

APPROVALS

WE CERTIFY THAT PURSUANT to authority granted to us by the Talent Planning Commission in open meeting of October 13, 1994 this plat is hereby approved by the Talent Planning Commission.

Dated this 13th day of October, 1994.
Attest: Donald E. Stuychel President, Paul O. Hill Secretary

EXAMINED AND APPROVED this 24th day of October, 1994.
Verlyn Thomas County Surveyor

EXAMINED AND APPROVED this 24 day of October, 1994.
Keith A. Linn, P.E. City Engineer

EXAMINED AND APPROVED as required by ORS 92.100 as of October 24, 1994.
Ron Lindberg Deputy Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS or other charges as required by ORS 92.095 have been paid as of 24th October, 1994.
Colleen Stanford Deputy Tax Collector

C. J. SUBDIVISION, PHASE 1
A portion of D. L. C. No. 60, in the S. E. 1/4 of Sec. 23, T. 38 S., R. 1 W., W. M. City of Talent Jackson County, Oregon

SURVEY FOR: Glenn Berk Construction Co. 146 Manzanita Street Ashland, OR 97520
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 per RS 8193.
⊙ - Found 5/8" iron pin w/ plastic cap mkd. L.J. FRIAR & ASSOC. per RS 12990.
○ - Set 5/8" x 30" iron pin w/ plastic cap mkd. L.J. FRIAR & ASSOC.
() - Deed record data as shown. JCDR - Jackson County Deed Records.
ORJCO - Official Records of Jackson County, Oregon. CL - Centerline.
PUE - Public Utility Easement.

BASIS OF BEARINGS: Survey No. 12990.
DATE: September 23, 1994
SCALE: 1" = 40'

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:

Commencing at the Southeast corner of Donation Land Claim No. 59, Township 38 South, Range 1 West, Willamette Meridian, Jackson County, Oregon; thence along the East line of said Claim, North 0°09'52" West, 16.04 feet (record North 0°06'20" West); thence North 89°57'11" East, 30.00 feet (record East) to a 5/8 inch iron pin on the East line of Suncrest Road and the INITIAL POINT OF BEGINNING; thence continue North 89°57'11" East, 330.69 feet (record East) to a 5/8 inch iron pin on the East line of Donation Land Claim No. 60, said Township and Range; thence along said east line, North 0°08'40" West, 192.63 feet; thence leaving said East line, South 89°57'11" West, 330.76 feet to the East line of Suncrest Road; thence along said East line, South 0°09'52" East, 192.63 feet to the INITIAL 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 27 day of October, 1994, at 11:20 o'clock A.M., and recorded in Volume 19 of Plats at Page 51 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.

DECLARATION

Know all men by these presents that GLENN BERK AND GAIL A. BERK, husband and wife, are the owners in fee simple of the land shown on this Plat, more particularly described in the Surveyor's Certificate, and that we have subdivided the same into the lots 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 do hereby dedicate to the public those easements shown hereon labeled Public Utility Easement (PUE). We do hereby designate said Subdivision as C.J. SUBDIVISION, PHASE 1.

