

# OAK VALLEY

A PLANNED COMMUNITY TO THE CITY OF TALENT  
A portion of D.L.C. No. 75 in the S.E. 1/4 of Sec. 23,  
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:

Parcel 3 of Partition Plat No. P-60-1992, according to the official plat thereof, now of record, in Volume 3, Page 60 of "Record of Partition Plats" of Jackson County, Oregon. ALSO beginning at the Southeast corner of Parcel 1 of said Partition Plat; thence along the South line thereof, North 89°36'31" West, 80.00 feet; thence leaving said South line, North 0°00'03" East, 83.93 feet to the Northeastly line of said Parcel 1; thence along said Northeastly line, South 55°34'06" East, 96.99 feet to the Northeastly corner of said Parcel 1; thence along the Easterly line of said Parcel 1, South 0°00'03" West, 29.64 feet to the point of beginning.

James E. Hibbs  
SURVEYOR

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

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

Filed for record this 6 day of April, 1994, at 1:13 o'clock P.M., and recorded in Volume 19 of Plats at Page 17 of the records of Jackson County, Oregon.

Kathleen S. Beckett County Clerk  
Cheryl Augeris Deputy

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

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

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

We certify that pursuant to authority granted to us by the Talent Planning Commission in open meeting of January 12, 1994 this plat is hereby approved by the Talent Planning Commission.  
Dated this 12<sup>th</sup> day of January, 1994.

Attest: Donald [Signature] Secretary  
[Signature] President

Examined and approved this 30<sup>th</sup> day of March, 1994.

Verlyn Thomas  
County Surveyor

Examined and approved this 31<sup>st</sup> day of March, 1994.

Wayne [Signature]  
City Engineer

Examined and approved as required by ORS 92-100 as of March 30, 1994.

Ron [Signature]  
Assessor, Department of Assessment

All taxes, fees, assessments or other charges as required by ORS 92-095 have been paid as of March 30, 1994.

Carlson [Signature]  
Tax Collector

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

Know all men by these presents that OAK VALLEY LIMITED PARTNERSHIP is the owner in fee simple of the land shown on this Plat, more particularly described in the Surveyor's Certificate, and that it has subdivided the same into the lots, streets 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 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. OAK VALLEY, 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 OAK VALLEY, a Planned Community to the City of Talent.

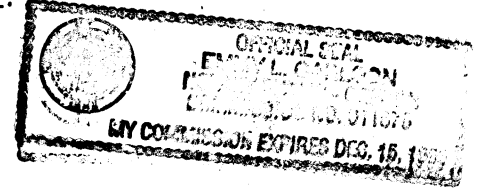
L. Scott Crenshaw President  
Craig A. Jackson Secretary

STATE OF OREGON) ss.  
COUNTY OF JACKSON)

PERSONALLY appeared the above named L. Scott Crenshaw and Craig A. Jackson, officials of the above named Oak Valley Limited Partnership, and acknowledged the foregoing instrument to be their voluntary act and deed. L. Scott Crenshaw and Craig A. Jackson further acknowledge that the foregoing instrument was signed on behalf of Oak Valley Limited Partnership.

Dated this 31<sup>st</sup> day of March, 1994.

Before me: [Signature]  
Notary Public of Oregon.

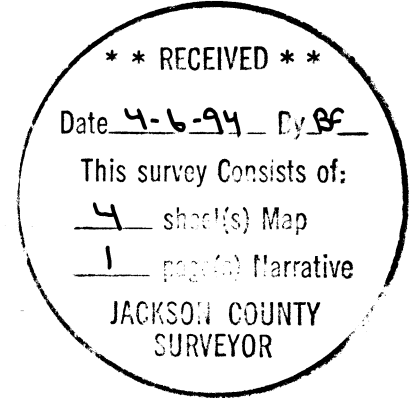
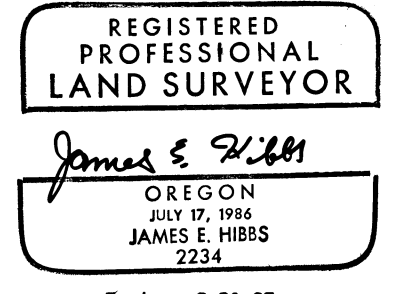


