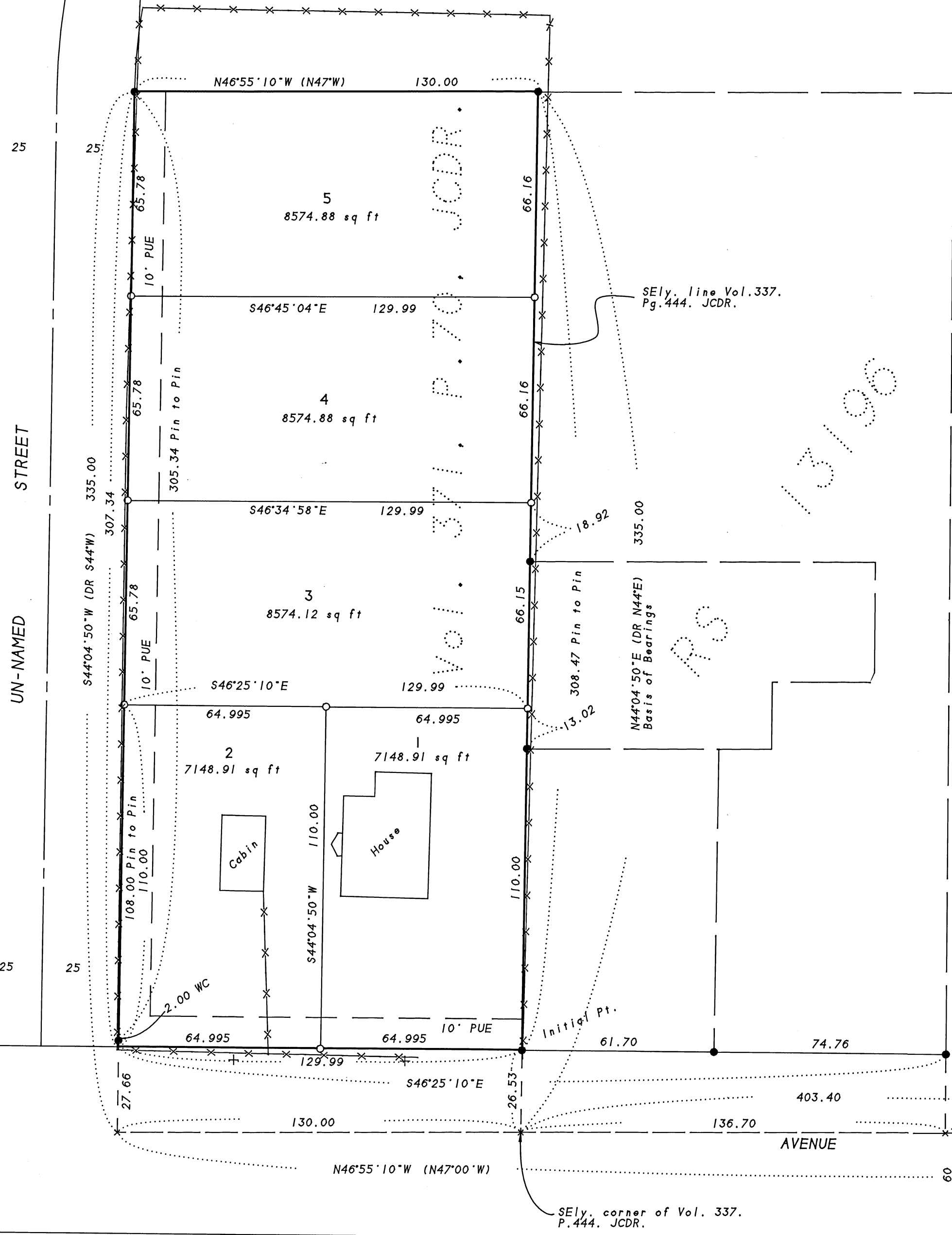


14471

### PARKWAY SUBDIVISION

In the N.W. 1/4 of Sec. 25, T. 38 S., R. 1 W., W.M.  
City of Talent Jackson County, Oregon.



**SURVEY FOR:**

Robert McGuire  
2345 Ashland Street, Suite 201  
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:**

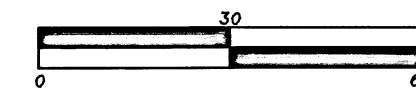
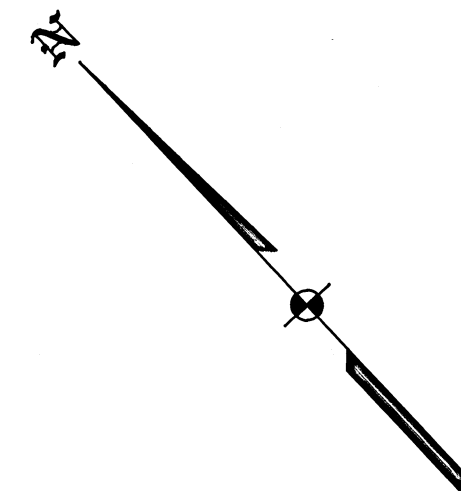
- ⊙ - Found County Surveyor's Brass capped monument and accessories.
  - - Found 5/8" iron pin w/ plastic cap mkd. L.J. FRIAR & ASSOC. per RS 13196 & 13997.
  - - Set 5/8" x 24" iron pin with plastic cap mkd. L.J. FRIAR & ASSOC.
  - RS - Recorded Survey #. JCDR - Jackson County Deed Records.
  - ORJCO - Official Records of Jackson County, Oregon.
  - PUE - Public Utility Easement ( ) - Deed Record data.
  - x-x- - Fence line.
- BASIS OF BEARINGS: Survey No. 13196. UNIT OF MEASUREMENT: Feet  
DATE: September 28, 1994. SCALE: 1" = 30'

**EASEMENTS OF RECORD**

Easement for telephone wire, cable & fixtures per Vol. 241, P. 243  
JCDR is not locatable.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

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



Corner common to D.C.  
Nos. 70, 71, 72 & 73.

