

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.

## CJ SUBDIVISION, PHASE 2

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:

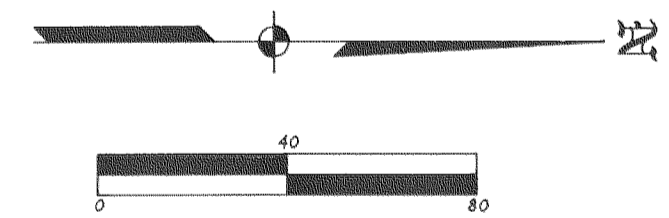
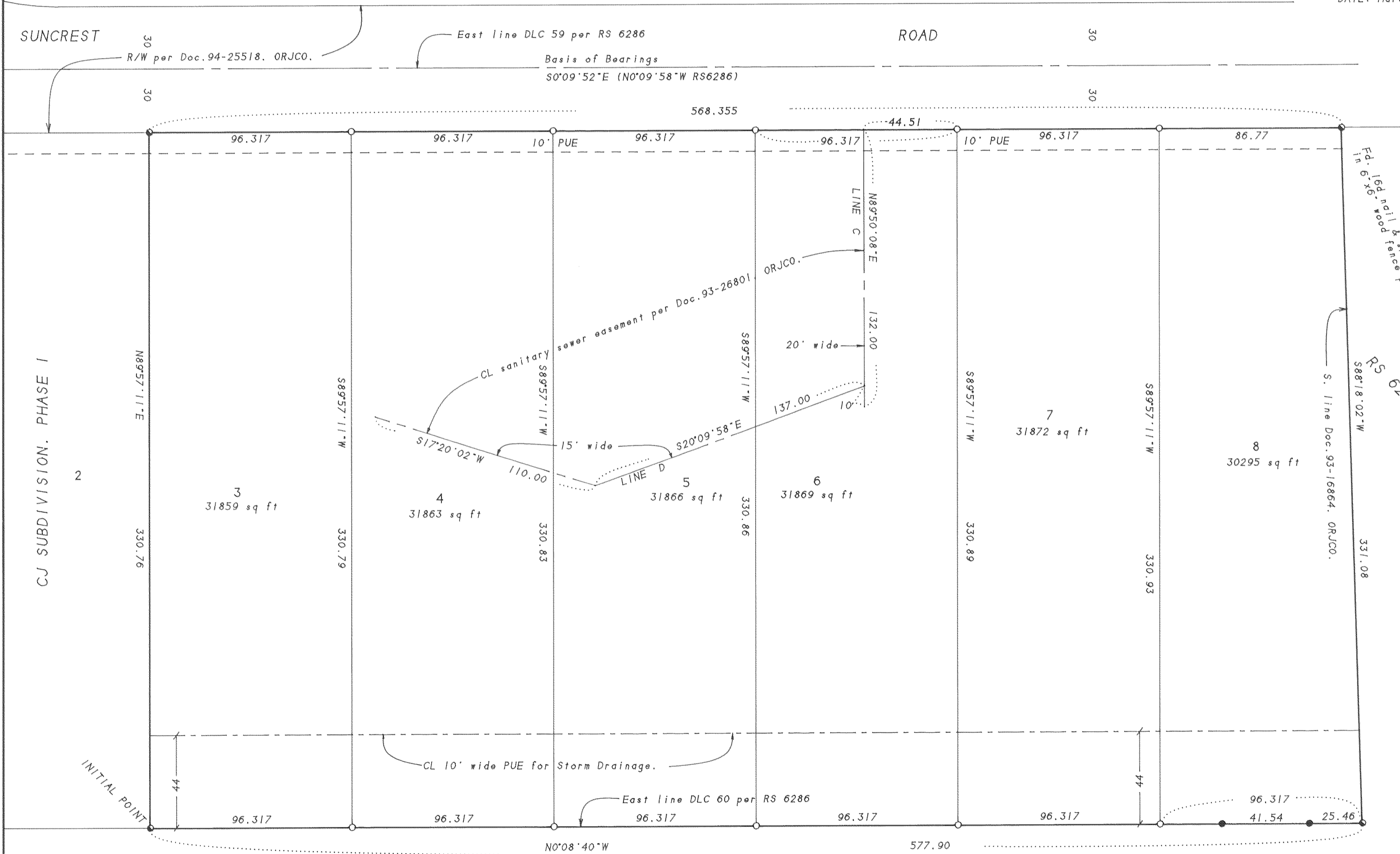
L.J. Friar & Associates, P.C.  
Consulting Land Surveyors  
304 South Holly Street  
Medford, Oregon 97501  
Phone: (503) 772-2782