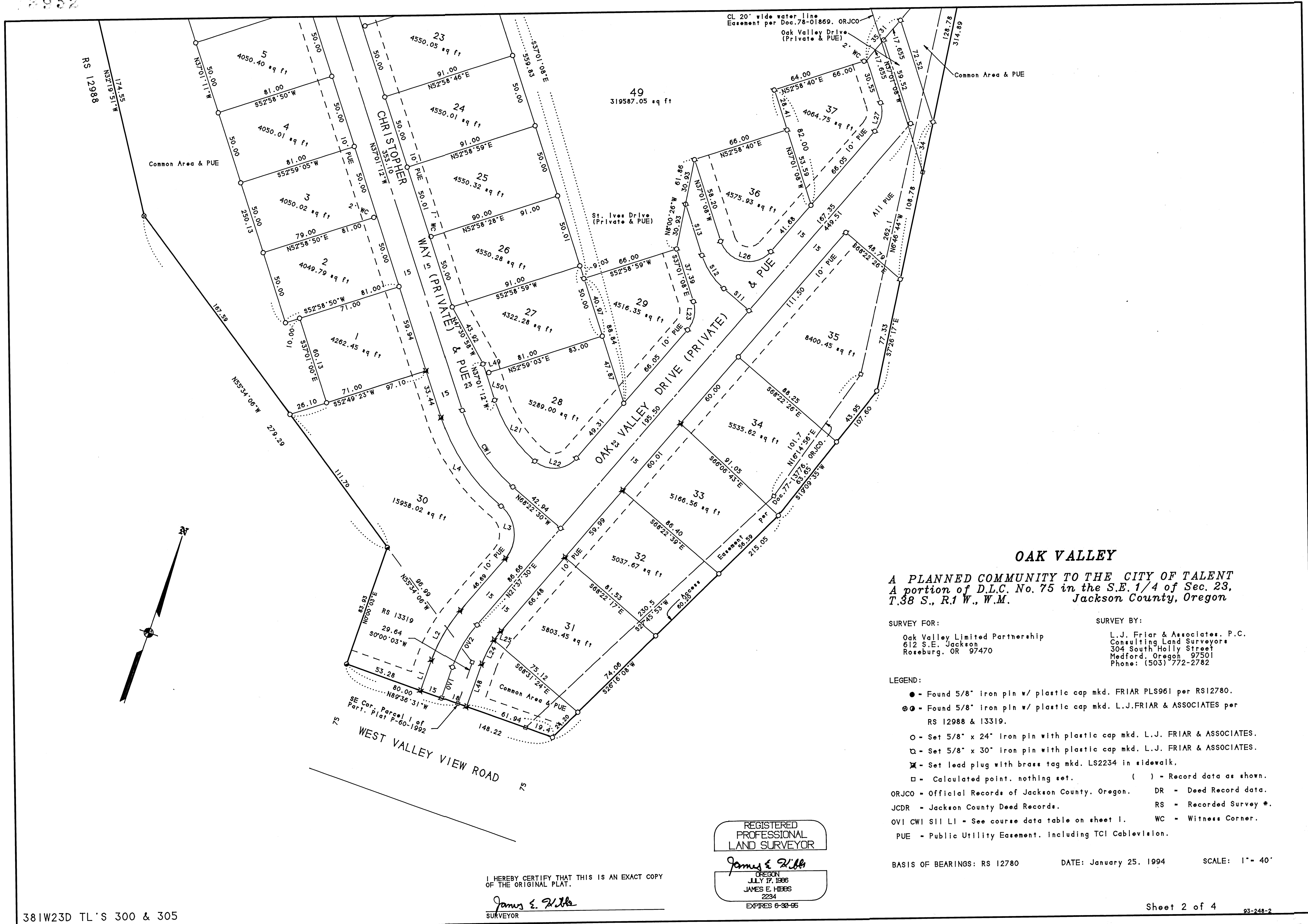
Declaration of Covenants, Conditions and Restrictions recorded as Document No. \_\_\_\_\_, Official Records of Jackson County, Oregon.

