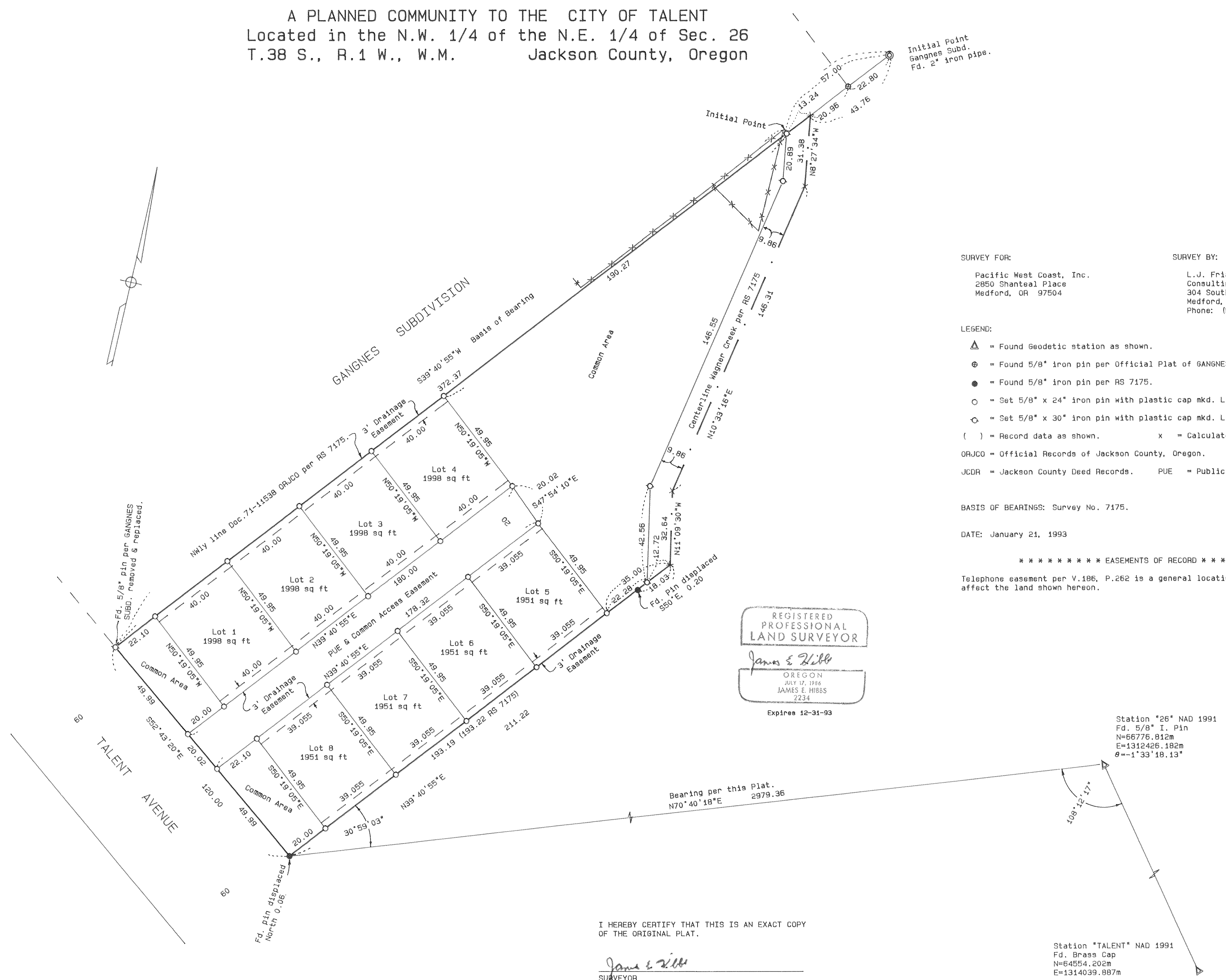


13416

WAGNER PARK VILLAGE

A PLANNED COMMUNITY TO THE CITY OF TALENT
Located in the N.W. 1/4 of the N.E. 1/4 of Sec. 26
T.38 S., R.1 W., W.M. Jackson County, Oregon



SURVEY FOR:

Pacific West Coast, Inc.
2850 Shanteal Place
Medford, OR 97504

SURVEY BY:

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

LEGEND:

- ▲ = Found Geodetic station as shown.
 - ⊙ = Found 5/8" iron pin per Official Plat of GANGNES SUBDIVISION.
 - = Found 5/8" iron pin per RS 7175.
 - = Set 5/8" x 24" iron pin with plastic cap mkd. L.J. FRIAR & ASSOCIATES.
 - ◊ = 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. 7175.

