

13717

PARTITION PLAT NO. P-96-1993

MINOR LAND PARTITION  
A portion of D.L.C. Nos. 70 & 71 in the S.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 a 2 inch iron pipe on the Southerly line of Talent Avenue in the City of Talent being South, 55.15 feet and East, 0.78 feet (deed record South, 89 links and West, 4 links), from the Northwest corner of Donation Land Claim No. 72 in Township 38 South, Range 1 West, Willamette Meridian, Jackson County, Oregon, said point being the Northeast corner of that tract described in Document No. 93-15537, Official Records of Jackson County, Oregon; thence along the Southerly line of Talent Avenue along the arc of a curve to the right having a radius of 848.51 feet and a central angle of 1°42'00", a distance of 25.18 feet (the long chord of which bears North 52°06'35" West, 25.18 feet) to the 5/8 inch iron pin being Northwesterly, 25 feet from, when measured at right angles to the Easterly line of that tract described in Document No. 93-15537, said Official Records and the INITIAL POINT OF BEGINNING; thence parallel to and 25 feet from said Easterly line, South 44°39'24" West (deed record South 44°49' West), 205.19 feet to a 5/8 inch iron pin; thence North 47°27'18" West, 169.71 feet to a 5/8 inch iron pin on that certain Boundary Line Agreement recorded in Document No. 77-25811, said Official Records; thence along said Boundary Line, North 43°48' East, 205.20 feet to a 5/8 inch iron pin on the Southerly line of Talent Avenue; thence along said Southerly line, South 46°25'10" East, 101.10 feet to a 5/8 inch iron pin at the beginning of a curve to the left having a radius of 848.51 feet and a central angle of 1°50'25"; thence along the arc of said curve, 71.68 feet (the long chord of which bears South 48°50'23" East, 71.68 feet) to the INITIAL POINT OF BEGINNING.

James E. Hibbs  
SURVEYOR

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

APPROVED by the CITY OF TALENT PLANNING DEPARTMENT:

By: Raul Hopker, City Planner Date: Nov. 10, 1993

Approved by the JACKSON COUNTY SURVEYOR'S OFFICE:

By: Verlyn Thomas, Jackson County Surveyor Date: Nov. 12, 1993

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

Filed for record this 12th day of November, 1993, at 12:00 o'clock P.M., and recorded as Partition Plat No. P-96-1993 of the records of Jackson County, Oregon.  
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Kathleen S. Beckert County Clerk  
Janet Keller Deputy

County Surveyor File No. 13717

\*\*\*\*\* 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 I, Gerald A. Hough, am the owner 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 I hereby dedicate to the public for public use those easements shown hereon labeled Public Utility Easement and Pedestrian Easement and hereby grant that easement shown hereon labeled Sanitary Sewer Easement for the benefit of that tract described in Doc. #93-37954, ORJCO.

Gerald A. Hough  
Gerald A. Hough

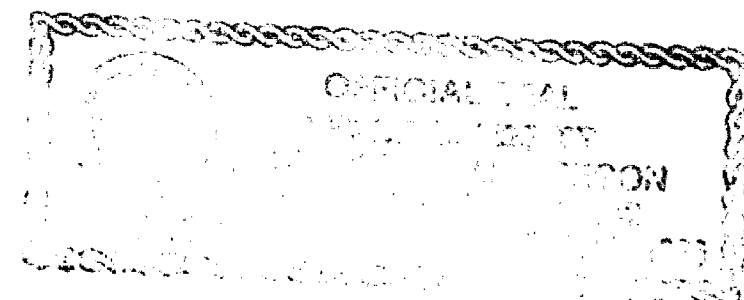
STATE OF OREGON) ss.  
COUNTY OF JACKSON)

PERSONALLY appeared the above named Gerald A. Hough, and acknowledged the foregoing instrument to be his voluntary act and deed.

Dated this 5th day of November, 1993.