\*\*\* AFFIDAVIT OF CONSENT from Valley of the Rogue Bank is recorded as Document No. 94-12397, Official Records of Jackson County, Oregon. \*\*\*

STREET COURSE DATA TABLE				LOT COURSE DATA TABLE			
No.	Radius	Delta Length	Long Chord or Course	No.	Radius	Delta Length	Long Chord or Course
Centerline of Oak Valley Drive				L1	105.00	21°14'01"	38.91
OV1	90.00	21°14'01"	33.35	L2	25.00	91°25'45"	39.74
OV2	310.00	39°59'52"	216.41	L3	130.00	32°26'32"	73.61
OV3	310.00	21°32'22"	116.54	L4	430.00	5°45'12"	43.18
OV4	310.00	18°27'30"	99.87	L5	430.00	6°20'34"	47.60
OV5	310.00	31°21'18"	62.93	L6	430.00	6°15'21"	46.70
Centerline of Christopher Way				L7	430.00	6°58'10"	52.30
CW1	115.00	29°43'46"	215.33	L8	430.00	4°26'33"	33.34
CW2	415.00	18°34'21"	53.49	L9	150.00	18°34'21"	48.62
CW3	165.00	35°12'35"	101.40	L10	180.00	9°52'06"	31.00
Centerline of St. Ives Drive				L11	180.00	23°15'14"	73.05
SI1	50.00	31°21'21"	27.36	L12	180.00	2°05'14"	6.56
SI2	50.00	78°50'38"	68.80	L13	25.00	90°00'00"	39.27
SI3	50.00	18°34'21"	53.49	L14	400.00	13°49'21"	96.50
SI4	50.00	31°21'21"	27.36	L15	400.00	7°21'40"	51.39
SI5	50.00	78°50'38"	68.80	L16	400.00	7°12'16"	50.30
Centerline of Quail Circle				L17	400.00	2°17'05"	15.95
QC1	70.00	15°03'02"	18.39	L18	92.00	31°18'30"	50.27
L19	20.00	90°02'47"	31.43	L19	20.00	58°38'39"	20.47
L20	20.00	58°38'39"	20.47	L20	20.00	15°03'02"	18.39
L21	70.00	6°11'00"	7.55	L21	70.00	6°11'00"	7.55
L22	20.00	12°21'21"	42.36	L22	20.00	12°21'21"	42.36
L23	20.00	28°38'38"	20.47	L23	20.00	28°38'38"	20.47
L24	180.00	13°17'23"	41.75	L24	180.00	13°17'23"	41.75
L25	25.00	163°33'40"	71.37	L25	25.00	163°33'40"	71.37
L26	163.00	8°58'53"	25.55	L26	163.00	8°58'53"	25.55
L27	163.00	18°40'06"	81.14	L27	163.00	18°40'06"	81.14
L28	163.00	10°22'04"	29.49	L28	163.00	10°22'04"	29.49
L29	25.00	77°46'43"	33.94	L29	25.00	77°46'43"	33.94
L30	150.00	6°36'16"	17.29	L30	150.00	6°36'16"	17.29
L31	229.00	15°06'03"	60.36	L31	229.00	15°06'03"	60.36
L32	229.00	2°10'10"	8.67	L32	229.00	2°10'10"	8.67
L33	229.00	6°48'47"	27.23	L33	229.00	6°48'47"	27.23
L34	295.00	93°43'53"	40.90	L34	295.00	93°43'53"	40.90
L35	295.00	15°49'05"	81.44	L35	295.00	15°49'05"	81.44
L36	295.00	18°48'05"	96.80	L36	295.00	18°48'05"	96.80
L37	325.00	8°52'52"	50.38	L37	325.00	8°52'52"	50.38
L38	325.00	9°09'45"	51.97	L38	325.00	9°09'45"	51.97
L39	325.00	4°37'46"	3.57	L39	325.00	4°37'46"	3.57
L40	20.00	4°44'19"	15.62	L40	20.00	4°44'19"	15.62
L41	20.00	121°16'00"	42.33	L41	20.00	121°16'00"	42.33
L42	325.00	8°48'08"	49.93	L42	325.00	8°48'08"	49.93
L43	325.00	80°23'29"	30.62	L43	325.00	80°23'29"	30.62
L44	325.00	83°01'12"	19.04	L44	325.00	83°01'12"	19.04
L45	325.00	80°23'29"	30.62	L45	325.00	80°23'29"	30.62
L46	325.00	83°01'12"	19.04	L46	325.00	83°01'12"	19.04

I HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.  
James E. Hibbs  
SURVEYOR