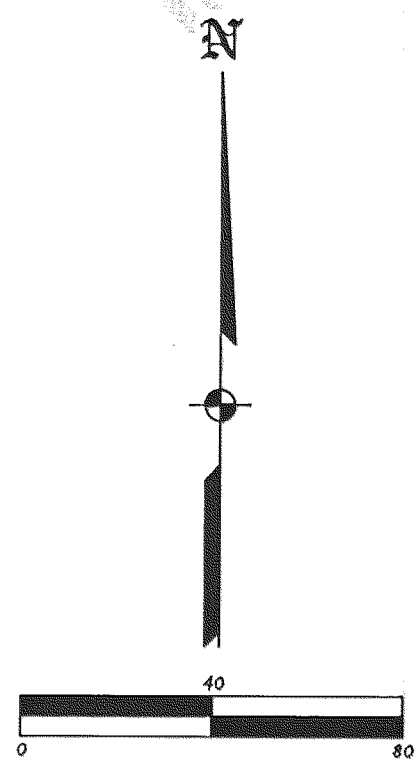
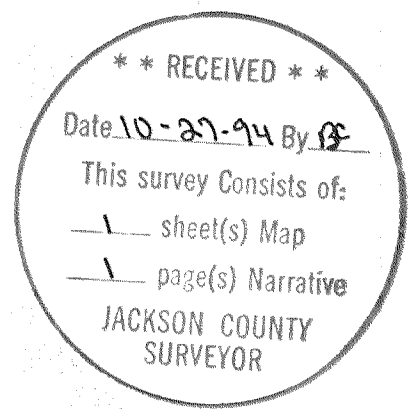
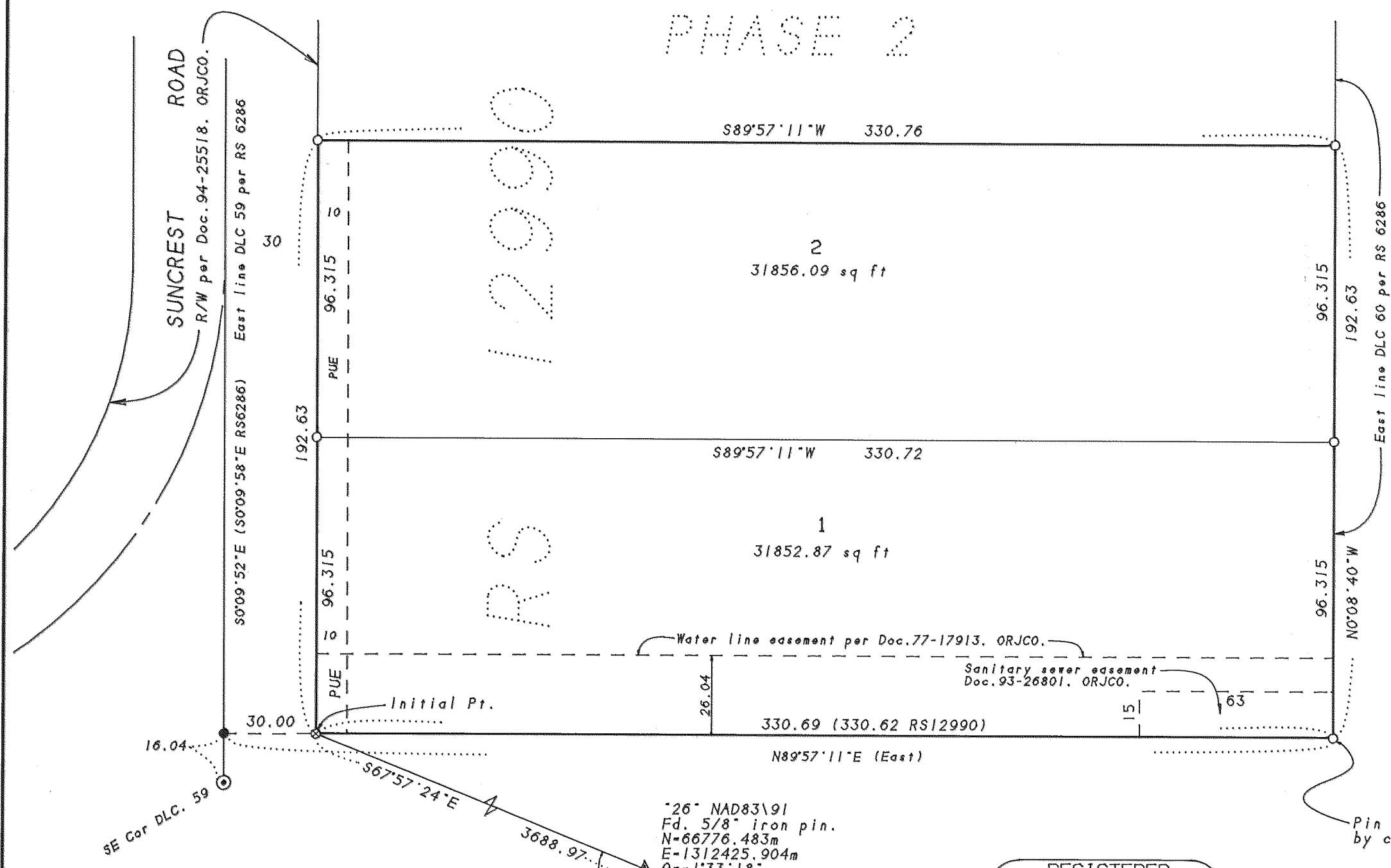
Glenn Berk and Gail A. Berk

STATE OF OREGON) ss.
COUNTY OF JACKSON)
PERSONALLY appeared the above named Glenn Berk and Gail A. Berk, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.
Dated this 17th day of October, 1994.

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



AFFIDAVIT OF CONSENT from Talent Irrigation District recorded as Doc. # _____, Official Records of Jackson County, Oregon.
Declaration of Covenants, Conditions and Restrictions recorded as Document # _____, Official Records of Jackson County, Oregon.



EASEMENTS OF RECORD
1) Power easement per Doc. 91-14269, ORJCO not on this property.
2) Temporary construction easement per Doc. 93-26801, ORJCO, not locatable at this time.

REGISTERED PROFESSIONAL LAND SURVEYOR
James E. Hibbs
OREGON
JULY 17, 1988
JAMES E. HIBBS
2234
Renewal Date 6-30-95

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

"TALENT" NAD83\91
Fd. brass disk.
N=64553.872m
E=1312425.904m
0=-1'33".18"

381W23D TL501

SURVEY NO. 14256

SURVEY NARRATIVE TO COMPLY WITH ORS 209.250

SURVEY FOR: Glen Berk
146 Man anita Street
Ashland, OR 97520

LOCATION: A portion of D.L.C. No. 60, in the N.E. 1/4 of
Section 23, T.38 S., R.1 W., W.M., City of Talent,
Jackson County, Oregon.

PURPOSE: To survey and monument the lot corners of CJ
SUBDIVISION, PHASE 1.

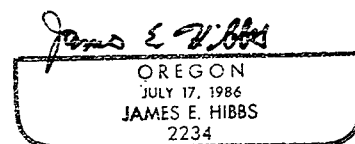
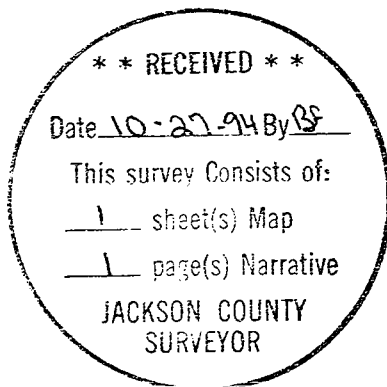
PROCEDURE: From control and monuments established by this
office during RS12990, et al, calculated the
position of the lot corners and set same.

BASIS OF BEARINGS: RS12990

DATE: September 22, 1994

T38S R1W SEC23B TL501

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



Renewal date 6-30-95