

# PARTITION PLAT NO. P-67-1994

LOCATED IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 38 SOUTH RANGE 1 WEST, WILLAMETTE BASE AND MERIDIAN, CITY OF TALENT, JACKSON COUNTY, OREGON MARCH 1994

SURVEY FOR:

Andre Anderson  
P.O. Box 947  
Talent, Oregon 97540

SURVEY BY:

Joseph A. Bova, LS  
45 Mallard Street  
Ashland, Oregon 97520

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that I, Andre Anderson am the owner of the real property represented on this partition plat and more particularly described in the SURVEYORS' CERTIFICATE, and have caused the same to be partitioned into parcels as shown on the partition plat. I hereby dedicate to the public for public use all utility easements and a 5' strip of land for street purposes as shown hereon.

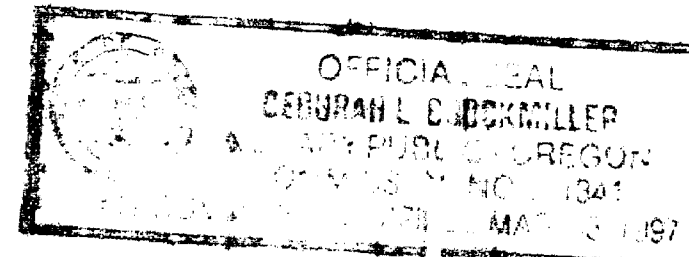
Andre Anderson  
Andre Anderson

STATE OF OREGON)  
COUNTY OF JACKSON) ss.

Personally appeared the above named Andre Anderson and acknowledged the foregoing instrument to be his voluntary act and deed.

before me this 11<sup>th</sup> day of July, 1994.

Deborah L. Beckmiller  
Notary Public



RELEASE

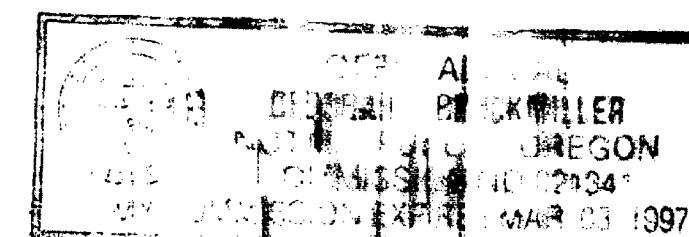
I, Barbara L. Hollander, the undersigned beneficiary of a certain Trust Deed recorded April 23, 1993, as Instrument No. 93-13080 Official Records of Jackson County, Oregon, affecting the land described hereon, hereby release from the lien of said Trust Deed all property shown hereon as dedicated to the public use.

Signed this 11<sup>th</sup> day of July, 1994.

Barbara L. Hollander  
Barbara L. Hollander

The foregoing instrument was acknowledged before me:

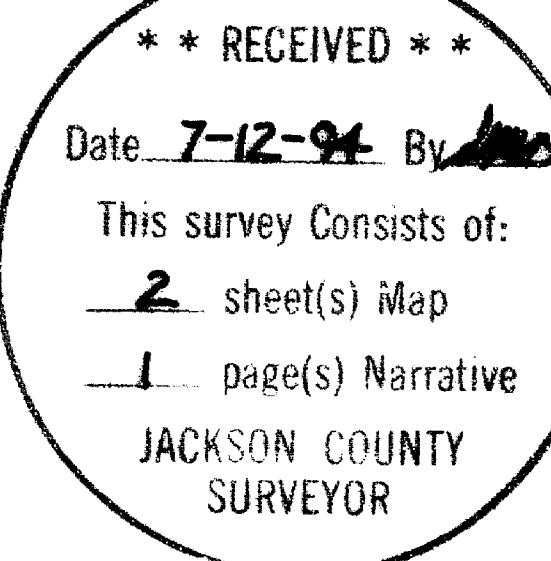
Deborah L. Beckmiller  
Notary Public, State of Oregon



All taxes, fees, assessments or other charges as required by O.R.S. 92.100 have been paid as of

Assessor Zon Lumberg Deputy Date July 12, 1994

Tax Collector Care Applegate Date July 12, 1994



RECORDER'S CERTIFICATE:

Filed for record this 12 day of July, 1994 at 1:56 O'Clock P.M., and recorded as PARTITION PLAT NO. P-67-1994 of "RECORD OF PARTITION PLATS" in Jackson County, Oregon.