### OAK VALLEY

A PLANNED COMMUNITY TO THE CITY OF TALENT  
 A portion of D.L.C. No. 75 in the S.E. 1/4 of Sec. 23,  
 T.38 S., R.1 W., W.M. Jackson County, Oregon

SURVEY FOR:  
 Oak Valley Limited Partnership  
 612 S.E. Jackson  
 Roseburg, OR 97470

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

- LEGEND:
- - Found 5/8" iron pin w/ plastic cap mkd. FRIAR PLS961 per RS12780.
  - ⊙ - Found 5/8" iron pin w/ plastic cap mkd. L.J.FRIAR & ASSOCIATES per RS 12988 & 13319.
  - - 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 lead plug with brass tag mkd. LS2234 in sidewalk.
  - - Calculated point, nothing set. ( ) - Record data as shown.
- ORJCO - Official Records of Jackson County, Oregon. DR - Deed Record data.  
 JCDR - Jackson County Deed Records. RS - Recorded Survey #.  
 OVI CWI SII LI - See course data table on sheet 1. WC - Witness Corner.  
 PUE - Public Utility Easement, including TCI Cablevision.

BASIS OF BEARINGS: RS 12780 DATE: January 25, 1994 SCALE: 1" = 40'

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

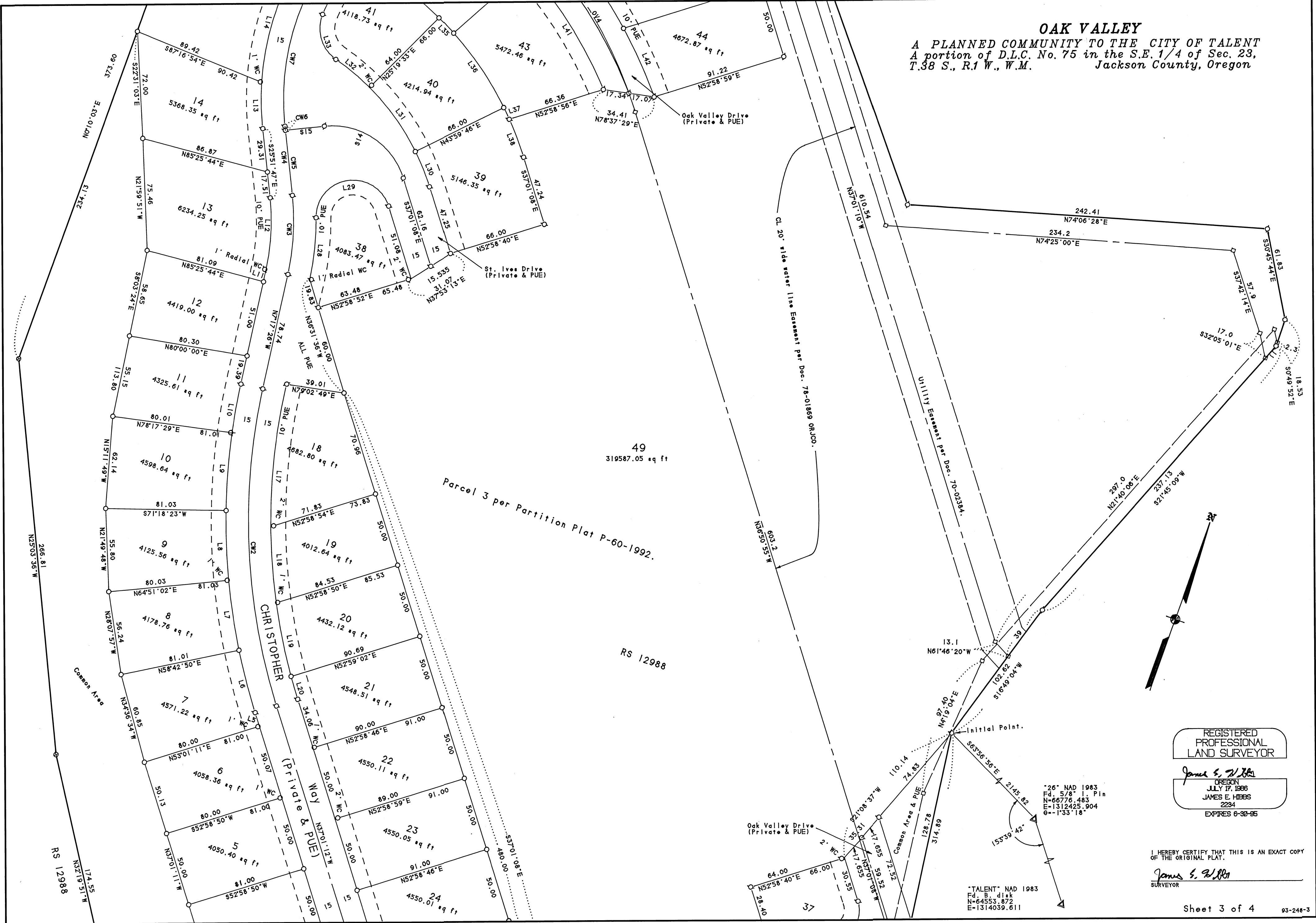
*James E. Hibs*  
 JAMES E. HIBS  
 2234  
 EXPIRES 6-30-95

