

13997

PARTITION PLAT NO. P-52-1994

In the N.W. 1/4 of Sec. 25, T. 38 S., R 1 W., W.M.
City of Talent Jackson County, Oregon.

SURVEY FOR:
Birch Storm
P.O. Box 4337
Medford, OR 97501

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 5/8" Iron pin w/ plastic cap mkt. DW EDWARDS PLS741 per RS 11124.
 - ⊗ - Found 5/8" Iron pin w/ plastic cap mkt. L.J. FRIAR & ASSOC. per RS 13196.
 - - Set 5/8" x 30" Iron pin with plastic cap mkt. L.J. FRIAR & ASSOC.
- RS - Recorded Survey #.
JCDR - Jackson County Deed Records.
ORJCO - Official Records of Jackson County, Oregon. () - Deed Record data.
PUE - Public Utility Easement

BASIS OF BEARINGS: Survey No. 13196.

DATE: April 1, 1994

SCALE: 1" = 50'

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:

Commencing at a point from which the corner common to Donation Land Claim Nos. 70, 71, 72 and 73, Township 38 South, Range 1 West, Willamette Meridian, bears South 83°25'10" East, 142.36 feet (record South 83°30' East, 13.2 feet); thence North 46°25'10" West, 2479.50 feet (record North 46°30' West); thence North 46°55'10" West, 533.40 feet (record North 47° West) to the Southeastery line of that tract described in Volume 201, Page 635, Jackson County Deed Records; thence along said Southeastery line, North 44°04'50" East, 29.66 feet (record North 44° East) to a 5/8 inch iron pin and the INITIAL POINT OF BEGINNING; thence continue along said Southeastery line, North 44°04'50" East, 507.20 feet (record North 44° East) to a 5/8 inch iron pin at the Southeastery corner of that tract described in Doc. No. 94-10310, Official Records of Jackson County, Oregon; thence along the Southeastery line of said tract, North 48°31'13" West, 256.23 feet to a 5/8 inch iron pin on the Northeastery line of that tract described in Volume 201, Page 635, said Deed Records; thence along said Northeastery line, South 44°04'50" West, 499.81 feet (record South 44° West) to a 5/8 inch iron pin on the Northeastery right-of-way line of Talent Avenue in the City of Talent, Oregon; thence along said right-of-way line, South 46°25'10" East, 255.97 feet to the Southeastery line of that tract described in Volume 201, Page 635, said Deed Records; thence along said Southeastery line, North 44°04'45" East, 2.00 feet (record North 44° East) to the INITIAL POINT OF BEGINNING.

James E. Hibbs
SURVEYOR

APPROVED BY THE CITY OF TALENT PLANNING COMMISSION on this 9 day of February, 1994.

President

Secretary

APPROVED BY THE JACKSON COUNTY SURVEYOR'S OFFICE:

By: Verlynn Thomas Date: May 5, 1994
Jackson County Surveyor

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES as required by ORS 92.095 have been paid as of 9 May, 1994.

Mark Jenne, deputy Assessor
Carol Deedgate Tax Collector May 9, 1994

RECORDER'S CERTIFICATE

Filed for record this 9 day of May, 1994, at 8:00 o'clock A.M., and recorded as Partition Plat No. P-52-1994 of Record of Partition Plats of Jackson County, Oregon.

Index Volume 5 Page 52
Kathleen J. Beckett County Clerk
Glenda E. Bartlett Deputy

County Surveyor File No. 13997

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

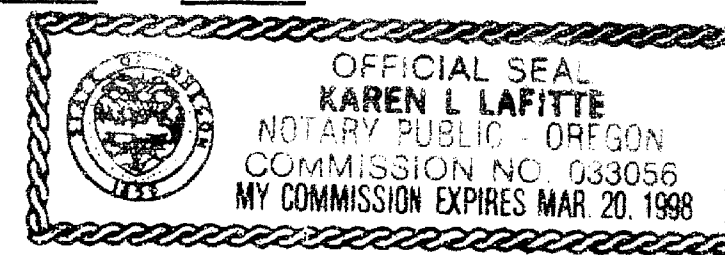
I hereby certify that this is an exact copy of the original plat.
James E. Hibbs
Surveyor

DECLARATION
Know all men by these presents that we, Sherwin B. Storm and Madeline Storm, husband and wife, are the owners 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 we hereby dedicate to the City of Talent that portion shown hereon labeled as Future Street Extension and that we hereby dedicate to the public for public use that portion shown hereon labeled as Public Utility Easement (PUE).

Sherwin B. Storm Madeline Storm
Sherwin B. Storm Madeline Storm
POWER OF ATTORNEY
Doc # 94-15312, ORJCO.