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Kathleen S. Beckett  
County Clerk

Cheryl Augeris  
Deputy

SURVEYORS CERTIFICATE

STATE OF OREGON) ss  
County of Jackson)

I, Joseph A. Bova, a duly Registered Surveyor of the State of Oregon, being first duly sworn, do hereby certify that I have correctly surveyed and marked with the proper monuments as provided by law the tract of land hereon shown and this plat is a correct representation of the same, and the following is an accurate description of the boundaries:

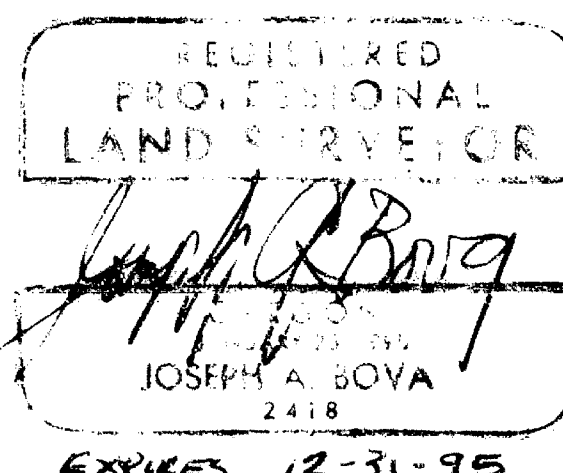
Commencing at the point of intersection of the northeasterly side-line of First Street with the northwesterly side-line of Wagner Street in the Town of Talent, Jackson County, Oregon, which point bears South 42°32'08" West, 268.70 feet from the most southerly corner of Block "J" of said Town of Talent, according to the official plat thereof, now of record, thence North 36°27' East along said Wagner Street 50.00 feet to a set 5/8" iron pin at the most easterly corner of that parcel of land described in Volume 266, Page 112 of the Deed Records of said county for the Initial Point of Beginning; thence along the northeasterly line of said parcel North 42°32'08" West, 107.33 feet (record North 42°30' West, 108 feet) to the southeasterly line of that parcel of land described in Document Number 92-26889, Official Records, said county; thence along said southeasterly line, North 38°00'29" East, 50.25 feet (record North 38°05' East) to the most easterly corner of last said parcel; thence along the northeasterly line of last said parcel North 42°32'08" West, 100.00 feet (record North 42°30' West) to the southeasterly line of the tract described in Volume 284, page 445 of the Deed Records of Jackson County, Oregon; thence along said line, North 38°00'29" East, 70.12 feet (record North 38°05' East, 70.54 feet) to the most westerly corner of the tract described in Volume 381, page 24 of Deed Records of Jackson County, Oregon; thence along the southwesterly line of last said tract South 40°47'33" East, 205.30 feet (record 205.02 feet) to the northwesterly side-line of said Wagner Street; thence along said Street South 36°27' West, 114.60 feet (record 115.18 feet) to the Initial Point of Beginning.

Joseph A. Bova  
SURVEYOR

Filed in the office of Jackson County Surveyor as Survey No. 14093

STATEMENT OF WATER RIGHTS:

There are no water rights appurtenant to the lands included in this partition.



Examined and approved this 5<sup>th</sup> day of July, 1994

Deborah L. Beckmiller  
Jackson County Surveyor

Approved this 29<sup>th</sup> day of JUNE, 1994.

Paul D. Hill  
Talent City Planning

I HEREBY CERTIFY THIS TO BE AN EXACT COPY OF THE ORIGINAL PLAT

Joseph A. Bova  
SURVEYOR

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

**SURVEY FOR:** Andre Anderson  
P.O. Box 947  
Talent, OR 97540

**LOCATION:** The Northwest quarter of Section 26, Township 38 South, Range 1 West of the Willamette Base and Meridian, City of Talent, Jackson County, Oregon.

**PURPOSE:** To determine the boundaries of OR 93-13079 and create two parcels per City of Talent Planning Commission approval of File No. MP93-4.

**PROCEDURE:** The locations of Front and Main Streets were established as per Filed Survey No. (FS) 13555. Wagner Street was located by holding the centerline monument at Front Street and the unrecorded 5/8" iron pin P.I. as per FS 13869. FS 12960 also used this P.I. pin for aligning Wagner Street to the West. First Street was located by holding the centerline monument at Main Street and proportioning it's intersect at Wagner Street from the distances shown on FS 13869. The southerly line of Volume 284, Page 445 which calls to the Southeast corner of Bain Street, and which controls my client's northerly line needed to be located. The southerly line of Bain Street was established per FS 13869.