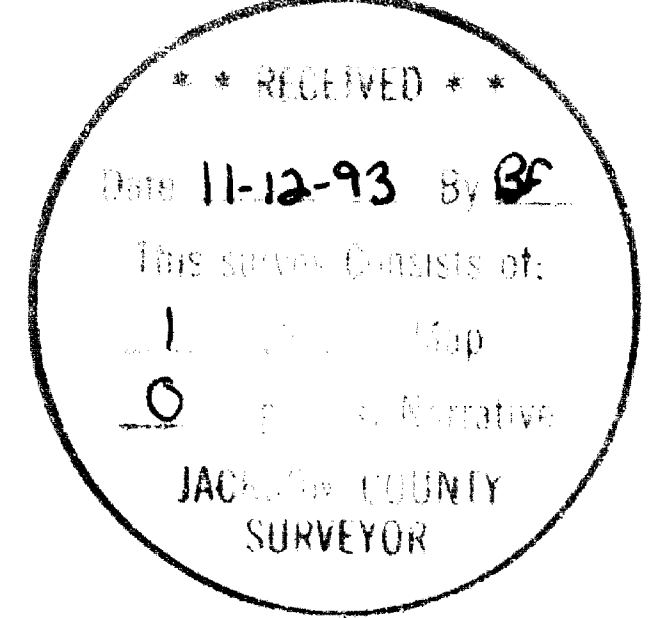
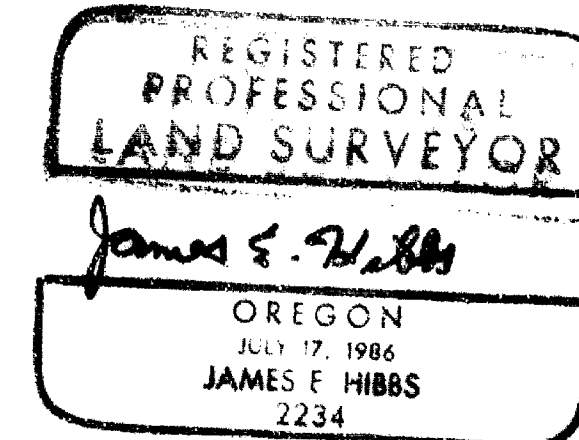
Before me: Lynnda L. Abbott  
Notary Public of Oregon.