STATE OF OREGON)
COUNTY OF JACKSON) ss.
PERSONALLY appeared the above named Sherwin B. Storm and Madeline Storm, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed on this 22 day of April, 1994.

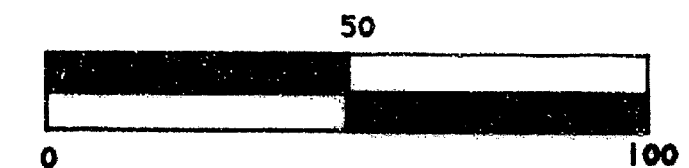
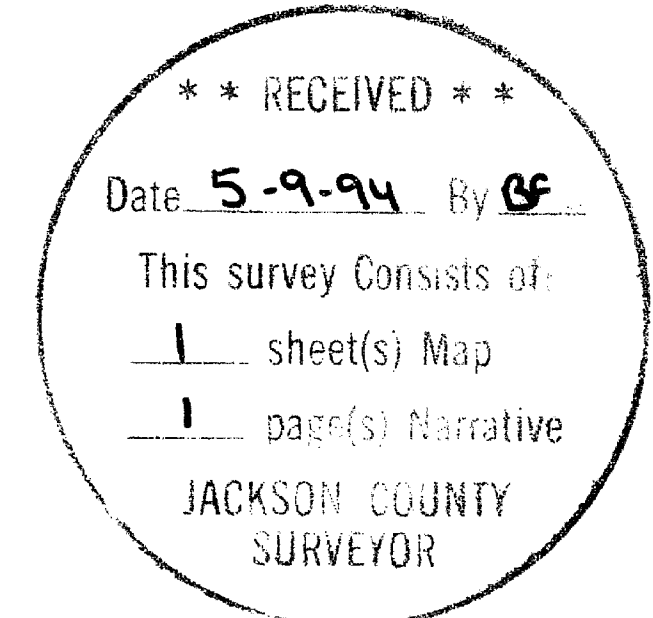
Before me: Karen J. Safiric
Notary Public of Oregon.



ACCEPTANCE
That portion of land dedicated to the City of Talent for future street extension shown hereon labeled as Future Street Extension is hereby accepted by the City of Talent this 9 day of February, 1994 by the City of Talent Planning Commission.

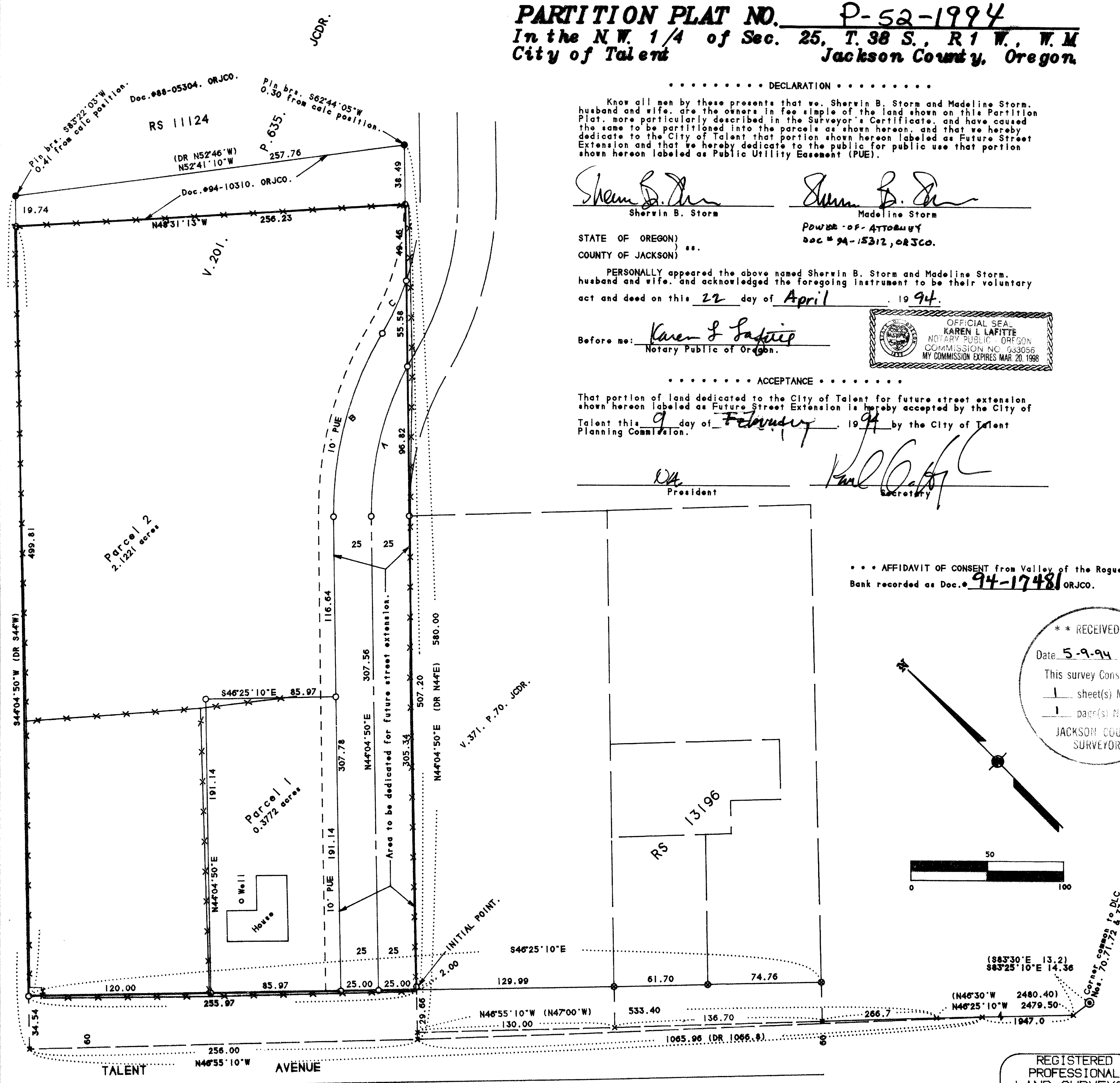
Paul O. Hill Secretary
Paul O. Hill President

