

# SWEETBRIER ESTATES SUBDIVISION, UNIT NO.2

Located in Southwest 1/4 of Section 23,  
T.38 S., R.1 W., W.M. City of Talent  
Jackson County, Oregon

SURVEY FOR:  
Great American Homes  
2811 Leonard Ave.  
Medford, OR 97504

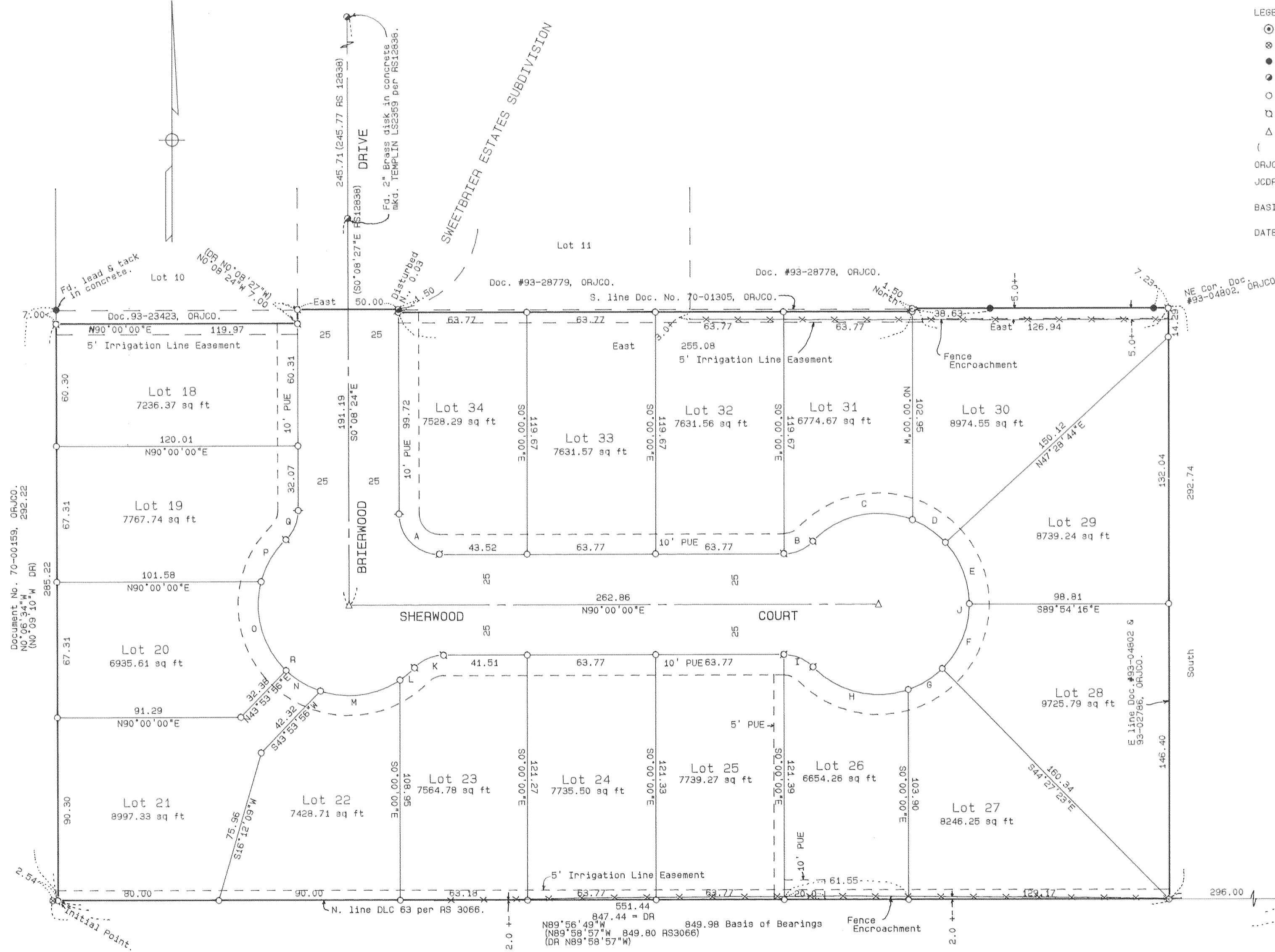
SURVEY BY:  
L.J. Friar & Associates, P.C.  
Consulting Land Surveyors  
304 South Holly Street  
Medford, Oregon 97501  
Phone: (503) 772-2782

- LEGEND:
- ⊙ = Found County Surveyor brass capped monument & accessories.
  - ⊗ = Found 5/8" iron pin per RS 3066.
  - = Found 5/8" pin with plastic cap mkd. KAISER ALS803 per RS 10640.
  - ⊙ = Found 5/8" iron pin with plastic cap mkd. TEMPLIN 2359 per RS12838.
  - = 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.
  - △ = Set 2" Brass disk in concrete mkd. L.J. FRIAR & ASSOCIATES.
  - ( ) = Record data as shown. DR = Deed Record
  - ORJCO = Official Records of Jackson County, Oregon
  - JCDR = Jackson County Deed Records. PUE = Public Utility Easement

BASIS OF BEARINGS: North line DLC #63 per Survey No. 10640.