DATE: January 21, 1993

SCALE: 1" = 30'

***** EASEMENTS OF RECORD *****

Telephone easement per V.186, P.262 is a general location easement and does not affect the land shown hereon.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

James E. Hibbs

OREGON
JULY 17, 1986
JAMES E. HIBBS
2234

Expires 12-31-93

Station *26" NAD 1991
Fd. 5/8" I. Pin
N=66776.812m
E=1312426.182m
θ=-1°33'18.13"

Station *TALENT* NAD 1991
Fd. Brass Cap
N=64554.202m
E=1314039.887m

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

James E. Hibbs
SURVEYOR

SHEET 2 OF 2

381W26AB TL1101

13418 108/1

WAGNER PARK VILLAGE

A PLANNED COMMUNITY TO THE CITY OF TALENT
Located in the N.W. 1/4 of the N.E. 1/4 of Sec. 26
T.38 S., R.1 W., W.M. Jackson County, Oregon

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

I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS AS PROVIDED BY LAW THE TRACT OF LAND SHOWN HEREON, SAID PLAT BEING AN ACCURATE REPRESENTATION OF THE SAME, AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE EXTERIOR BOUNDARY LINES:

Beginning at the Initial Point of GANGNES SUBDIVISION, Township 38 South, Range 1 West, Willamette Meridian, Jackson County, Oregon, said point also being the North corner of that tract described in Document No. 71-11538, Official Records of Jackson County, Oregon; thence along the Northwestern line of said tract, South 39°40'55" West (record South 38° West), 57.00 feet to a 5/8 inch iron pin and the INITIAL POINT OF BEGINNING; thence continue along said Northwestern line, South 39°40'55" West (record South 38° West), 372.37 feet to a 5/8 inch iron pin on the Northern line of Old Pacific Highway; thence along said Northern line, South 52°43'20" East, 120.00 feet to a point; thence leaving said Northern line parallel with the Northwestern line of said tract described in Document No. 71-11538, said Official Records, North 39°40'55" East (record North 38° East), 211.22 feet to the centerline of Wagner Creek as said Creek was located by Survey No. 7175 filed in the Office of the Jackson County Surveyor; thence along said centerline the following courses: North 11°09'30" West, 32.64 feet; North 10°33'16" East, 146.31 feet; North 8°27'34" West, 31.38 feet to the Northwestern line of said tract described in Document No. 71-11538, said Official Records; thence along said Northwestern line South 39°40'55" West (record South 38° West), 13.24 feet to the INITIAL POINT OF BEGINNING.

James E. Hibbs
SURVEYOR

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

Filed for record this 18 day of March, 1993, at

12:27 o'clock P.M., and recorded as Partition Plat No. _____ of the records of Jackson County, Oregon.

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Kathleen S. Beckett
County Clerk

Jay A. Ramette
Deputy

County Surveyor File No. _____

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

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

***** DECLARATION *****

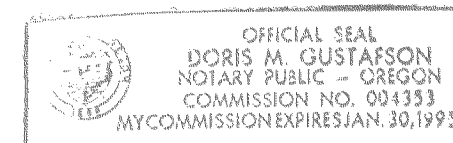
Know all men by these presents that we, Charles R. Lewis and Patricia Royse-Hopker, are the owners in fee simple of the land shown on this Plat, more particularly described in the Surveyor's Certificate, and that we have subdivided the same into the lots and common areas as shown, and that the size of the lots and the course and length of all lines are plainly set forth, and that this plat is a correct representation of the Subdivision and that we hereby dedicate to the public for public use that easements shown hereon, labeled drainage easement and Public Utility Easement (PUE), with the condition that T.C.I. Cablevision or its successor in interest is hereby granted the right to use said PUE for underground placement of T.V. cable lines. WAGNER PARK VILLAGE, a Planned Community shall be subject to a "Declaration of Covenants, Conditions and Restrictions" setting forth the conditions for common areas as well as other provisions contained therein, and shall be filed simultaneously herewith and made a part hereof. We do hereby designate said Subdivision as WAGNER PARK VILLAGE, a Planned Community to the City of Talent.

