

Land Partition Survey PARTITION PLAT No. P-36-1994

I, hereby certify that this is
an exact copy of the original plat.
Martin C. Stewart
PROFESSIONAL LAND SURVEYOR

located in
**Donation Land Claim No. 69 in the
Northwest One/Quarter of Section 25
Township 38 South of Range 1 West of the Willamette Base & Meridian
JACKSON COUNTY OREGON**

for
SCOTT KNOX
471 Arnos Street
Talent, Oregon 97540

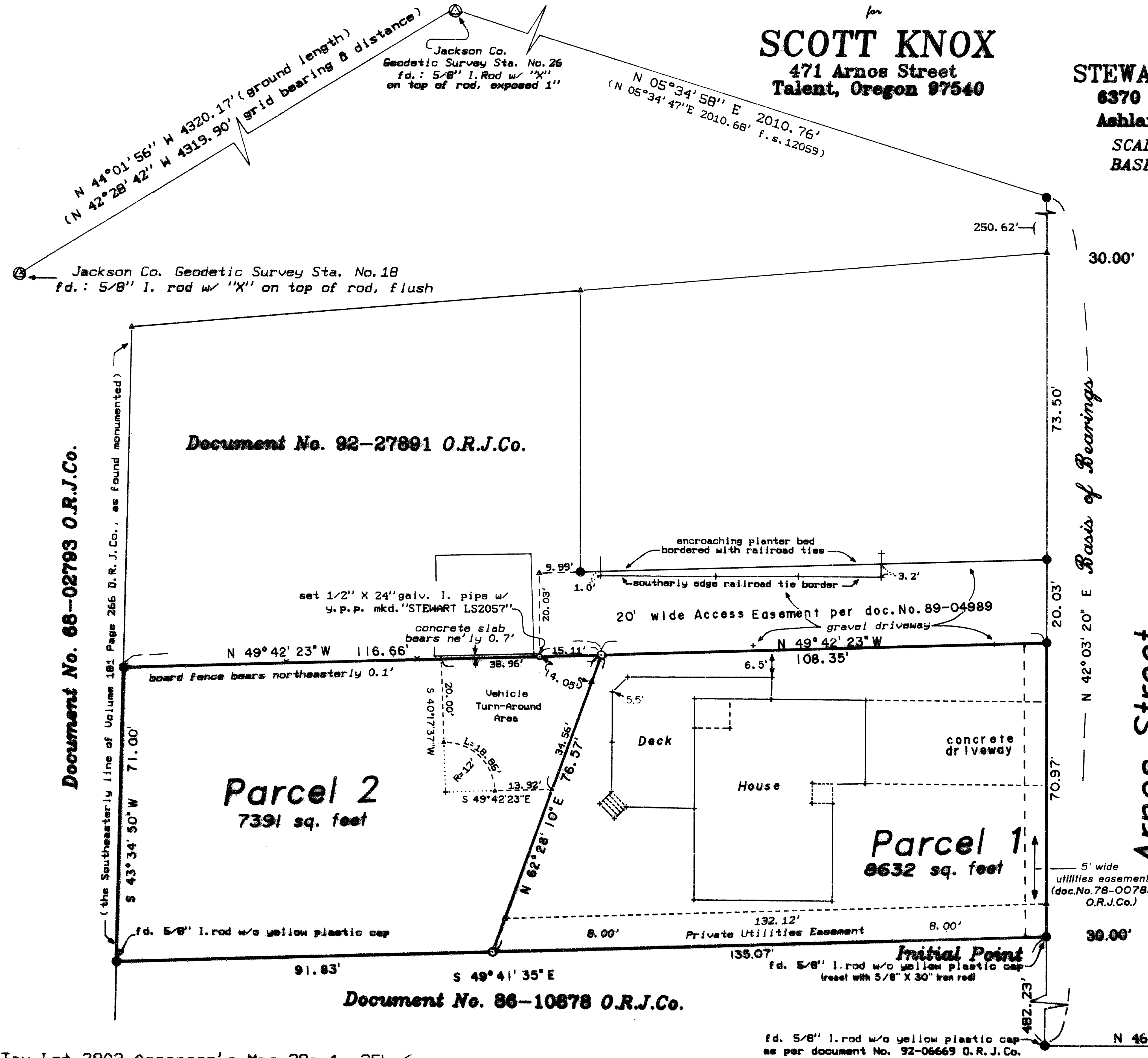
SURVEYOR

STEWART LAND SURVEYS
6370 Highway 66
Ashland, Oregon 97520

February 15, 1994

SCALE: 1" = 20
BASIS OF BEARING:

