

PARTITION PLAT NO. P-66-1994

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

COURSE DATA TABLE with columns: NO. OF COURSE, DELTA, RADIUS, LENGTH, LONG CHORD, COURSE

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:

TRACT A: Lot 1, Block 3, HYDE PARK SUBDIVISION, in the City of Talent, Jackson County, Oregon.

EXCEPTING THEREFROM the following: Beginning at the Northeast corner of Lot 1, Block 3, said HYDE PARK SUBDIVISION: thence along the Northerly line thereof, North 56°09'50" West, 66.33 feet to an angle point; thence North 50°22'49" West, 3.67 feet to the Northwest corner of that tract described in Document No. 85-07650, Official Records of Jackson County, Oregon; thence parallel to the Easterly line of said Lot 1, Block 3, South 33°50'10" West, 120.00 feet; thence South 56°09'50" East, 69.98 feet to the Easterly line of said Lot 1, Block 3; thence along said Easterly line, North 33°50'10" East, 119.63 feet to the point of beginning.

ALSO EXCEPTING THEREFROM the following: 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 (record South 89 links and West, 4 links), from the Northwest corner of Donation Land Claim No. 72, Township 38 South, Range 1 West, Willamette Meridian, Jackson County, Oregon; thence along the Southerly line of Talent Avenue, South 50°22'50" East, 80.03 feet to the Northwest corner of that tract described in Document No. 93-37954, Official Records of Jackson County, Oregon; thence parallel to the Easterly line of Lot 1, Block 3, said HYDE PARK SUBDIVISION, South 33°50'10" West, 150.00 feet; thence North 56°09'50" West, 109.83 feet (record North 55°58' West) to the Easterly line of that tract described in Document No. 93-37954, said Official Records; thence along said Easterly line, North 44°39'24" East, 160.93 feet to the point of beginning.

TRACT B: 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 (record South 89 links and West, 4 links), from the Northwest corner of Donation Land Claim No. 72, Township 38 South, Range 1 West, Willamette Meridian, Jackson County, Oregon; said point being the Northeast corner of that tract described in Document No. 93-37954, said Official Records; thence along the exterior of said tract the following seven courses: South 44°39'24" West, 400.81 feet (record South 44°49' West) to a 2 inch iron pipe on the Northerly right-of-way line of the Southern Pacific Railroad; thence along said right-of-way, along the arc of a curve to the left having a radius of 1500.00 feet and a central angle of 7°44'56" a distance of 202.86 feet (the long chord of which bears North 65°02'38" West, 202.71 feet) to intersect that certain Boundary Line described in Document No. 77-25811, said Official Records; thence along said Boundary Line, North 43°48'48" East, 10.00 feet to a 5/8 inch iron pin witness corner; thence continue along said Boundary Line, North 43°48'48" East, 244.76 feet to a 5/8 inch iron pin; thence South 47°27'18" East, 169.71 feet; thence North 44°39'24" East, 205.19 feet to a 5/8 inch iron pin on the southerly line of Talent Avenue; thence along said Southerly line, along the arc of a curve to the left 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 South 52°06'35" East, 25.18 feet) to the point of beginning.

James E. Hibbs SURVEYOR

APPROVALS

APPROVED BY THE CITY OF TALENT PLANNING DEPARTMENT: By: Paul Hopker, City Planner Date: 30 JUNE 1994

APPROVED BY THE JACKSON COUNTY SURVEYOR'S OFFICE: By: Verlyn Thomas, Jackson County Surveyor Date: July 11, 1994

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES as required by ORS 92.095 have been paid as of June 30, 1994.

Ron Lindberg, Deputy Assessor; Colleen Stanford, Deputy Tax Collector

RECORDER'S CERTIFICATE

Filed for record this 11 day of July 1994, at 11:47 o'clock A.M., and recorded as Partition Plat No. P-66-1994 of the records of Jackson County, Oregon.

