

# PARTITION PLAT NO. P-75-1993

LAND PARTITION (TALENT)

EXAMINED AND APPROVED THIS 1 DAY OF September 1993.

*Valley Thomas*  
COUNTY SURVEYOR

LOCATED IN:

The N.E. 1/4 of Section 26, T.38S., R.1W., W.M.  
City of Talent, Jackson County, Oregon

Approved by the CITY OF TALENT PLANNING DEPARTMENT:

By: *Paul Caffrey* Date: 27 July 1993

FOR:  
**CHARLES J. KENNEY AND  
DARREL G. HINNEWINKEL**

832 East Main Street  
Medford, Oregon 97504

RECORDER'S CERTIFICATE:  
FILED FOR RECORD THIS 8 DAY OF September 1993, AT 2:09 O'CLOCK,  
P.M. AND RECORDED AS PARTITION PLAT NO. P-75-1993 OF RECORD OF  
PARTITION PLATS IN JACKSON COUNTY, OREGON. (INDEX VOLUME 4 PAGE 75.)  
*Kathleen S. Beckett* *Allenda E. Bartlett*  
County Clerk Deputy

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR  
AS NO. 13643

WATER RIGHTS STATEMENT:  
There are water rights, per Rogue River Decree 18056, appurtenant to this property.

SURVEYOR'S CERTIFICATE:  
I, Douglas C. McMah, a duly Registered Surveyor of the State of Oregon, do hereby certify that this map correctly represents a survey made by me and complies with the regulations for Minor Land Partitions and the following is an accurate description of the parent tract of land as set forth herein:

Commencing at a point marked with a brass disc in concrete, said point being the most Easterly corner of WAGNER CREEKSIDE SUBDIVISION, in the City of Talent, according to the Official Plat thereof, now of record in Jackson County, Oregon, said point also being on the Southwesterly boundary of the Southern Pacific Railroad right-of-way; thence South 40°14'26" East, along said Southwesterly Railroad boundary, 59.44 feet; thence North 49°45'34" East 4.00 feet; thence South 40°14'26" East 17.04 feet to a 5/8 inch iron pin for the INITIAL POINT OF BEGINNING; thence continue South 40°14'26" East, along said Southwesterly railroad boundary, 302.96 feet; thence North 49°45'34" East 21.00 feet; thence South 40°14'26" East 555.37 feet to a point on the Westerly right-of-way line of Rapp Road; thence leaving said Railroad boundary, SOUTH along said Westerly right-of-way line of Rapp Road, 84.18 feet; thence along the Northerly right-of-way line of said Rapp Road, South 81°41'51" West 114.28 feet; thence continuing along said Northerly right-of-way line, South 89°53'02" West 999.95 feet to a 5/8 inch iron pin; thence leaving said right-of-way line, North 11°28'10" East 27.69 feet to a 5/8 inch iron pin; thence along the arc of a 425.00 foot radius curve to the right (the long chord to which bears North 28°05'39" East 243.19 feet) an arc distance of 246.63 feet to a 5/8 inch iron pin; thence North 44°43'08" East 265.00 feet to a 5/8 inch iron pin; thence North 38°53'52" East 393.10 feet to the Initial Point of Beginning.

\*\* RECEIVED \*\*  
Date 9-8-93 By *DS*  
This survey consists of:  
1 sheet(s) Map  
1 page(s) Narrative  
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Douglas C. McMah*  
REG. NO. 1188  
DOUGLAS C. McMAHAN  
No. 1913  
Expires 12/31/94

DECLARATION  
KNOW ALL MEN BY THESE PRESENTS, that we, CHARLES J. KENNEY AND DARREL G. HINNEWINKEL, are the owners of the real property represented on this partition plat and more particularly described in the SURVEYOR'S CERTIFICATE, and have caused the same to be partitioned into parcels as shown hereon. We also dedicate to the public for street purposes that area along the Rapp Road frontage as shown hereon.  
*Charles J. Kenney* *Darrel G. Hinnewinkel*  
Charles J. Kenney, Partner Darrel G. Hinnewinkel, Partner