DATE: August 31, 1993

SCALE: 1" = 40'



No.	Radius	Delta	Length	Long Chord	or	Course
A	20.00	89°51'36"	31.37	345°04'12"		28.25
B	20.00	48°11'13"	16.12	N66°54'23"W		15.69
C	45.00	68°12'05"	53.56	S77°54'49"W		50.46
D	45.00	25°27'53"	20.00	N55°15'13"W		19.84
E	45.00	43°31'16"	33.40	N21°15'38"W		32.63
F	45.00	45°32'33"	35.77	N22°46'18"W		34.84
G	45.00	25°27'53"	20.00	N58°16'34"W		19.84
H	45.00	65°10'42"	51.19	S76°24'09"W		48.48
I	20.00	46°11'13"	16.12	N66°54'23"W		15.69
J	45.00	27°22'26"	213.92	S9°00'00"E		62.31
K	20.00	46°11'13"	16.12	S66°54'23"W		15.69
L	45.00	12°05'04"	9.49	N49°51'19"W		9.47
M	45.00	52°32'13"	41.26	N82°09'57"W		39.83
N	45.00	25°27'53"	20.00	S58°50'00"W		19.84
O	45.00	60°58'42"	47.89	S15°36'43"W		45.66
P	45.00	31°10'11"	24.48	S30°27'44"W		24.18
Q	20.00	46°02'49"	16.07	N23°01'24"E		15.64
R	45.00	182°14'02"	143.13	N45°04'12"W		89.98

NOTES:  
(1) Right-of-way for public road as reserved in Vol.52, Pg.165, JCDR, is general in nature and cannot be located.

REGISTERED PROFESSIONAL LAND SURVEYOR

James E. Hibbs  
OREGON  
JULY 17, 1988  
JAMES E. HIBBS  
2234  
Expires 12-31-93

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

James E. Hibbs  
SURVEYOR

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

We certify that pursuant to authority granted to us by the Talent Planning Commission in open meeting of SEPTEMBER 8, 1993 this plat is hereby approved by the Talent Planning Commission.  
Dated this 8<sup>th</sup> day of SEPTEMBER, 1993.

Attest: [Signature] President [Signature] 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 7<sup>th</sup> day of September, 1993.

[Signature] President [Signature] Secretary

Examined and approved this 16 day of September, 1993.

[Signature]  
County Surveyor

Examined and approved this 20 day of September, 1993.

[Signature] P.E.  
City Engineer

Examined and approved as required by ORS 92-100 as of 16 September, 1993.

[Signature] Deputy  
Assessor, Department of Assessment

All taxes, fees, assessments or other charges as required by ORS 92-095 have been paid as of September 16, 1993.

[Signature]  
Tax Collector

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

Know all men by these presents that we, Terry L. Buntin and Steven L. Swartsley, are the owners in fee simple of the lands shown on this Plat, more particularly described in the Surveyor's Certificate, and that we have subdivided the same into the lots and streets 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 the streets shown hereon and those easements labeled as 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. We hereby grant those easements labeled as Irrigation Line Easement. We do hereby designate said Subdivision as SWEETBRIER ESTATES SUBDIVISION, UNIT NO. 2.

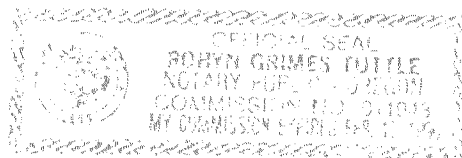
[Signature] Terry L. Buntin [Signature] Steven L. Swartsley

STATE OF OREGON )  
COUNTY OF JACKSON ) ss.

PERSONALLY appeared the above named Terry L. Buntin and Steven L. Swartsley, and acknowledged the foregoing instrument to be their voluntary act and deed.

Dated this 10 day of September, 1993.

Before me: [Signature]  
Notary Public of Oregon.



