

APPROVALS

We certify that pursuant to authority granted to us by the Talent Planning Commission in open meeting of November DECEMBER 14, 1994 this plat is hereby approved by the Talent Planning Commission.
Dated this 16th day of DECEMBER, 1994.

Attest: Donald E. Stoppel President
Tony C. Patton Secretary

Examined and approved this 30th day of January, 1995.
Vivian Thomas
County Surveyor

Examined and approved this 6 day of December, 1994.
Kevin P.E.
City Engineer

Examined and approved as required by ORS 92-100 as of April 13, 1995.
Sh. W.
Assessor, Department of Assessment

All taxes, fees, assessments or other charges as required by ORS 92-095 have been paid as of April 13, 1995.
Colleen Stanford
Tax Collector

Know all men by these presents that we, Laura K. Anderson and Eugene V. Anderson, wife and husband, are the owners as tenants by the entirety 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 and half-street as shown, and that the size of the lots and the course and lengths of all lines are plainly set forth, and that this plat is a correct representation of the Subdivision and that we hereby dedicate the public for public use the half-street as well as those easements shown hereon, labeled Public Utility Easement, (PUE), with the condition that T.C.I. Cablevision or its successor in interest is hereby granted the right to use said PUE for underground placement of T.V. cable lines. We do hereby designate said Subdivision as ANDERSON SUBDIVISION.

Laura K. Anderson
Laura K. Anderson
Eugene V. Anderson
Eugene V. Anderson

STATE OF OREGON) ss. CLANE
COUNTY OF JACKSON) CLANE
PERSONALLY appeared the above named Laura K. Anderson and Eugene V. Anderson, and acknowledged the foregoing instrument to be their voluntary act and deed.
Dated this 29th day of November, 1994.

Before me: Jamie Slavis
Notary Public of Oregon.
OFFICIAL SEAL
JAMIE SLAVIS
NOTARY PUBLIC - OREGON
COMMISSION NO. 015834
MY COMMISSION EXPIRES JUNE 2, 1996

Declaration of Covenants, Conditions and Restrictions recorded as Document No. _____, Official Records of Jackson County, Oregon.

AFFIDAVIT OF CONSENT from Karen J. Benson recorded as Doc. 95-09783, ORJCO.

