

SURVEYORS CERTIFICATE

PARTITION PLAT NO. P-124-1994

STATE OF OREGON) ss
County of Jackson)

LOCATED IN:
BLOCK 2 of HYDE PARK SUBDIVISION in the S.W. 1/4 and the S.E. 1/4 of section 25
TOWNSHIP 38 SOUTH, RANGE 1 WEST OF THE WILLAMETTE BASE & MERIDIAN, CITY OF TALENT,
JACKSON COUNTY, OREGON.

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:

SURVEY FOR:
PETE YOUNG
1409 TALENT AVE.
TALENT OR., 97540

SURVEY BY:
JOSEPH A. BOVA
45 MALLARD ST.
ASHLAND, OREGON 97520

AUGUST 15, 1994

FS 11197
FS 11603

Commencing at the most southerly corner of Lot 2, Block 2 of HYDE PARK SUBDIVISION according to the official plat thereof, now of record, Jackson County, Oregon; thence along the southwesterly line of Lot 3, Block 2, said subdivision, South 56° 04' 22" East, 22.03 feet to a set 5/8" x 30" iron pin for the initial point of beginning; thence along said southwesterly line North 56° 04' 22" West, 22.03 feet; thence North 31° 18' 30" East, 283.48 feet (record North 31° 05' East, 280.41 feet) to a point on the northeasterly line of said Lot 2; thence along said northeasterly line, South 55° 56' 44" East (record South 58° 30' East) 14.45 feet to the most easterly corner of said Lot 2; thence along the northwesterly line of Lot 4, said Block 2, North 34° 03' 49" East, 170.04 feet to a 5/8 inch iron pin; thence South 55° 56' 44" East, 114.48 feet to a 5/8 inch iron pin; thence parallel with the southeasterly line of Lots 4 and 3, said Block 2, South 34° 03' 42" West (record South 34° 02' West) 452.91 feet to a point on the southwesterly line of said Lot 3 which bears North 56° 04' 22" West (record North 55° 58' West) 35.5 feet from the most southerly corner of said Lot 3; thence along said Southwesterly line, North 56° 04' 22" West (record North 55° 58' West) 92.48 feet to the initial point of beginning.

Joseph A. Bova
SURVEYOR

Filed in the office of Jackson County Surveyor as Survey No. 14301

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that we, Peter R. Young and Sara J. McGoodwin-Young are the owners 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 this partition plat.

Peter R. Young
Peter R. Young

Sara J. McGoodwin-Young
Sara J. McGoodwin-Young

STATE OF OREGON) ss
County of Jackson)

Personally appeared the above named Peter R. Young and Sara J. McGoodwin-Young and acknowledged the foregoing instrument to be their voluntary act and deed.

before me this 21 day of September, 1994

Lisa D. Friesen
OFFICIAL SEAL
LISA D. FRIESEN
NOTARY PUBLIC - OREGON
COMMISSION NO. 026956
MY COMMISSION EXPIRES AUG. 23, 1997

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

Assessor Laura Kune, Deputy Date 29 November 94

Tax Collector J. Servatius Date 11-29-94

STATEMENT OF WATER RIGHTS:

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

Examined and approved this 20th day of September, 1994

Charles Thomas
Jackson County Surveyor

Approved this 21st day of September, 1994

Julia A. Hill
Talent City Planning

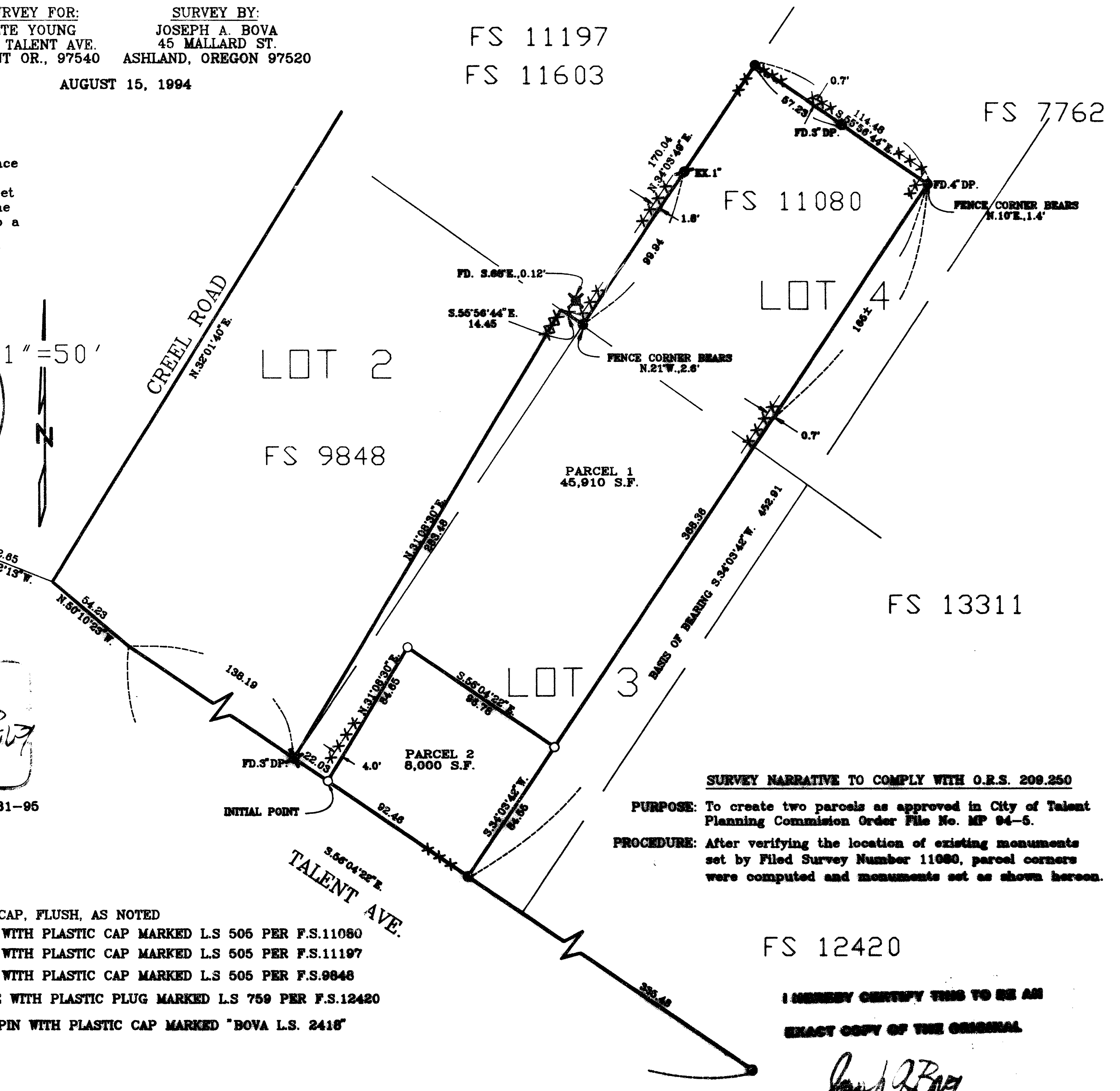
** RECEIVED **
Date 11-30-94 By BP
This survey consists of:
 Acreage Map
 Survey Narrative
JACKSON COUNTY SURVEYOR

D.L.C.
7173
7072
1985

Joseph A. Bova
RENEWAL DATE 12-31-95

LEGEND

- ⊗ = FOUND 2 1/2" BRASS CAP, FLUSH, AS NOTED
- = FOUND 5/8" IRON PIN WITH PLASTIC CAP MARKED L.S. 505 PER F.S.11080
- ⊗ = FOUND 5/8" IRON PIN WITH PLASTIC CAP MARKED L.S. 505 PER F.S.11197
- ⊗ = FOUND 5/8" IRON PIN WITH PLASTIC CAP MARKED L.S. 505 PER F.S.9848
- ⊗ = FOUND 1/2" IRON PIPE WITH PLASTIC PLUG MARKED L.S. 759 PER F.S.12420
- = SET 5/8" X 30" IRON PIN WITH PLASTIC CAP MARKED "BOVA L.S. 2418"
- *** = FENCE LINE
- S.F. = SQUARE FEET
- F.S. = FILED SURVEY NUMBER
- EX. = EXPOSED
- DP. = DEEP
- FD. = FOUND
- BASIS OF BEARING: F.S.11080, SOUTHEASTERLY LINE.



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

PURPOSE: To create two parcels as approved in City of Talent Planning Commission Order File No. MP 94-5.

PROCEDURE: After verifying the location of existing monuments set by Filed Survey Number 11080, parcel corners were computed and monuments set as shown hereon.

RECORDER'S CERTIFICATE:

Filed for record this 30 day of November, 1994 at 2:31 O'Clock P. M., and recorded as PARTITION PLAT NO. P-124-1994 of "RECORD OF PARTITION PLATS" in Jackson County, Oregon.

INDEX VOLUME 5 PAGE 124

Kathleen S. Beckett
County Clerk

Joseph A. Bova
Deputy