phone (503) 488-2831
filed survey 7142



Legend

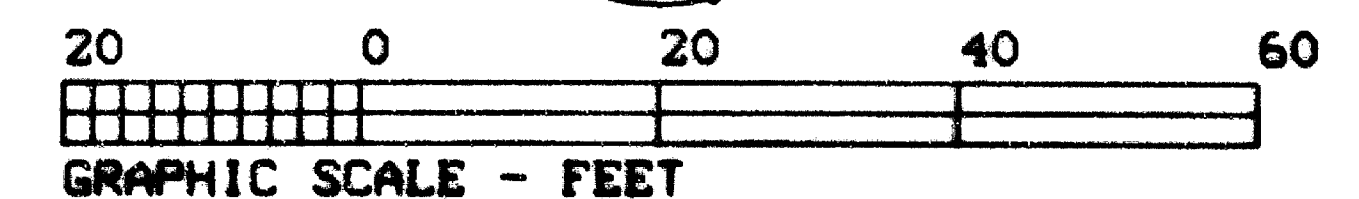
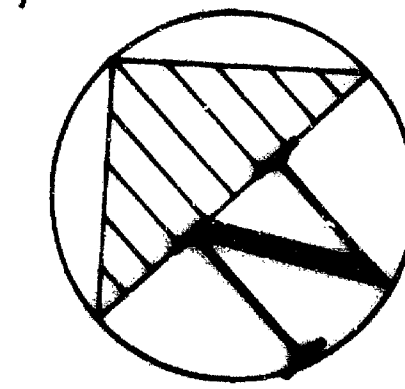
- fd.: 5/8" iron rod w/ yellow plastic cap marked "Verlyn Thomas LS 505" (unless noted otherwise)
- ⊙ fd.: Jackson County Geodetic Survey Monument as per filed survey 5011 (1991 datum)
- set: 1" X 30" galvanized iron pipe with a yellow plastic plug marked "STEWART L.S. 2057" (unless noted otherwise)
- ⊠ fd.: 2.5" brass disk, flush with A/C surfacing, for the Donation Land Claim corner common to claims No. 70, 71, 72, & 73 as per Jackson County Surveyor's 1983 re-estb. notes
- △ computed location
- + improvement location, as noted
- × fence line location

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Martin C. Stewart

ISSUED
JUL 15 1989
MARTIN C. STEWART
2087

Surveyor's Registration
Expires December 31, 1994



Job: 81W25b-1-JN-962
file: 81W25b-1.plt

Tax Lot 2903 Assessor's Map 38s-1w-25b

STEWART LAND SURVEYS

6370 Highway 66
Ashland, Oregon 97520
phone (503) 488-2831

NARRATIVE of SURVEY
to COMPLY with PARAGRAPH 209.250 of the
OREGON REVISED STATUTES

SURVEY No. 13941

SURVEY FOR: Scott G. Knox
471 Arnos street
Talent, Oregon 97540

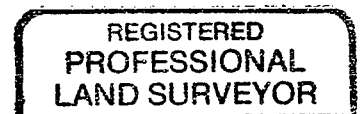
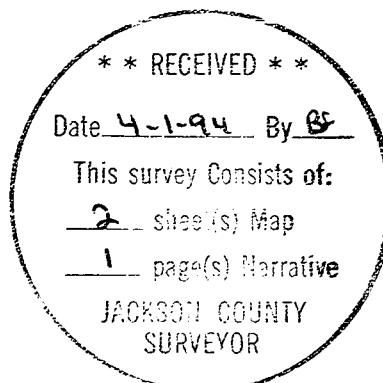
LOCATION: Donation Land Claim No. 69 in the
Northwest One/Quarter of Section 25,
Township 38 South of Range 1 West of the Willamette
Base and Meridian in Jackson County, Oregon.

PURPOSE: To create a Land Survey Partition (Two Parcel)

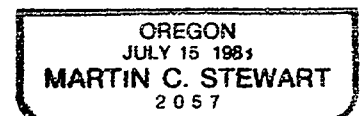
DATE: February 15, 1994

BASIS of
BEARINGS: Filed Survey No. 7142 at the Northwesterly right of way
line of Arnos Street, as found monumented.

PROCEDURE: A thorough research of the public records revealed several surveys on file with the Jackson County Surveyor that had established the right of way lines for Arnos Street. Also documents No. 71-07588, 73-09664, and 81-07836 of the Official Records of Jackson County, Oregon had conveyed Arnos Street to the City of Talent. There appears to be some discrepancies relative to these descriptions as they originate from different Surveys. No attempts were made to reconcile these differences, as they are within the Arnos Street Right of Way and prescriptive rights would prevail in this regard. Filed Survey no. 7142 had established the outer boundary of the tract of land to be partitioned, the retraced values of which were found to be within very exceptional positional tolerances. The Parcel boundaries and easement locations were established according to the client's instructions. The Southwest corner of that access easement as set forth in document No. 89-04989 of the Official Records of Jackson County was set to clearly mark the location of the entrance to Parcel No. 2.