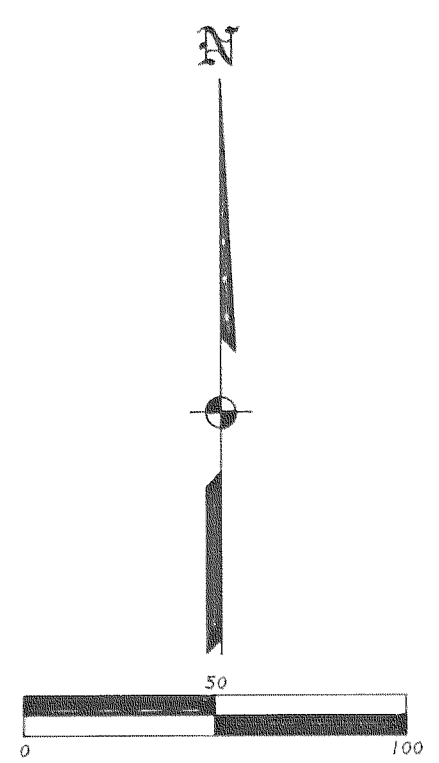
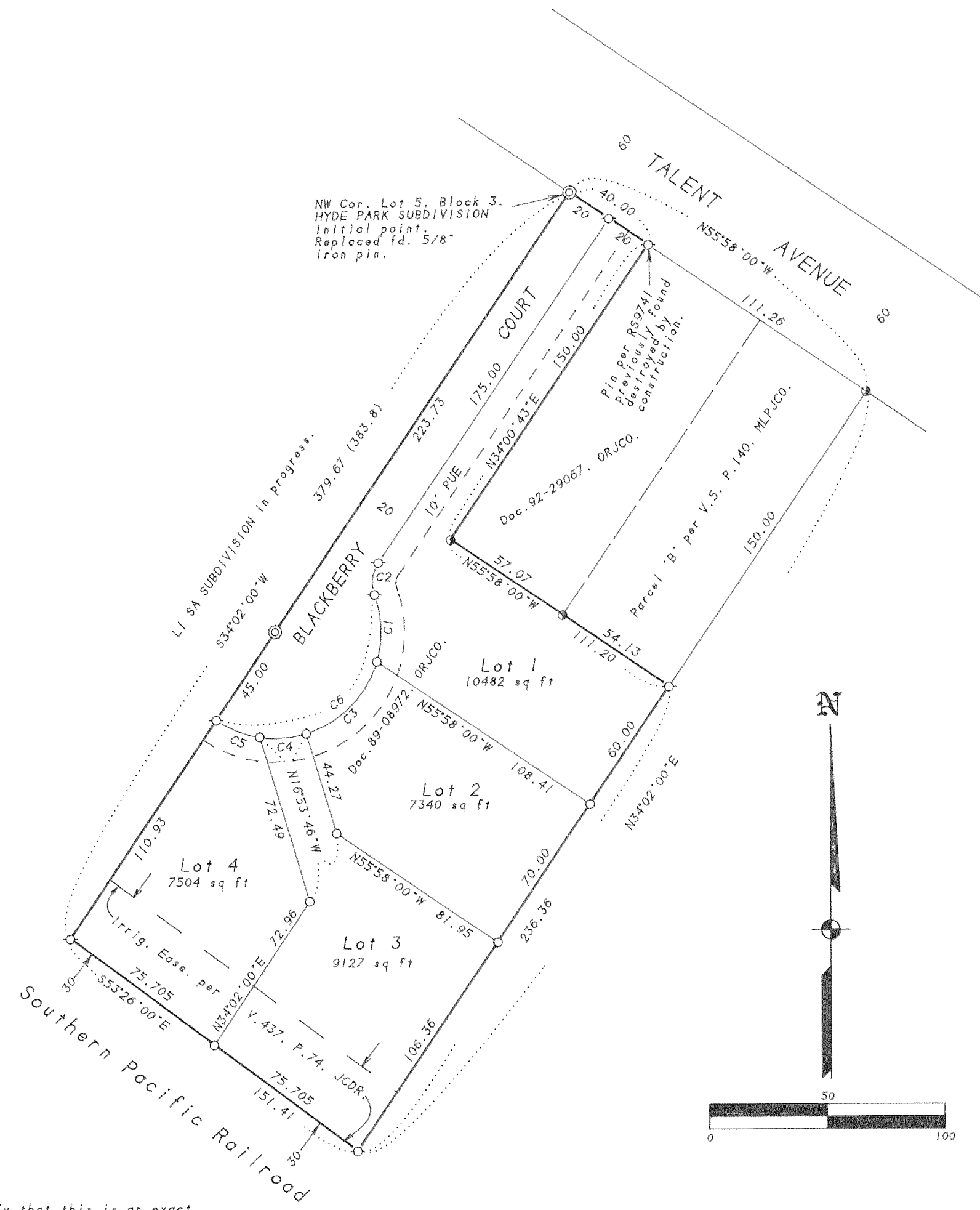
No.	Radius	Length	Delta	Long Chord or Course
C1	45.00	28.70	36°32'41"	N02°00'33"W 28.22
C2	45.00	14.22	54°18'53"	N06°52'34"E 13.69
C3	45.00	44.64	56°50'26"	N44°41'01"E 42.83
C4	45.00	20.00	25°27'53"	N85°50'10"E 19.84
C5	45.00	20.00	25°27'53"	S68°41'56"E 19.84
C6	45.00	113.34	144°18'53"	S51°52'34"W 85.67

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

ANDERSON SUBDIVISION

Part of Lots 5 & 6, Block 3, HYDE PARK SUBDIVISION in the City of Talent, in the S.W. 1/4 of Sec. 25, T. 38 S., R. 1 W., W.M., Jackson County, Oregon.

EASEMENTS OF RECORD
PUE's per Doc. Nos. 94-31871 & 31872, ORJCO are temporary and are extinguished upon recording of this Subdivision.