LEGEND:

- - Found 5/8" iron pin w/ plastic cap mkd. FRIAR PLS961 per RS6286.
- - Found 5/8" iron pin w/ plastic cap mkd. L.J. FRIAR & ASSOC. per RS 12990, 13516 or 14256.
- - 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, including water, power, gas, telephone, cable TV, sanitary and storm sewer.
- RS - Recorded Survey #.

BASIS OF BEARINGS: East line DLC#59 per RS No. 12990.

DATE: March 1, 1995 SCALE: 1" = 40' UNIT OF MEASUREMENT: FEET



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*James E. Hibbs*

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

NOTE: See Sheet 1 for Geodetic Tie.

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

*James E. Hibbs*  
SURVEYOR

Sheet 2 of 2

381W23D TL 501

112/36

# CJ SUBDIVISION, PHASE 2

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

\*\*\*\*\* APPROVALS \*\*\*\*\*

WE CERTIFY THAT PURSUANT to authority granted to us by the Talent Planning Commission in open meeting of 12 APRIL, 1995 this plat is hereby approved by the Talent Planning Commission.

Dated this 12 day of APRIL, 1995.

Attest: Samuel H Howell President      John P. Aird Secretary

EXAMINED AND APPROVED this 19<sup>th</sup> day of April, 1995.

Robert Roberts  
County Surveyor

EXAMINED AND APPROVED this 14 day of April, 1995.

Harold A. Smith, P.E.  
City Engineer

EXAMINED AND APPROVED as required by ORS 92.100 as of April 15, 1995.

Ron Lundberg Deputy  
Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS or other charges as required by ORS 92.095 have been paid as of April 19, 1995.

Lynnda Admitt, Deputy  
Tax Collector

\*\*\*\*\* 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 CJ SUBDIVISION, PHASE 2.

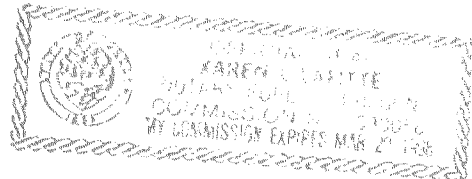
Glenn Berk      Gail A. Berk

STATE OF OREGON)  
COUNTY OF JACKSON) ss.

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 5<sup>th</sup> day of April, 1995.

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



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

\*\*\*\*\* 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 Northeast corner of Lot 2 of CJ SUBDIVISION, PHASE 1, according to the official plat thereof, now of record, in Jackson County, Oregon and the INITIAL POINT OF BEGINNING: thence along the East line of Donation Land Claim No. 60, Township 38 South, Range 1 West, Willamette Meridian, Jackson County, Oregon, North 0°08'40" West, 577.90 feet to a 5/8 inch iron pin on the South line of that tract described in Document No. 93-16864, Official Records of Jackson County, Oregon; thence along said South line, South 88°18'02" West, 331.08 feet to the East line of Suncrest Road; thence along said East line, South 0°09'52" East, 568.355 feet to the Northwest corner of said Lot 2; thence along the North line of said Lot 2, North 89°57'11" East, 330.76 feet to the INITIAL POINT OF BEGINNING.