AFFIDAVIT OF CONSENT from Valley of the Rogue Bank recorded as Doc. # 94-17481 ORJCO.



REGISTERED PROFESSIONAL LAND SURVEYOR

James E. Hibbs
OREGON
JULY 17, 1988
JAMES E. HIBBS
2234
EXPIRES 8-30-96



No.	Radius	Delta	Length	Long Chord
A	200.00	28°57'18"	101.07	N58°33'29"E 100.00
B	225.00	31°47'18"	124.83	N59°58'29"E 123.24
C	175.00	12°19'31"	37.85	N69°42'22"E 37.57

EASEMENTS OF RECORD
Electric easement per V. 217, P. 497, JCDR. is a general area description and cannot be located on the ground.

381W25B TL8600

13997

SURVEY NARRATIVE TO COMPLY WITH ORS 209.250

SURVEY FOR: Birch Storm
P.O. Box 4337
Medford, OR 97501

LOCATION: A portion of the Northwest one-quarter of Section 25, T.38 South,
Range 1 West, W.M., City of Talent, Jackson County, Oregon.

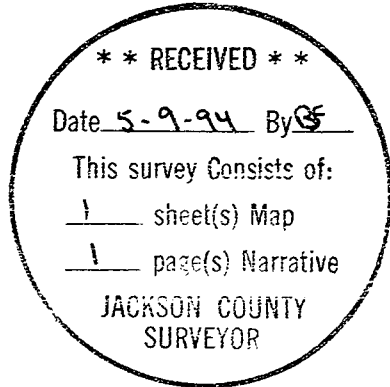
PURPOSE: To survey and monument the corners of two parcels created through a
Land Partition according to the tentative plat approved by the City of
Talent Planning Department and monument the particulars of a strip of
land dedicated to the City for future street extension.

PROCEDURE: From existing control established by this office during RS13196,
calculated the corners of the parent tract described in V. 201, P. 635,
JCDR, and the NEly. line per Dec. #94-10310, ORJCO. With the
exterior complete, calculated the corner positions of the Parcels per the
tentative plat as well as the strip to be dedicated per the City Engineer's
drawings and monumented same. The most Sly. corner of the Partition fell
in a concrete irrigation box so a point 2.00 feet NEly. was chosen as the
INITIAL POINT. Those monuments found as well as those set are as
shown on the attached plat.

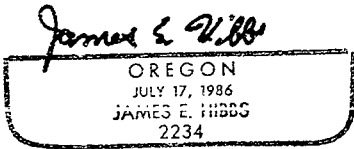
BASIS OF BEARINGS: Survey No. 13196

DATE: April 1, 1994

T38S R1W SEC25B TL3600



James E. Hibbs, PLS 2234
L.J. Friar & Associates P.C.
Consulting Land Surveyors
304 South Holly Street
Medford, OR 97501
(503) 772-2782



EXPIRES 6-30-95