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 Northwest corner of Lot 5, in Block 3 of HYDE PARK SUBDIVISION in Jackson County, Oregon, according to the official plat thereof, nor of record and the INITIAL POINT OF BEGINNING; thence along the Westerly line thereof, South 34°02'00" West, 379.67 feet (Plat record 383.8 feet) to a 5/8 inch iron pin at the Southwest corner of said Lot 5; thence along the Southerly line of Lots 5 and 6, said Block 3, South 53°26'00" East, 151.41 feet to a 5/8 inch iron pin at the Southeast corner of that tract described in Document No. 89-08972, Official Records of Jackson County, Oregon; thence along the Easterly line of said tract, North 34°02'00" East, 236.36 feet to a 5/8 inch iron pin at the Southeast corner of Parcel 'B' as shown in Volume 5, Page 140 of "MINOR LAND PARTITIONS" in Jackson County, Oregon; thence along the Southerly line of said Parcel 'B', and the Southerly line of that tract described in Document No. 92-29067, said Official Records, North 55°58'00" West, 111.20 feet to the Southwest corner of the aforementioned tract described in Document No. 92-29067, said Official Records; thence along the Westerly line of said tract, North 34°00'43" East, 150.00 feet to the Northwest corner thereof, said point being on the Southerly line of Talent Avenue; thence along said Southerly line, North 55°58'00" West, 40.00 feet to the INITIAL POINT OF BEGINNING.

James E. Hibbs
SURVEYOR

RECORDER'S CERTIFICATE
Filed for record this 18 day of APRIL, 1995, at 10:44 o'clock A.M., and recorded in Volume 20 of Plats at Page 26 of the records of Jackson County, Oregon.

Kathleen S. Beckett County Clerk
Kerry LeBaron Deputy

For order of the County Court approving this Plat see Volume _____, Page _____ of County Commissioner's Journal of proceedings.

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

SURVEY FOR: Andre Anderson, P.O. Box 947, Talent, OR 97540
SURVEY BY: L.J. Friar & Associates, P.C., Consulting Land Surveyors, 304 South Holly Street, Madford, Oregon, 97501, Phone: (503) 772-2782

LEGEND:
● - Found 5/8" iron pin per RS 9741.
⊙ - Set 2 1/2" brass disk in concrete mkd. L.J. FRIAR & ASSOC.
○ - Set 5/8" x 24" iron pin with plastic cap mkd. L.J. FRIAR & ASSOC.
⊛ - Set 5/8" x 30" iron pin with plastic cap mkd. L.J. FRIAR & ASSOC.
() - Record data per Official plat of HYDE PARK SUBDIVISION.
PUE - Public Utility Easement, including TCI Cablevision.
CI - See Course Data Table. JCDR - Jackson County Deed Records.
ORJCO - Official Records of Jackson County, Oregon. RS - Recorded Survey #.
MLPJCO - "MINOR LAND PARTITIONS" in Jackson County, Oregon.

BASIS OF BEARINGS: Southerly line Talent Avenue per RS 8431.
DATE: November 2, 1994 SCALE: 1" = 50' UNIT OF MEASUREMENT: Feet

REGISTERED PROFESSIONAL LAND SURVEYOR

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

Sheet 1 of 1

SURVEY NO. 14470

SURVEY NARRATIVE TO COMPLY WITH ORS 209.250

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

LOCATION: In Lots 5 & 6, Block 3, HYDE PARK SUBDIVISION, in
the City of Talent, in the S.W. 1/4 of Sec. 25,
T.38 S., R.1 W., W.M., Jackson County, Oregon.

PURPOSE: To monument the corners of the Lots and half-
street of ANDERSON SUBDIVISION.

PROCEDURE: From existing control established by this office
during Survey No. 13288, tied to monuments set by
RS9741 for partial control of the exterior. Held
the Southeasterly boundary of this Subdivision at
right angles to the Southerly line of Talent
Avenue from the found pin at the Northeasterly
corner of 'Parcel B' per RS9741. Calculated the
position of the Lot corners and half-street per
the tentative plat and set same.

BASIS OF BEARINGS: Southerly line of Talent Avenue per RS8431.

DATE: November 2, 1994

T38S R1W SEC25DC TL4802

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

** RECEIVED **
Date 4-18-95 By SK
This survey consists of:
1 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

James E. Hibbs
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234

Renewal date 6-30-95