As stated in the narrative to FS 1035, early deeds in this block south of block J (plat of the Town of Talent), are vague and poorly written. Using the southeasterly corner of Volume 284, Page 445 as per FS 1035 and the street locations as discussed above yields a block which fits closely FS 1035. This survey was run dependent upon the map of FS 1035.

My client's deed reads to the most westerly corner of Volume 381, Page 24. That deed and Volume 381, Page 23 were apparently created to affect a lot line adjustment. Neither deed closes and Page 24 contains an apparent typo along it's southwesterly line. Page 23 is written to follow the southerly line of Volume 284, Page 445 from the west corner of Page 24 to First Street. The deed call along Wagner Street was held and the deed bearing for the southwesterly line of Page 24, (also shown on FS 1035 as following on "old fence and remnants thereof") was held to intersect the southerly line of Volume 284, Page 445. The resulting line fits FS 1035 and the existing fence well.

The remaining tract was partitioned as shown.

**BASIS OF BEARING:** The centerline bearing of Wagner Street as shown on FS 1035.

**DATE:** March 29, 1994.

**SURVEY BY:** Joseph A. Bova, L.S.  
45 Mallard St.  
Ashland, OR 97520

\*\* RECEIVED \*\*

Date 7-12-94 By [Signature]

This survey Consists of:  
2 sheet(s) Map  
1 page(s) Narrative

JACKSON COUNTY  
SURVEYOR

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

[Signature]

OREGON  
JANUARY 23, 1990  
JOSEPH A. BOVA  
2418

EXPIRES 12-31-95

# PARTITION PLAT NO. P-67-1994

LOCATED IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 38 SOUTH RANGE 1 WEST, WILLAMETTE BASE AND MERIDIAN, CITY OF TALENT, JACKSON COUNTY, OREGON

MARCH 1994

SURVEY FOR  
ANDRE ANDERSON  
P.O. BOX 947  
TALENT, OREGON 97540

SURVEY BY  
JOSEPH A. BOVA, LS  
45 MALLARD STREET  
ASHLAND, OREGON 97520

### LEGEND

- SET 5/8" X 24" IRON PIN WITH PLASTIC CAP MARKED "BOVA LS 2418"
- ✕ SET 5/8" X 30" IRON PIN WITH PLASTIC CAP MARKED "BOVA LS 2418"
- SET RAILROAD SPIKE WITH PUNCH STAMPED "LS 2418"
- ⊕ FOUND MONUMENT AS NOTED
- FOUND 3/4" IRON PIPE PER FS 1035
- ⊙ FOUND CENTERLINE MONUMENT PER FS 13555
- ⊗ FOUND 5/8" IRON PIN AS NOTED