Martin C. Stewart



Registration Renewal
Date: December 31, 1994

file: nrtv-962.wps

APPROVAL:

[Signature]
Talent Planning Department
Date 16 March 1994
P.A. # M.P. 93-12

APPROVAL

Examined and Approved this 16 day of March, 1994.
[Signature]
City Engineer

All taxes, assessments, or any other charges as required by OREGON REVISED STATUTE 92.095 have been paid as of the 15th day of April, 1994.

[Signature]
Assessor, Department of Assessment

Tax Collector

April 1 94
Date

Date

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that I

Scott G. Knox, as owner in fee simple of that certain real property as set forth in the Surveyor's Certificate and as shown hereon; do hereby consent to the land partitioning as shown hereon and dedicate to the City of Talent all my right, title, and interest in and to that strip of land shown hereon as Arnos Street, situated Southeasterly of and contiguous to the Northwesterly right of way line thereof; as said Street has been resurveyed, monumented, and shown hereon. I do hereby make and establish Parcels No. 1 and 2 and an irregular VEHICLE TURN-AROUND AREA for vehicular Ingress and Egress over and across Parcel No. 2, as shown hereon and as set forth herein. No parking of vehicles of any type will be permitted in the VEHICLE TURN-AROUND AREA. Public and private emergency vehicles shall have the right of Ingress and Egress over and across said VEHICLE TURN-AROUND AREA as required. I do further make and establish an 8.00 foot wide PRIVATE UTILITIES EASEMENT, as shown hereon, for the placement of Utility services over, across, and through Parcel No. 1 for the benefit of Parcel No. 2. TCI Cablevision, their assigns and/or successors in interest, shall have the right to utilize the PRIVATE UTILITY EASEMENT for the placement and maintenance of their underground service lines. Any Covenants, Conditions, Restrictions, and/or Maintenance Agreements that are to encumber these Parcels shall be set forth in separate instruments or in the deeds conveying said Parcels to the new landowners thereof.

IN WITNESS WHEREOF, I have set my hand and seal this 16 day of March, 1994

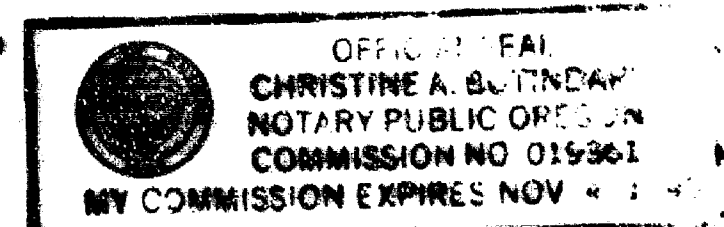
[Signature]
SCOTT G. KNOX

STATE OF OREGON

County of Jackson)
March 16 A.D. 1994

Personally appeared the above named Scott G. Knox, as owner in fee simple and acknowledge the foregoing instrument to be his voluntary act and deed.

Before me: [Signature]



Tax Lot 2903 Assessor's Map 36s-1w-25b

Land Partition Survey
PARTITION PLAT No. P-36-1994

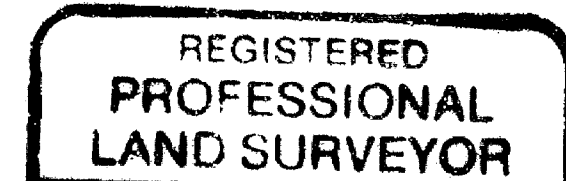
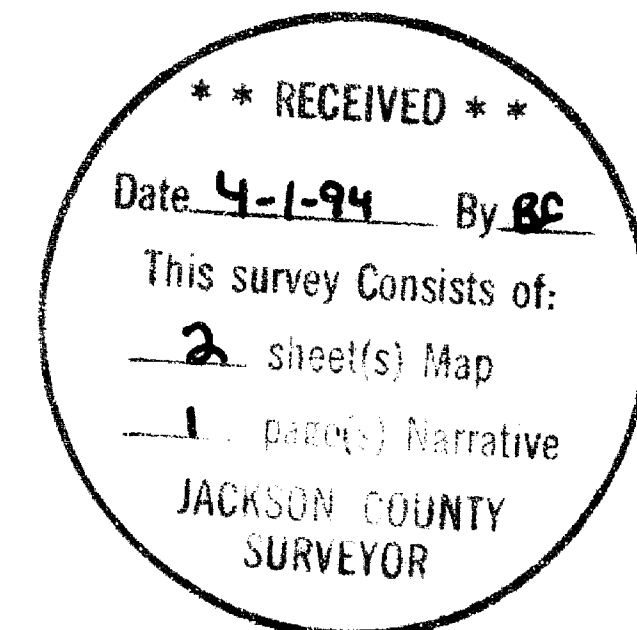
located in
Donation Land Claim No. 69 in the Northwest One/Quarter of Section 25 Township 38 South of Range 1 West of the Willamette Base & Meridian JACKSON COUNTY OREGON