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

*James E. Hibs*  
 SURVEYOR

18952

**OAK VALLEY**  
 A PLANNED COMMUNITY TO THE CITY OF TALENT  
 A portion of D.L.C. No. 75 in the S.E. 1/4 of Sec. 23,  
 T.38 S., R.1 W., W.M. Jackson County, Oregon



REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
 James E. Hebes  
 OREGON  
 JULY 17, 1986  
 JAMES E. HEBES  
 2234  
 EXPIRES 6-30-95

I HEREBY CERTIFY THAT THIS IS AN EXACT COPY  
 OF THE ORIGINAL PLAT.  
 James E. Hebes  
 SURVEYOR

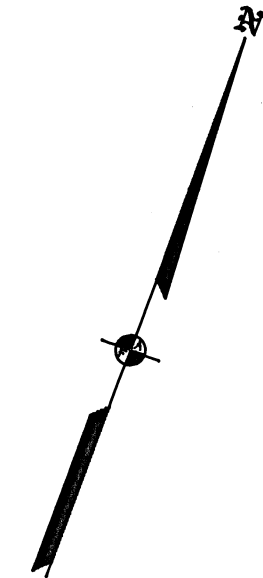
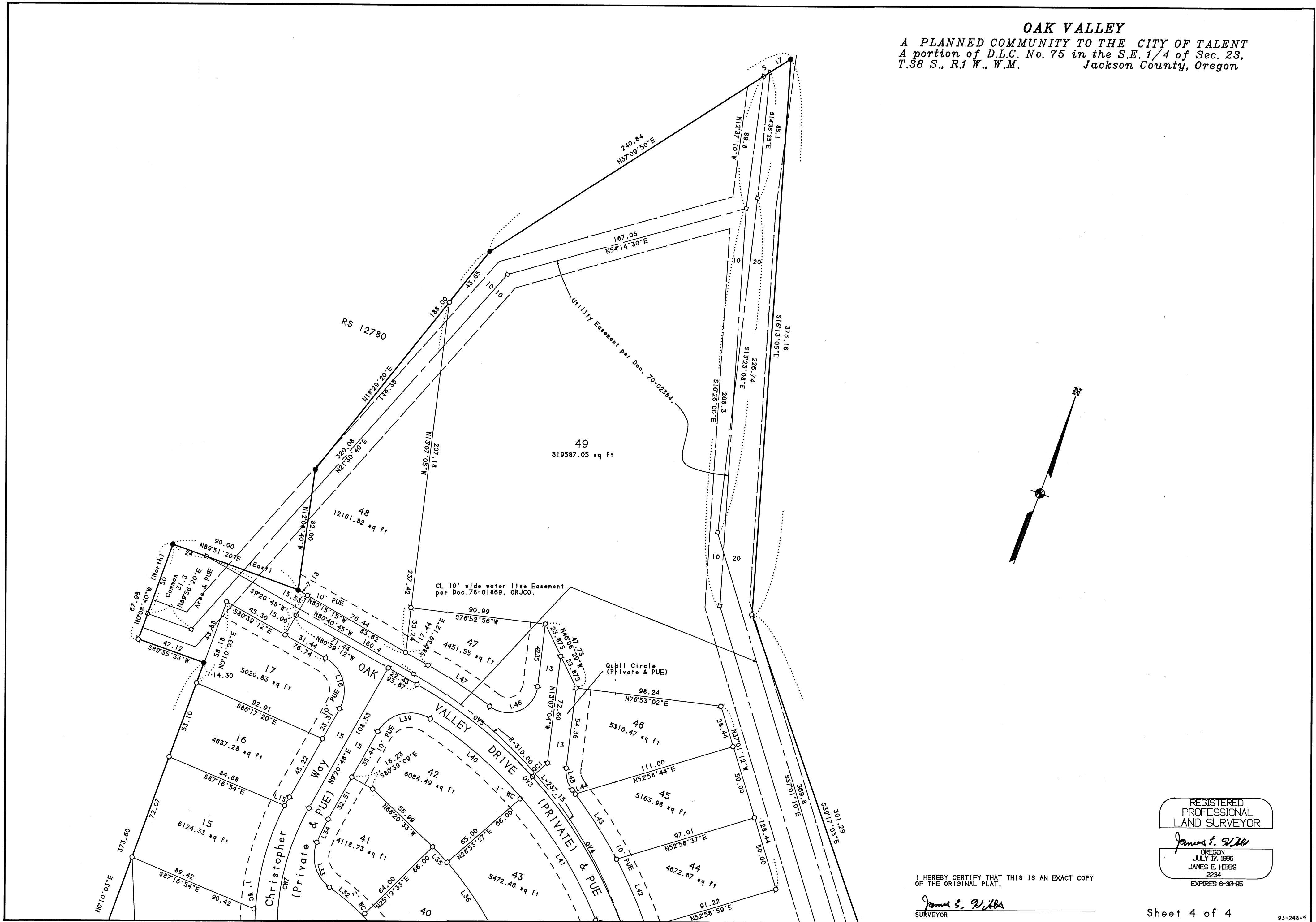
\*26° NAD 1983  
 Fd. 5/8" I. Pin  
 N=66776.483  
 E=1312425.904  
 6--1'33"18