SF = SQUARE FEET

FS = FILED SURVEY NUMBER

( ) = RECORD PER FS 13869

(( )) = RECORD PER FS 1035

[ ] = DEED RECORD

— x — = FENCELINE

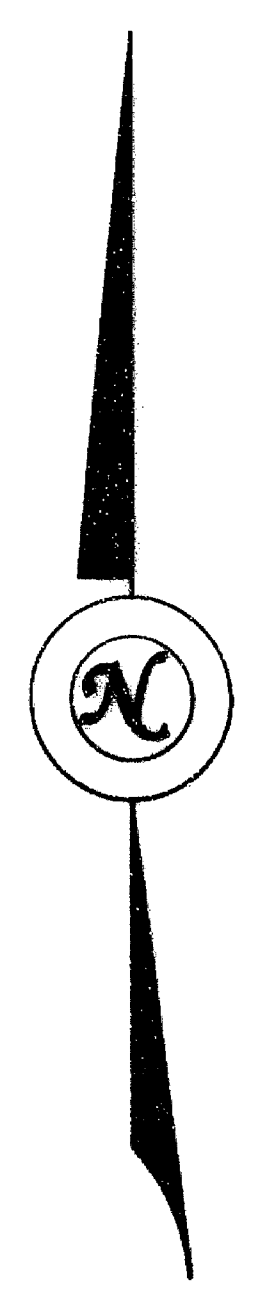
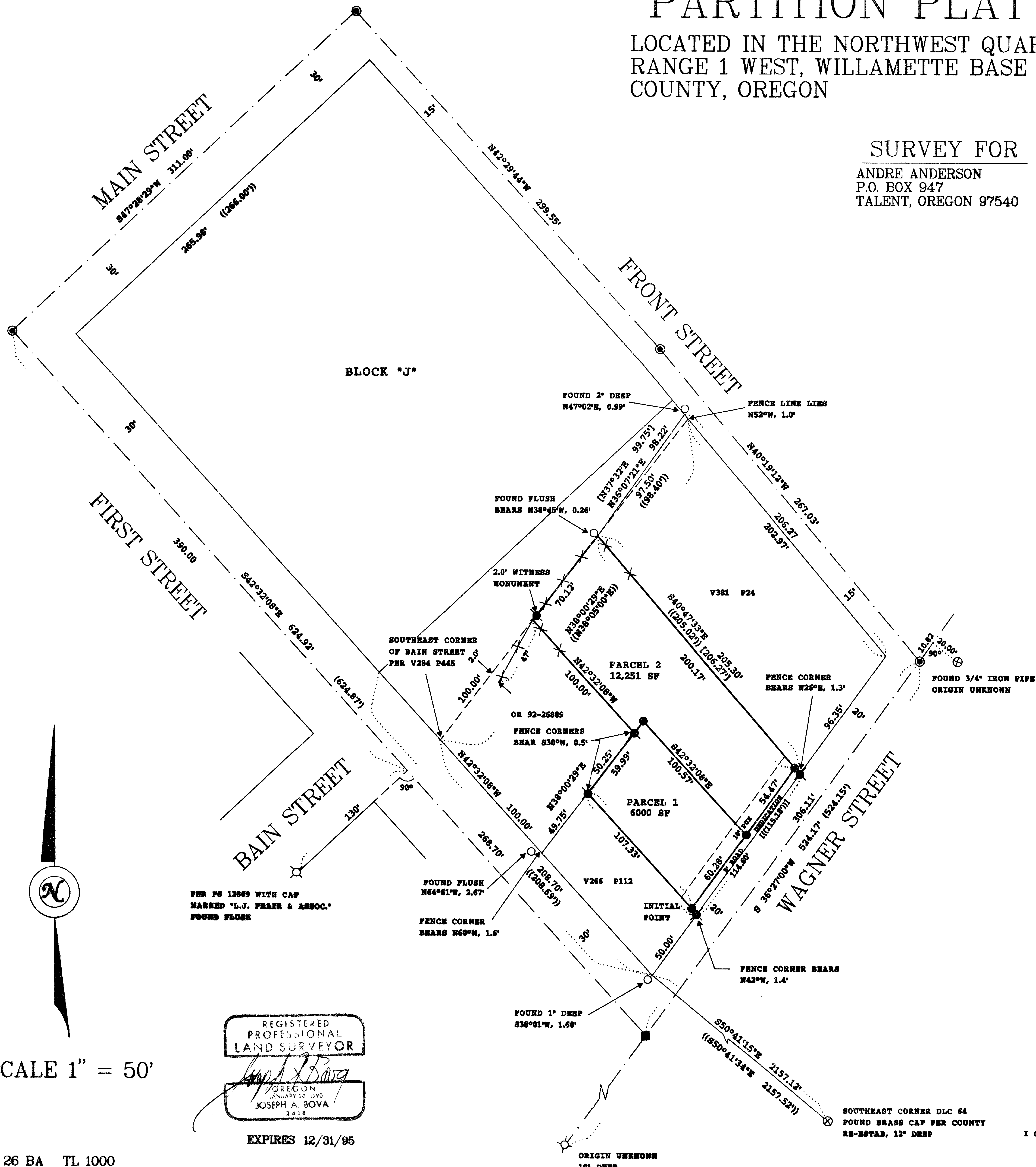
----- = SOUTH LINE OF V284 P445

BASIS OF BEARING: CENTERLINE OF WAGNER STREET PER FS 1035

I CERTIFY THIS MAP TO BE AN EXACT COPY OF THE ORIGINAL PLAT

*Joseph A. Bova*  
SURVEYOR

SHEET 2 OF 2



SCALE 1" = 50'

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Joseph A. Bova*

OREGON  
JANUARY 23, 1990  
JOSEPH A. BOVA  
2418

EXPIRES 12/31/95

38 1W 26 BA TL 1000