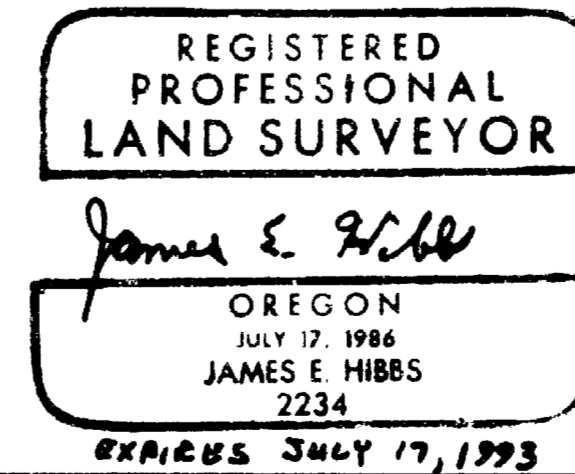
BASIS OF BEARINGS: Survey No. 12988.

DATE: August 19, 1992

SCALE: 1" = 100'

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

James E. Hibbs
SURVEYOR



DECLARATION

Know all men by these presents that, Avery Properties, Inc. and O.M.T. Properties, both being Oregon Corporations, 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 right-of-way and for future parkway those portions shown hereon labeled as Dedicated Area and that we hereby dedicate to the public for public use that portion shown hereon labeled as Public Utility Easement (PUE) and Sidewalk Easement.

Gordon Avery Scott Crenshaw
Gordon Avery, President Avery Properties, Inc. Scott Crenshaw, President O.M.T. Properties

STATE OF OREGON)
COUNTY OF JACKSON) ss.

PERSONALLY appeared the above named Gordon Avery, President of Avery Properties, Inc., the above named Oregon corporation, and acknowledged the foregoing instrument to be his voluntary act and deed. Gordon Avery further acknowledges that the foregoing instrument was signed on behalf of Avery Properties, Inc., on this 20th day of November, 1992.

Before me: Shari Engels Shari Engels
Notary Public of Oregon. NOTARY PUBLIC - OREGON My Commission Expires 4/18/94

STATE OF OREGON)
COUNTY OF JACKSON) ss. Souglas
PERSONALLY appeared the above named Scott Crenshaw, President of O.M.T. Properties, the above named Oregon corporation, and acknowledged the foregoing instrument to be his voluntary act and deed. Scott Crenshaw further acknowledges that the foregoing instrument was signed on behalf of O.M.T. Properties on this 20th day of November, 1992.

Before me: Shari Engels Shari Engels
Notary Public of Oregon. NOTARY PUBLIC - OREGON My Commission Expires 4/18/94

ACCEPTANCE

That portion of land Dedicated to the City of Talent for future street right-of-way and future parkway as shown hereon and labeled as Dedicated Area is hereby accepted by the City of Talent, this 2 day of December, 1992 by the City of Talent Planning Commission.

Paul Hopker
City Planner

SURVEY NO. 13267

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

SURVEY FOR: Gordon Avery
611 Siskiyou Blvd., Suite D
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 three parcels created through a
Minor Land Partition.

PROCEDURE: From existing control established by this office
during Survey No. 12988, tied to monuments set by
Survey Nos. 1701, 5688, and 7774 which defined the
exterior of this Partition. The Southerly right-of-way
of Valley View was held per Survey No. 12988. The
Easterly right-of-way of Highway No. 99 was held from
the position of the intersection of the Northerly
right-of-way of Valley View Road with said Highway as
shown on Survey No. 12988 and the found pin at the
most Southerly corner of Survey No. 7774. Calculated
the position of the Parcel corners as per the client's
request and monumented such. Those monuments found as
well as those set are as shown.

After the boundary was surveyed the site was graded
and the NE corner of DLC 64 [2] was disturbed by
machinery. The following tie is made a part of this
record of survey as a request by the Jackson County
Surveyor to establish the position of the DLC corner
before it was disturbed: Instrument at the NW corner
of DLC 69 [1] with a backsight taken on the found 5/8"
pin at the SW corner of Parcel 1 [3].
Horizontal angle to the right = $00^{\circ}13'52''$.
Horizontal distance = 72.625'.

BASIS OF BEARING: Survey No. 12988.

DATE: August 24, 1992

T38S R1W SEC23 TL1200

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