James E. Hibbs  
SURVEYOR

\*\*\*\*\* RECORDER'S CERTIFICATE \*\*\*\*\*

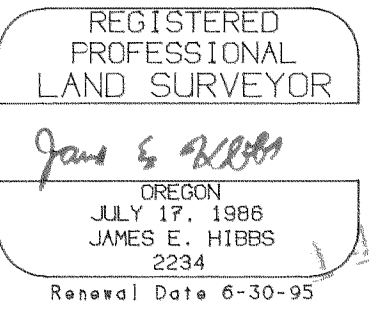
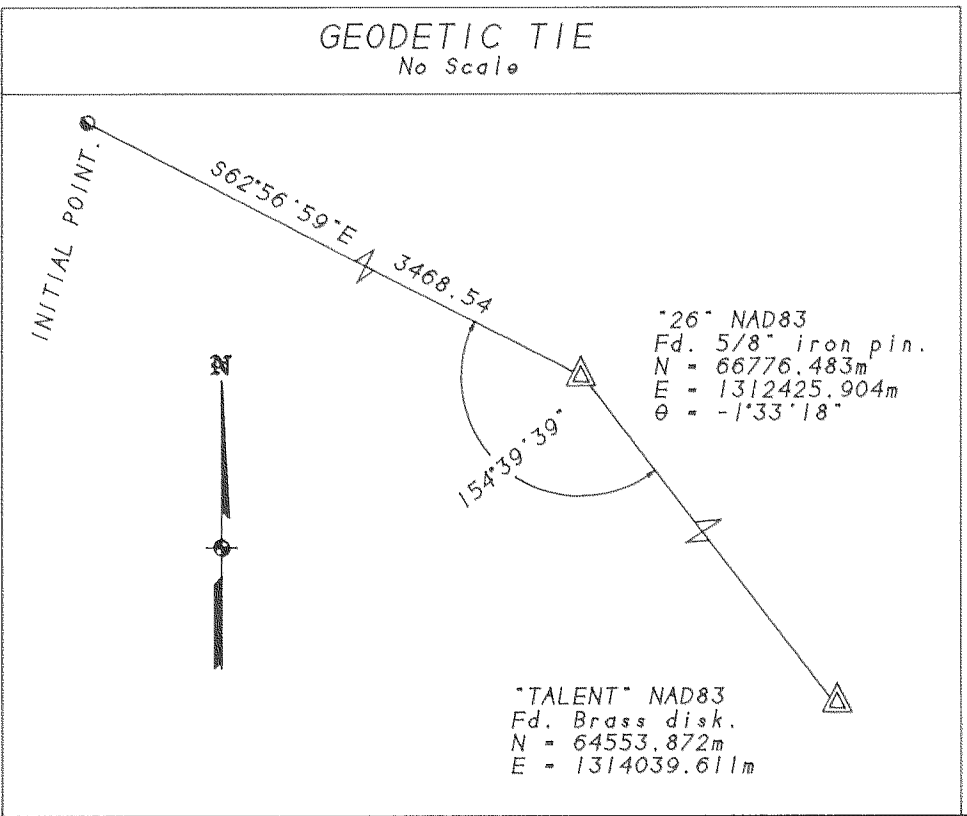
For order of the County Court approving this plat see Volume \_\_\_\_\_, Page \_\_\_\_\_ of the County Commissioner's Journal of Proceedings.

Filed for record this 20 day of April, 1995, at 12:27 o'clock P.M., and recorded in Volume 20 of Plats at Page 28 of the records of Jackson County, Oregon.

Kathleen S. Beckett County Clerk      Cheryl Jegeris Deputy

\*\*\*\*\* WATER RIGHTS STATEMENT \*\*\*\*\*

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



I HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.  
James E. Hibbs  
SURVEYOR

Sheet 1 of 2

SURVEY NO. 14479

SURVEY NARRATIVE TO COMPLY WITH ORS 209.250

SURVEY FOR: Glenn Berk Construction  
146 Manzanita Street  
Ashland, OR 97520

LOCATION: A portion of D.L.C. No. 60, in the S.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 created  
by CJ SUBDIVISION, PHASE 2.

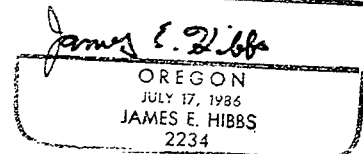
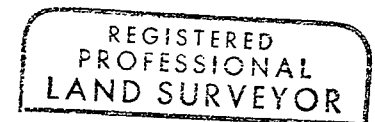
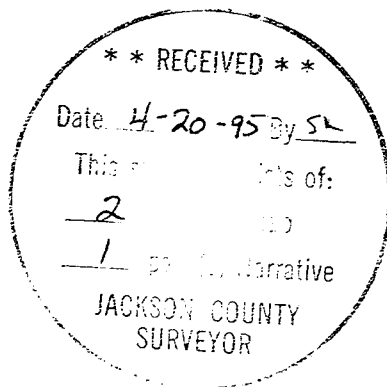
PROCEDURE: From control and monuments established by this  
office during RS12990, et al, calculated the  
position of the Lot corners and set same.

BASIS OF BEARINGS: East line of D.L.C. No. 59 per RS12990.

DATE: March 1, 1995

T38S R1W SEC23D 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