Index Volume 5 Page 66. Kathleen S. Beckott, County Clerk; Cheryl Angeria, Deputy

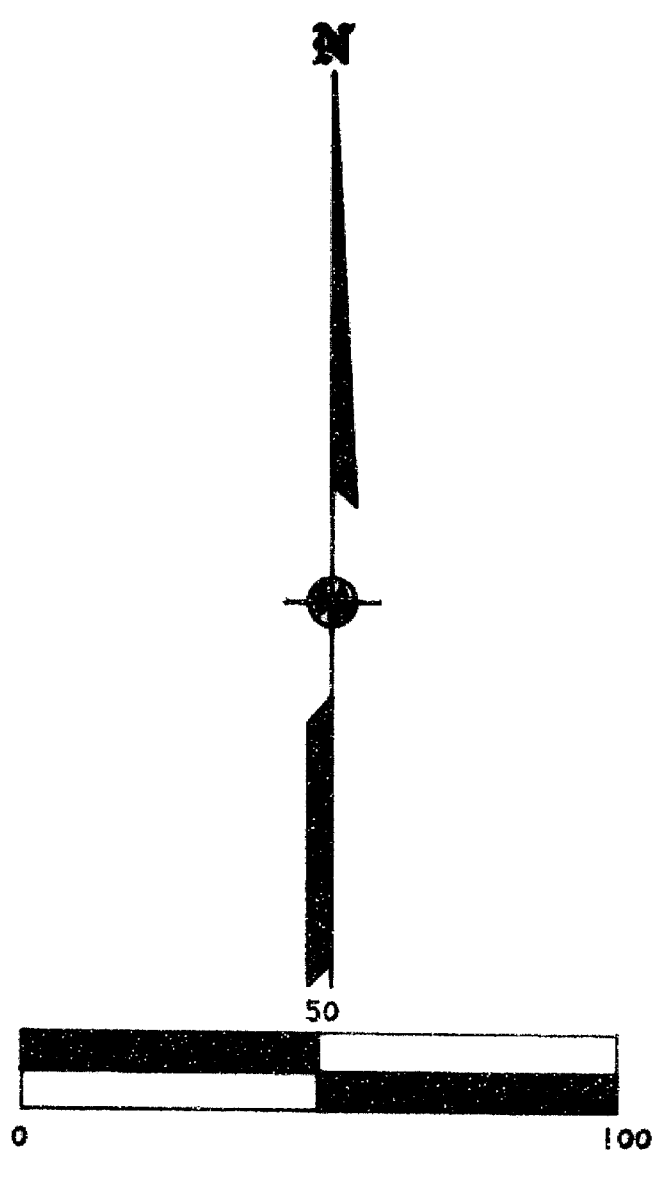
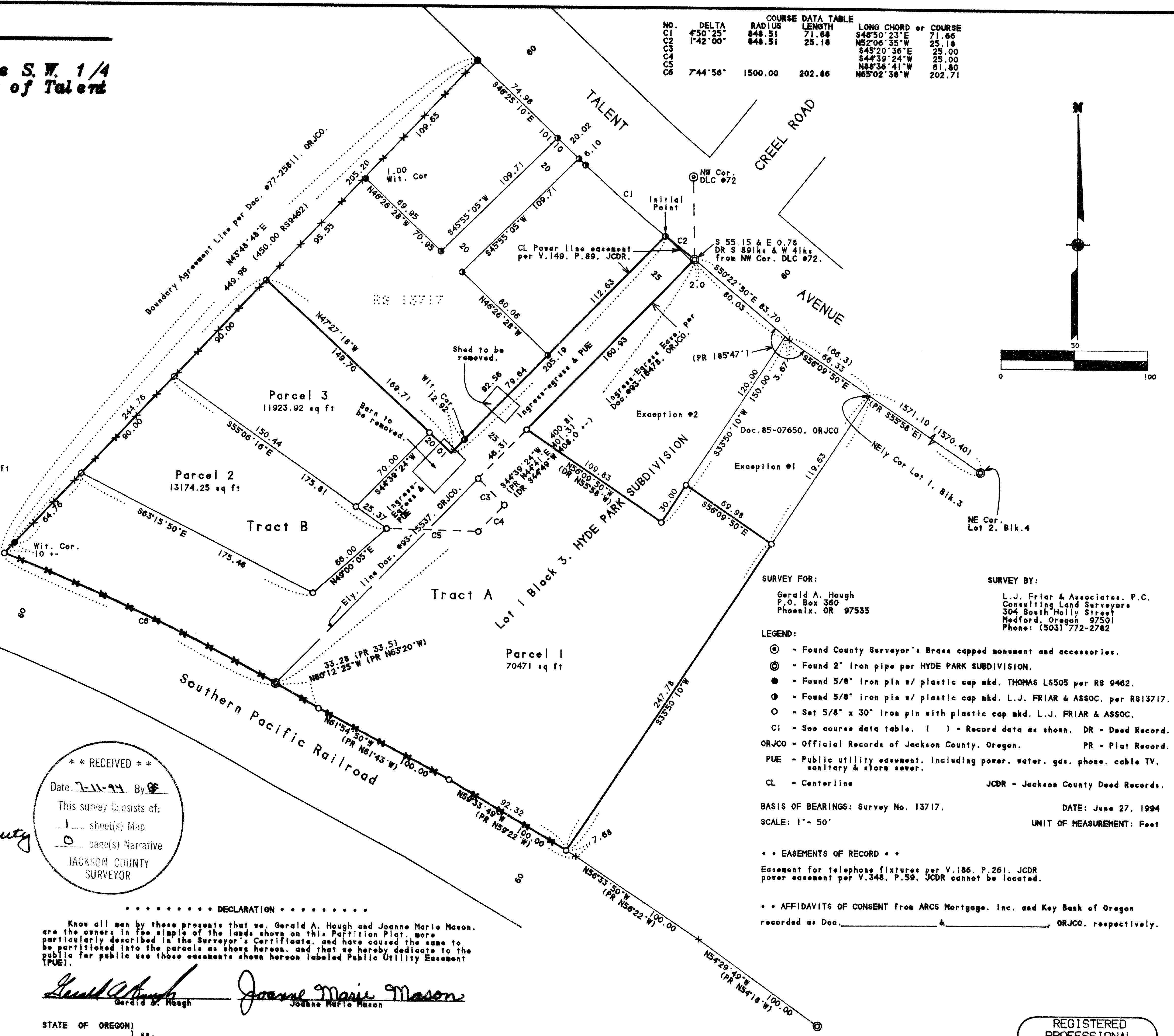
County Surveyor File No. 14088