I HEREBY DECLARE THAT THIS IS AN EXACT COPY  
OF THE ORIGINAL PLAT.

*James E. Hibbs*  
SURVEYOR

Sheet 1 of 2

381W25B TL3200

14471 114/35

14471

PARKWAY SUBDIVISION

In the N.W. 1/4 of Sec. 25, T. 38 S., R. 1 W., W.M. Jackson County, Oregon.

APPROVALS

WE CERTIFY THAT PURSUANT to authority granted to us by the Talent Planning Commission in open meeting of 12 APRIL 19 95 this plat is hereby approved by the Talent Planning Commission. Dated this 12 day of APRIL 19 95.

Attest: Samuel H. Howell President, [Signature] Secretary

EXAMINED AND APPROVED this 30th day of January 1995.

[Signature] County Surveyor

EXAMINED AND APPROVED this 13 day of April 1995.

[Signature] City Engineer

EXAMINED AND APPROVED as required by ORS 92.100 as of April 14 1995.

[Signature] Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS or other charges as required by ORS 92.095 have been paid as of April 14 1995.

[Signature] Tax Collector

DECLARATION

Know all men by these presents that we, Robert E. McGuire and Dulce J. McGuire, husband and wife, and James G. Kernan and Elizabeth A. Kernan, husband and wife, are the owners as tenants in common of the land shown on this Plat, more particularly described in the Surveyor's Certificate, and have caused the same to be subdivided into the lots as shown hereon, and that we hereby dedicate to the public for public use that portion shown hereon labeled as Public Utility Easement (PUE).

[Signature] Robert E. McGuire, Dulce J. McGuire

[Signature] James G. Kernan, Elizabeth A. Kernan

STATE OF OREGON ) ss. COUNTY OF JACKSON)

PERSONALLY appeared the above named Robert E. McGuire, Attorney In Fact for Dulce J. McGuire, James G. Kernan and Elizabeth A. Kernan, and acknowledged the foregoing instrument to be his voluntary act and deed. Robert E. McGuire further acknowledges that the foregoing instrument was signed behalf of Dulce J. McGuire, James G. Kernan and Elizabeth A. Kernan.

Dated this 18th day of October 1994.

Before me: [Signature] Notary Public of Oregon



AFFIDAVIT OF CONSENT FROM the Harry S. Kieval Living Trust and the Mandell Family Trust recorded as Doc. 95-10072. ORJCO.

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 a point from which the corner common to Donation Land Claim Nos. 70, 71, 72 and 73, Township 38 South, Range 1 West, Willamette Meridian, bears South 83°25'10" East, 14.36 feet (record South 83°30' East, 13.2 feet); thence North 46°25'10" West, 2479.50 feet (record North 46°30' West); thence North 46°55'10" West, 403.40 feet (record North 47° West) to the Southeasterly corner of that tract described in Volume 337, Page 444, Jackson County Deed Records; thence along the Southeasterly line of said tract, North 44°04'50" East, 26.53 feet (record North 44° East) to a 5/8 inch iron pin on the Northeasterly right-of-way of Talent Avenue and the INITIAL POINT OF BEGINNING; thence continue along said Southeasterly line, North 44°04'50" East, 308.47 feet to the Northeasterly corner of that tract described in Volume 371, Page 70, said Deed Records; thence along the Northeasterly line of said tract, North 46°55'10" West (record North 47° West), 130.00 feet to the Northwesterly corner thereof; thence along the Northwesterly line of said tract, South 44°04'50" West (record South 44° West), 307.34 feet to the Northeasterly right-of-way line of Talent Avenue; thence along said right-of-way line, South 46°25'10" East, 129.99 feet to the INITIAL POINT OF BEGINNING.

[Signature] SURVEYOR

RECORDER'S CERTIFICATE

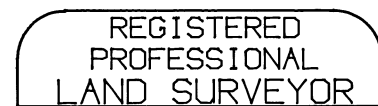
For order approving this Plat, see Volume \_\_\_\_\_, Page \_\_\_\_\_ of the County Commissioner's Journal of Proceedings.

Filed for record this 18th day of APRIL 1995, at 11:41 o'clock A.M., and recorded in Volume 20 of Plats at Page 27 of the records of Jackson County, Oregon.

[Signature] County Clerk, [Signature] Deputy

WATER RIGHTS STATEMENT

There are no water rights appurtenant to this Subdivision according to information from the Jackson County Watermaster's Office.



[Signature] OREGON JULY 17, 1986 JAMES E. HIBBS 2234 Renewal Date 6-30-95

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

[Signature] SURVEYOR

Sheet 2 of 2

SURVEY NO. 14471

SURVEY NARRATIVE TO COMPLY WITH ORS 209.250

SURVEY FOR: Robert McGuire  
2345 Ashland Street, Suite 201  
Ashland, OR 97520

LOCATION: In the N.W. 1/4 of Sec. 25, T.38 S., R.1 W., W.M.,  
City of Talent, Jackson County, Oregon.

PURPOSE: To survey and monument the exterior and lots of  
PARKWAY SUBDIVISION.

PROCEDURE: From existing control and monuments established by  
this office during Survey Nos. 13196 & 13997,  
calculated the exterior of TL3200, and the lot  
corners and set same.

BASIS OF BEARINGS: Survey 13196

DATE: September 30, 1994

T38S R1W SEC25E TL3200

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

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

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

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

Renewal date 6-30-95