Charles R. Lewis Patricia Royse-Hopker
Charles R. Lewis Patricia Royse-Hopker

STATE OF OREGON)
) ss.
COUNTY OF JACKSON)

PERSONALLY appeared the above named Charles R. Lewis and Patricia Royse-Hopker and acknowledged the foregoing instrument to be their voluntary act and deed on this 11 day of February, 1993.

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



Declaration of Covenants, Conditions and Restrictions recorded as Document No. 93-07639 Official Records of Jackson County, Oregon.

Clete Christian and Norma Christian, husband and wife, the undersigned beneficiaries of a certain Trust Deed recorded February 9, 1993 as Document No. 93-04321 of the Official Records of Jackson County, Oregon, affecting the land described hereon, hereby release from the lien of said Trust Deed all property shown hereon as dedicated to the public for public use.

Clete Christian Norma Christian
Clete Christian Norma Christian

The foregoing instrument was acknowledged this 11 day of February, 1993.

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



***** APPROVALS *****

We certify that pursuant to authority granted to us by the Talent Planning Commission in open meeting of FEBRUARY 10, 1993 this plat is hereby approved by the Talent Planning Commission.

Dated this 10th day of FEBRUARY 10, 1993.

Attest: Lois B. Langlois Paul H. L.
President Secretary

The tract of land as set forth hereon shall no longer be eligible for Talent Irrigation District Water, although the property does lie within the exterior boundaries of the Talent Irrigation District and is subject to the statutory powers, rules and regulations of the District.

Examined and approved by the Talent Irrigation District in regular session this 2nd day of March, 1993.

Donald M. Minear Hill
President Secretary

Examined and approved this 15 day of March, 1993.

Verlye Thomas
County Surveyor

Examined and approved this 3 day of Mar., 1993.

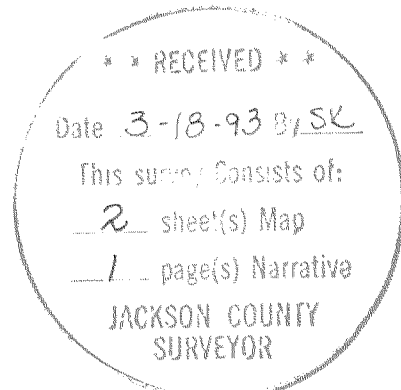
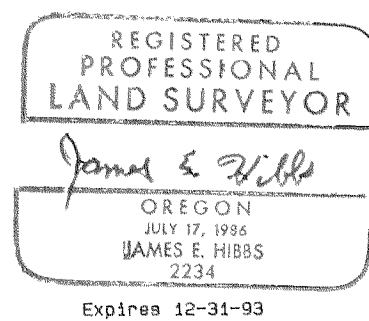
Herb A. Shurj, P.E.
City Engineer

Examined and approved as required by ORS 92-100 as of MARCH 15, 1993.

Vincent K. Steiner
DEPUTY Assessor, Department of Assessment

All taxes, fees, assessments or other charges as required by ORS 92-095 have been paid as of MARCH 15, 1993.

Lisa L. Logue
Tax Collector



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

James E. Hibbs
SURVEYOR

SURVEY NO. 13416

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

SURVEY FOR: Pacific West Coast, Inc.
2850 Shanteal Place
Medford, OR 97504

LOCATION: A part of the N.W. 1/4 of the N.E. 1/4 of Sec.
26, T.38 S., R.1 W., City of Talent, Jackson
County, Oregon.

PURPOSE: To survey and monument the exterior of and the lot
corners of WAGNER PARK VILLAGE, a Planned Community
the City of Talent.

PROCEDURE: The exterior monuments of this Subdivision as
monumented by Survey No. 7175 were located and tied
to in 1991. In the interim, the found 5/8" pin at
the intersection of the NWly. line of Document No.
71-11538, Official Records of Jackson County,
Oregon and the NEly. R/W line of Talent Avenue as
shown on said Survey, was displaced by gardening
tools. This pin was replaced in its original
position. The interior lot corner positions were
then computed and monuments set as shown on the
accompanying Plat.

BASIS OF BEARING: Survey No. 7175

DATE: January 21, 1993

T38S R1W SEC26AB TL1101

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

James E. Hibbs

OREGON
JULY 17, 1936
JAMES E. HIBBS
2234

Expires 12-31-93