for
SCOTT KNOX
471 Arnos Street
Talent, Oregon 97540

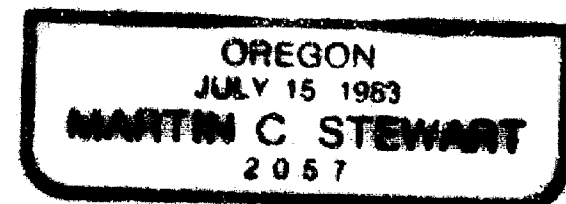
Examined and approved this 1st day of April, 1994

[Signature]
JACKSON COUNTY SURVEYOR

I, hereby certify that this is an exact copy of the original plat.
[Signature]
PROFESSIONAL LAND SURVEYOR



[Signature]



Surveyor's Registration Expires December 31, 1994

RECORDING

FILED FOR RECORD THIS THE 1 DAY OF April, 1994
AT 10:24 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT No. P-36-1994
OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON
INDEX VOLUME 5, PAGE 36

[Signature] County Clerk
[Signature] Deputy

COUNTY SURVEYOR File No. 13941

Water Rights Statement

There are no water rights appurtenant to this tract or parcel of land, according to the information provided by the Jackson County Watermaster's Office.

(This statement is not applicable to local irrigation district rights.)

SURVEYOR'S CERTIFICATE

I, Martin C. Stewart, registered Professional Land Surveyor of the State of Oregon No. 2057, hereby certify that this plat is conformable to the field notes and the survey has been correctly executed within the requirements and regulations of the State of Oregon and the following is an accurate description of the boundary lines of the parent tract of land as set forth hereon:---

All that tract or parcel of land situated in Donation Land Claim No. 69 in the Northwest One/Quarter of Section 25, Township 38 South of Range 1 West of the Willamette Base and Meridian in Jackson County, Oregon and being more fully described as follows: COMMENCING at a 2.5 inch brass disk for the Donation Land Claim Corner common to Claims No. 70, 71, 72, and 73 of said Township and Range; THENCE North 34 degrees 42 minutes West for a distance of 74.15 feet to a concrete survey monument located in the Northeasterly right of way line of the County Road commonly known as "Old Pacific Highway"; THENCE along said Northeasterly right of way line, North 46 degrees 25 minutes 10 seconds West (deed record: North 46 degrees 30 minutes West) for a distance of 2445.66 feet to a 5/8 inch iron rod; THENCE leaving said Northeasterly right of way line, North 42 degrees 03 minutes 20 seconds East (deed record: North 41 degrees 59 minutes 00 seconds East) along the Northwesterly right of way line of Arnos Street as found monumented and set forth in document No. 73-09664 of the Official Records of Jackson County, Oregon for a distance of 482.23 feet (deed record: 482.35 feet) to a 5/8 inch iron rod for the TRUE INITIAL POINT of BEGINNING; THENCE continuing along the said Northwesterly right of way line, North 42 degrees 03 minutes 20 seconds East for a distance of 70.97 feet to a 5/8 inch iron rod; THENCE leaving said Northwesterly right of way line, North 49 degrees 42 minutes 23 seconds West for a distance of 108.35 feet to a 1 inch diameter by 30 inch long galvanized iron pipe; THENCE North 49 degrees 42 minutes 23 seconds West for a distance of 116.66 feet to a 5/8 inch iron rod in the Southeasterly boundary line of that tract of land as found monumented and set forth in Volume 181 Page 266 of the Deed Records of Jackson County, Oregon; THENCE along said Southeasterly boundary line, South 43 degrees 34 minutes 50 seconds West (deed record: South 43 degrees 30 minutes West) for a distance of 71.00 feet to a 5/8 inch iron rod; THENCE leaving said Southeasterly boundary line, South 49 degrees 41 minutes 35 seconds East for a distance of 91.83 feet to a 1 inch diameter by 30 inch long galvanized iron pipe; THENCE South 49 degrees 41 minutes 35 seconds East for a distance of 135.07 feet to the TRUE INITIAL POINT of BEGINNING.

Together with and subject to covenants, easements, and restrictions of record and those apparent on the land.

Job: 81w25b-1-JN-962
File: 81w25b1a.p11