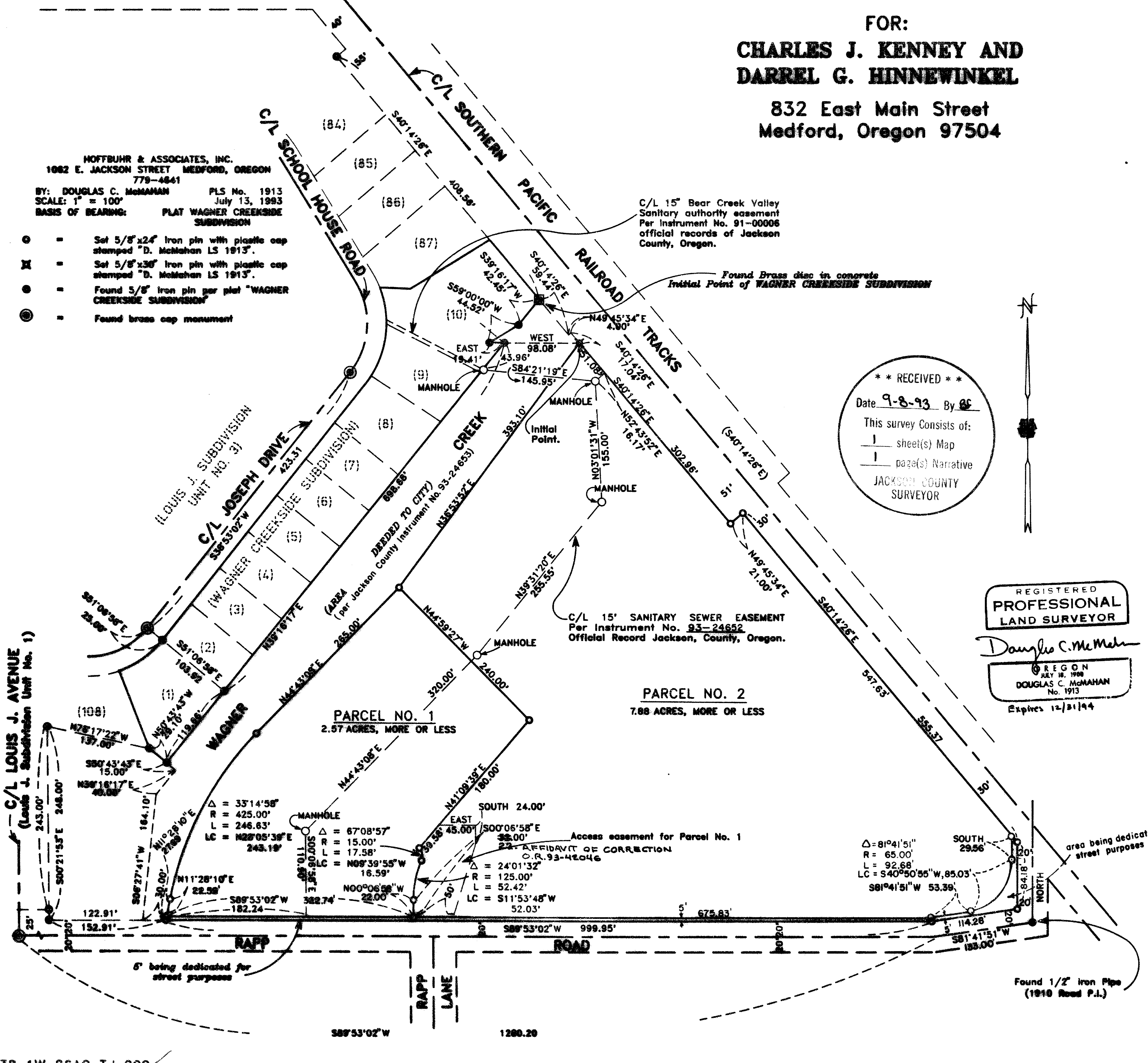
STATE OF OREGON }  
COUNTY OF JACKSON } ss.  
On this, the 15th day of July, 1993, before me appeared Charles J. Kenney, and Darrel G. Hinnewinkel known to me to be the partners of the aforementioned partnership, and acknowledged that said Instrument was the voluntary act and deed of said partnership.

Before me: *Alan M. Orcutt*  
Notary Seal: ALAN M. ORCUTT, Notary Public, State of Oregon, Commission Expires 12/31/94

We, Valley of the Rogue Bank, are the undersigned beneficiaries of a certain Trust Deed recorded here 28, 1993, as Instrument No. 93-2033, official Records, of Jackson County, Oregon, affecting the land described herein, hereby release from the lien of said Trust Deed all property shown hereon as dedicated to the public for public use.