\*TALENT\* NAD 1983  
 Fd. B. disk  
 N=64553.872  
 E=1314039.611

18952  
 10R/53

### OAK VALLEY

A PLANNED COMMUNITY TO THE CITY OF TALENT  
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T.38 S., R.1 W., W.M. Jackson County, Oregon



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*James E. Higgs*  
OREGON  
JULY 17, 1986  
JAMES E. HIGGS  
2234  
EXPIRES 6-30-95

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

*James E. Higgs*  
SURVEYOR

15 108/53

SURVEY NO. 13952

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

SURVEY FOR: Oak Valley Limited Partnership  
612 S.E. Jackson  
Roseburg, OR 97470

LOCATION: A portion of D.L.C. No. 75 in the S.E. 1/4 of Sec. 23,  
T.38 S., R.1 W., W.M., City of Talent, Jackson County,  
Oregon.

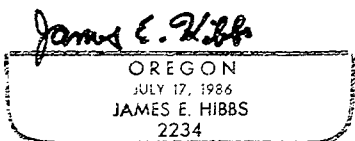
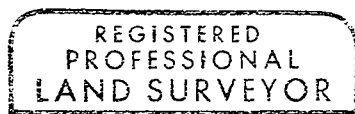
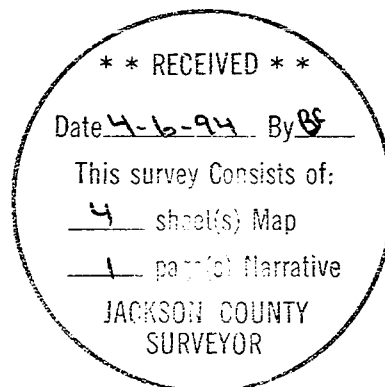
PURPOSE: To monument the Lots and Private Drives in OAK VALLEY,  
A Planned Community to the City of Talent.

PROCEDURE: From previous control established by this office  
during Survey Nos. 12780, 12988 and 13319, calculated  
and set the corners of the lots and private drives as  
shown hereon. Witness corners were set at those  
locations shown hereon due to constructed light pole  
or water meter conflicts.

BASIS OF BEARING: Survey No. 12780

DATE: January 2, 1994

T38S R1W SEC23D TL300 & 305



Expires 6-30-95

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