\*\*\* AFFIDAVIT OF CONSEN

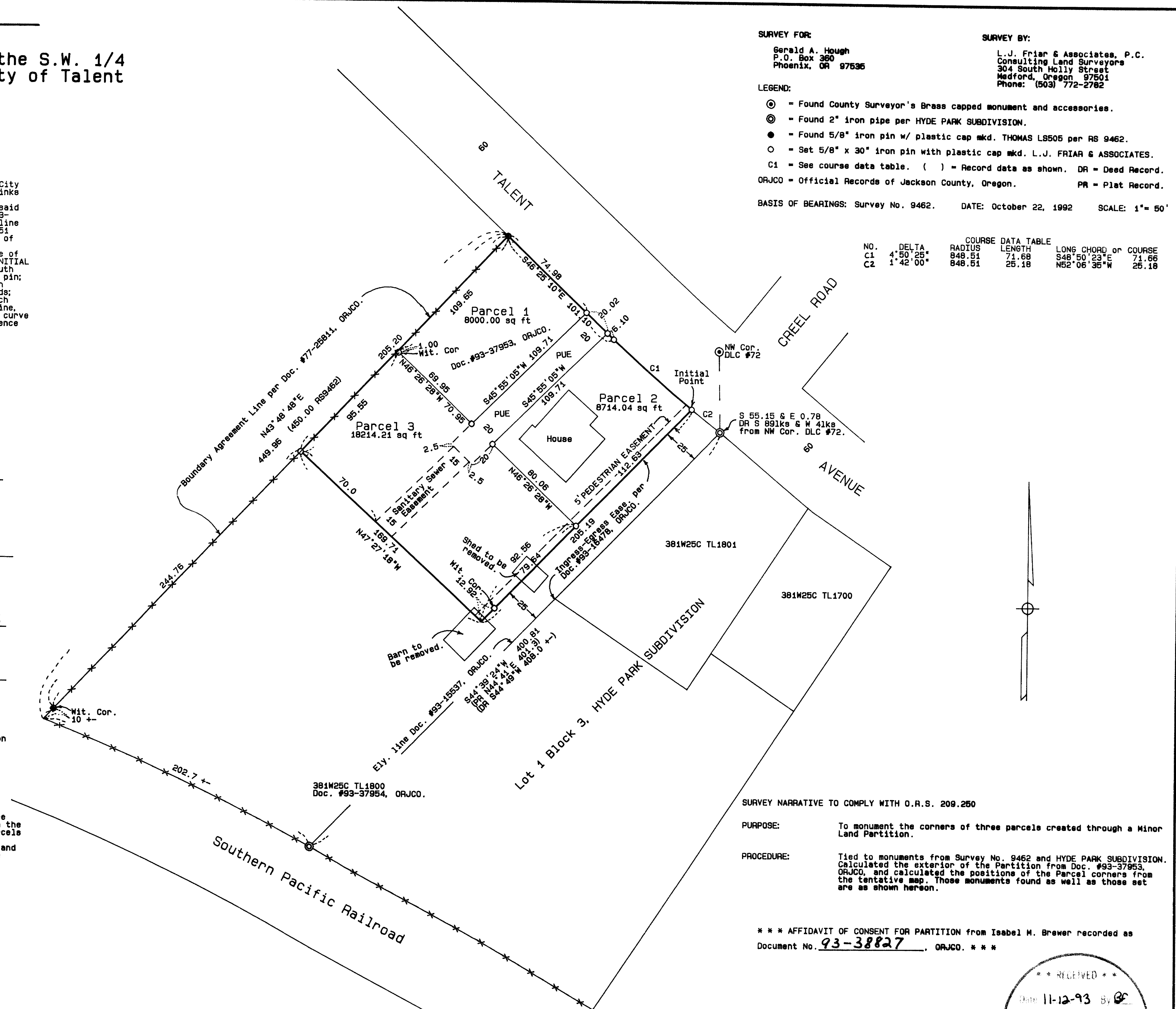


I HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

James E. Hibbs  
SURVEYOR



381W25CA TL3400-



SURVEY FOR:  
Gerald A. Hough  
P.O. Box 360  
Phoenix, OR 97536

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 2" iron pipe per HYDE PARK SUBDIVISION.
- = Found 5/8" iron pin w/ plastic cap mkd. THOMAS L8505 per RS 9462.
- = Set 5/8" x 30" iron pin with plastic cap mkd. L.J. FRIAR & ASSOCIATES.
- C1 = See course data table. ( ) = Record data as shown. DR = Deed Record.
- ORJCO = Official Records of Jackson County, Oregon. PR = Plat Record.

BASIS OF BEARINGS: Survey No. 9462. DATE: October 22, 1992 SCALE: 1" = 50'

| NO. | DELTA    | RADIUS | COURSE DATA TABLE | LONG CHORD or COURSE |
|-----|----------|--------|-------------------|----------------------|
| C1  | 4°50'25" | 848.51 | LENGTH 71.68      | S48°50'23"E 71.68    |
| C2  | 1°42'00" | 848.51 | LENGTH 25.18      | N62°06'35"W 25.18    |

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

PURPOSE: To monument the corners of three parcels created through a Minor Land Partition.

PROCEDURE: Tied to monuments from Survey No. 9462 and HYDE PARK SUBDIVISION. Calculated the exterior of the Partition from Doc. #93-37954, ORJCO, and calculated the positions of the Parcel corners from the tentative map. Those monuments found as well as those set are as shown hereon.

\*\*\* AFFIDAVIT OF CONSENT FOR PARTITION from Isabel M. Brewer recorded as Document No. 93-38827, ORJCO. \*\*\*