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

381W25CA TL3401 381W25C TL1800



SURVEY FOR: Gerald A. Hough, P.O. Box 360, Phoenix, OR 97535

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 LS505 per RS 9462.
Found 5/8" iron pin w/ plastic cap mkd. L.J. FRIAR & ASSOC. per RS13717.
Set 5/8" x 30" iron pin with plastic cap mkd. L.J. FRIAR & ASSOC.
See course data table. () - Record data as shown. DR - Dead Record.
Official Records of Jackson County, Oregon. PR - Plat Record.
Public utility easement, including power, water, gas, phone, cable TV, sanitary & storm sewer.
Centerline. JCDR - Jackson County Deed Records.

BASIS OF BEARINGS: Survey No. 13717. DATE: June 27, 1994. SCALE: 1" = 50'. UNIT OF MEASUREMENT: Feet

EASEMENTS OF RECORD: Easement for telephone fixtures per V.186, P.261, JCDR power easement per V.348, P.59, JCDR cannot be located.

AFFIDAVITS OF CONSENT from ARCS Mortgage, Inc. and Key Bank of Oregon recorded as Doc. and ORJCO, respectively.

RECEIVED stamp: Date 7-11-94 By [Signature] This survey consists of: 1 sheet(s) Map, 0 page(s) Narrative. JACKSON COUNTY SURVEYOR

DECLARATION: Know all men by these presents that we, Gerald A. Hough and Joanne Marie Mason, are the owners in fee simple of the lands 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 public for public use those easements shown hereon labeled Public Utility Easement (PUE).

STATE OF OREGON COUNTY OF JACKSON PERSONALLY appeared the above named Gerald A. Hough and Joanne Marie Mason, and acknowledged the foregoing instrument to be their voluntary act and deed. Dated this 30th day of June, 1994. Before me: Linda L. Admitt, Notary Public of Oregon.

SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250 PURPOSE: To monument the corners of three parcels created through a Major Land Partition. PROCEDURE: From control established by this office during RS13717, calculated the exterior of the Partition from Doc. 093-37953, & 93-37954, ORJCO, and calculated the positions of the Parcel corners per the tentative map. These monuments found as well as those set are as shown hereon.

REGISTERED PROFESSIONAL LAND SURVEYOR

James E. Hibbs OREGON JULY 17, 1986 JAMES E. HIBBS 2234 Renewal Date 6-30-95