Signed This 15th Day of July, 1993  
TWO: *Alan M. Orcutt*  
Notary Seal: ALAN M. ORCUTT, Notary Public, State of Oregon, Commission Expires 12/31/94

Before me: *Alan M. Orcutt*  
I certify this plat to be an exact photocopy of the original.  
*Douglas C. McMah*  
SURVEYOR



93-42046

13643

5.00  
6.00 Surv  
AFF

11:37

HOFFBUHR & ASSOCIATES, INC.  
1062 E. Jackson Street  
Medford, Oregon 97504-7027

(503) 779-4641

**AFFIDAVIT OF CORRECTION  
pursuant to O.R.S. 209.255**

I, Douglas C. McMahan, Registered Professional Land Surveyor of the State of Oregon, No. 1913, do hereby state that I have discovered a drafting error on my Plat of Minor Land Partition No. P-75-1993, filed for record the 8th day of September, 1993, and recorded in Office of Jackson County Surveyor as: County Surveyor File No. 13643.

Douglas C. McMahan, L.S. 1913

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Douglas C. McMahan*

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

Expires 12/31/94

STATE OF OREGON )  
County of Jackson ) ss.

NOVEMBER 29 A.D. 1993

Personally appeared the above named Douglas C. McMahan, a Registered Professional Land Surveyor, and acknowledged the foregoing instrument to be his voluntary act and deed.  
Before me:

*Cheryl A. Ferns*  
CHERYL A. FERNS  
NOTARY PUBLIC - OREGON  
My Commission Expires 12.23.93

The correction is: (distance long easterly boundary of Parcel 1)

As filed: " S00°06'58"E 32.00' "

Change to: " S00°06'58"E 22.00' "

The Jackson County Surveyor hereby certifies that this Affidavit of Correction has been examined and approved for recording.

12/8/93  
Date

*Venlyn Thomas*  
Jackson County Surveyor

Jackson County, Oregon  
Recorded  
OFFICIAL RECORDS

11:37 DEC 08 1993 AM

KATHLEEN S. BECKETT  
CLERK and RECORDER

*Cheryl Ferguson*  
By \_\_\_\_\_ Deputy

(affcorr.dcm)

*Posted 12/9/93*  
*UT*

SURVEY NO. 13643

**SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250  
OREGON REVISED STATUTES**

Survey for: Charles J. Kenney and  
Darrel G. Hinnewinkel  
832 East Main Street  
Medford, Oregon 97504

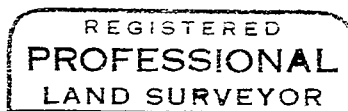
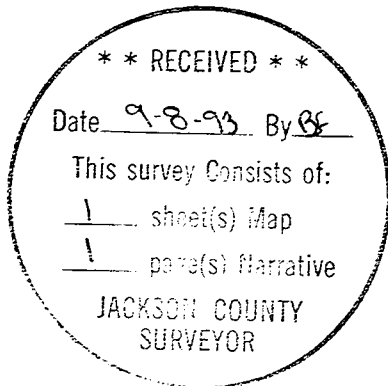
Location: Northeast one-quarter (1/4) of Section 26,  
Township 38 South, Range 1 West, Willamette  
Meridian, City of Talent, Jackson County,  
Oregon

Purpose: To survey, monument and prepare plat for land  
partition as requested by clients

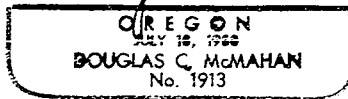
Procedure: I utilized monumentation per LOUIS J.  
SUBDIVISION, UNIT NO. 1 and WAGNER CREEKSIDE  
SUBDIVISION and others as shown for control.  
I established monuments per clients' request  
and as shown on the accompanying map.

Basis of Bearing: Plat of WAGNER CREEKSIDE SUBDIVISION

Date: July 13, 1993



*Douglas C. McMahan*



Douglas C. McMahan  
L.S. 1913 - Oregon  
Expires 12/31/94  
Hoffbuhr & Associates, Inc.  
1062 East Jackson Street  
Medford, Oregon 97504