\*\*\* DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS recorded as Document No. 93-31681, Official Records of Jackson County, Oregon. \*\*\*

\*\*\* AFFIDAVIT OF CONSENT FOR SUBDIVISION from Bank of Southern Oregon recorded as Document No. 93-31682, Official Records of Jackson County, Oregon. \*\*\*

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

[Signature]  
SURVEYOR

SWEETBRIER ESTATES SUBDIVISION, UNIT NO.2

Located in Southwest 1/4 of Section 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 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:

Commencing at the Northeast corner of Donation Land Claim No. 63 in Township 38 South, Range 1 West, Willamette Meridian, Jackson County, Oregon and running thence along the North line thereof, North 89°56'49" West, 847.44 feet to a 5/8 inch iron pin at the Southeast corner of that tract described in Doc. #70-00159, Official Records of Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the East line of said tract, North 0°06'34" West, 285.22 feet to the Southwest corner of that tract described in Doc. #93-23423, said Official Records; thence along the South line thereof, East, 119.97 feet to the Southeast corner of said tract; thence along the East line thereof, North 0°08'24" West, 7.00 feet to the Southeast corner of Lot 10 of SWEETBRIER ESTATES SUBDIVISION, according to the Official Plat thereof, now of record; thence along the South line of that tract described in Doc. #70-01305, said Official Records, East, 50.00 feet to the Northwest corner of that tract described in Doc. #93-28779, said Official Records; thence along the West line thereof, South 0°08'24" East, 1.50 feet to the Southwest corner thereof; thence along the South line of said tract and the South line of that tract described in Doc. #93-28778, said Official Records, East, 255.08 feet to the Southeast corner of the last described tract; thence along the East line of said tract, North, 1.50 feet to the Northeast corner thereof; thence along the South line of that tract described in Doc. #70-01305, said Official Records, East, 126.94 feet to the Northeast corner of that tract described in Doc. #93-04802, said Official Records; thence along the East line of said tract and the East line of that tract described in Doc. #93-02786, said Official Records, South, 292.74 feet to the North line of Donation Land Claim No. 63, said Township and Range; thence along said North line, North 89°56'49" West, 551.44 feet to the INITIAL POINT OF BEGINNING.

[Signature]  
SURVEYOR

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

Filed for record this 22 day of September, 1993, at 11:18 o'clock A.M., and recorded in Volume 18 of Plats at Page 30 of the records of Jackson County, Oregon.

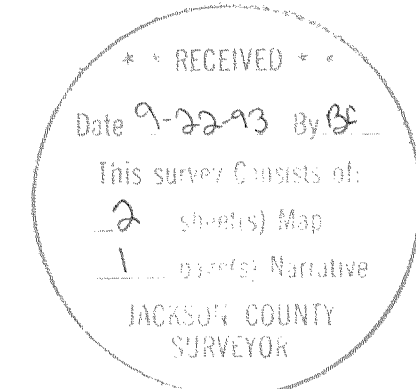
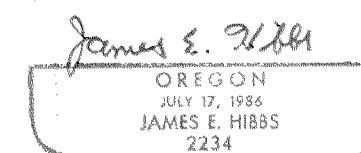
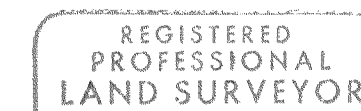
Index Volume 18 Page 30.

[Signature] County Clerk [Signature] Deputy

For order of the County Court approving this Plat see Volume \_\_\_\_\_, Page \_\_\_\_\_ of the Commissioner's Journal of Proceedings.

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

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



SURVEY NO. 13656

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

**SURVEY FOR:** Great American Homes  
2811 Leonard Avenue  
Medford, OR 97504

**LOCATION:** In the S.W. 1/4 of Section 23, T.38 S., R.1 W.,  
W.M., City of Talent, Jackson County, Oregon.

**PURPOSE:** To monument the lots and streets of SWEETBRIER  
ESTATES SUBDIVISION, UNIT NO. 2.

**PROCEDURE:** Made ties to monuments set by Survey Nos. 3066,  
10640 and 12838, and to the N.E. corner of D.L.C.  
#63, re-established by the Jackson County  
Surveyor's Office. Held the found 5/8" pin per RS  
3066 as being on the North line of D.L.C. #63 and  
measured deed record distance for the Initial  
Point. Held monuments along the South line of  
RS10640 and 12838 for the North line of this  
Subdivision. Calculated the lot and street corners  
per the tentative plat and set monuments as shown  
at the attached Plat.

**BASIS OF BEARING:** Official Plat of SWEETBRIER ESTATES SUBDIVISION.

**DATE:** August 31, 1993

T38S R1W SEC23CC TL201 & 301

James E. Hibbs, PLS2234  
Registration Expires 12-31-93  
L.J. Friar & Associates P.C.  
Consulting Land Surveyors  
304 South Holly Street  
Medford, OR 97501  
(503) 772-2782

