

C/L of 15' SEWER EASEMENT per Instrument No. 98-2462, J.C.D.R.

CENTERLINE of 15' SEWER EASEMENT

CENTERLINE of 10' IRRIGATION LINE EASEMENT

24' EASEMENT for HIGHWAY and FOREST LINE & CURVE TABLE

PARTITION PLAT NO. P-55-1995.

LAND PARTITION (in the CITY of TALENT)

LOCATED IN:

The N.E. 1/4 of Section 26, T.38S., R.1W., W.M. City of Talent, Jackson County, Oregon

FOR:

CHARLES J. KENNEY AND DARREL G. HINNEWINKEL

832 East Main Street Medford, Oregon 97504

LINE	DIRECTION	DISTANCE
P1	S87°20'40"E	5.00'
P2	S87°31'20"W	18.00'
P3	S87°20'40"E	78.00'
P4	S87°31'20"W	123.84'
P5	N87°42'30"E	18.74'
P6	S87°20'40"E	10.02'
P7	S87°31'20"W	0.71'
P8	S40°14'28"E	153.47'
P9	N40°48'34"E	18.00'
P10	S87°20'40"E	89.25'
P11	S40°14'28"E	150.99'
P12	S40°48'34"E	18.00'
P13	S11°00'30"E	31.08'
P14	S87°20'40"E	96.00'
P15	S87°31'20"W	12.00'
P16	N87°31'20"E	20.00'
P17	S87°31'20"W	27.00'
P18	S87°31'20"W	248.00'
P19	S87°31'20"W	15.00'
P20	N87°31'20"E	43.00'
P21	N87°31'20"E	28.89'
P22	N87°31'20"E	10.00'
P23	S87°31'20"W	337.00'
P24	S87°31'20"W	10.00'
P25	S87°31'20"W	68.24'

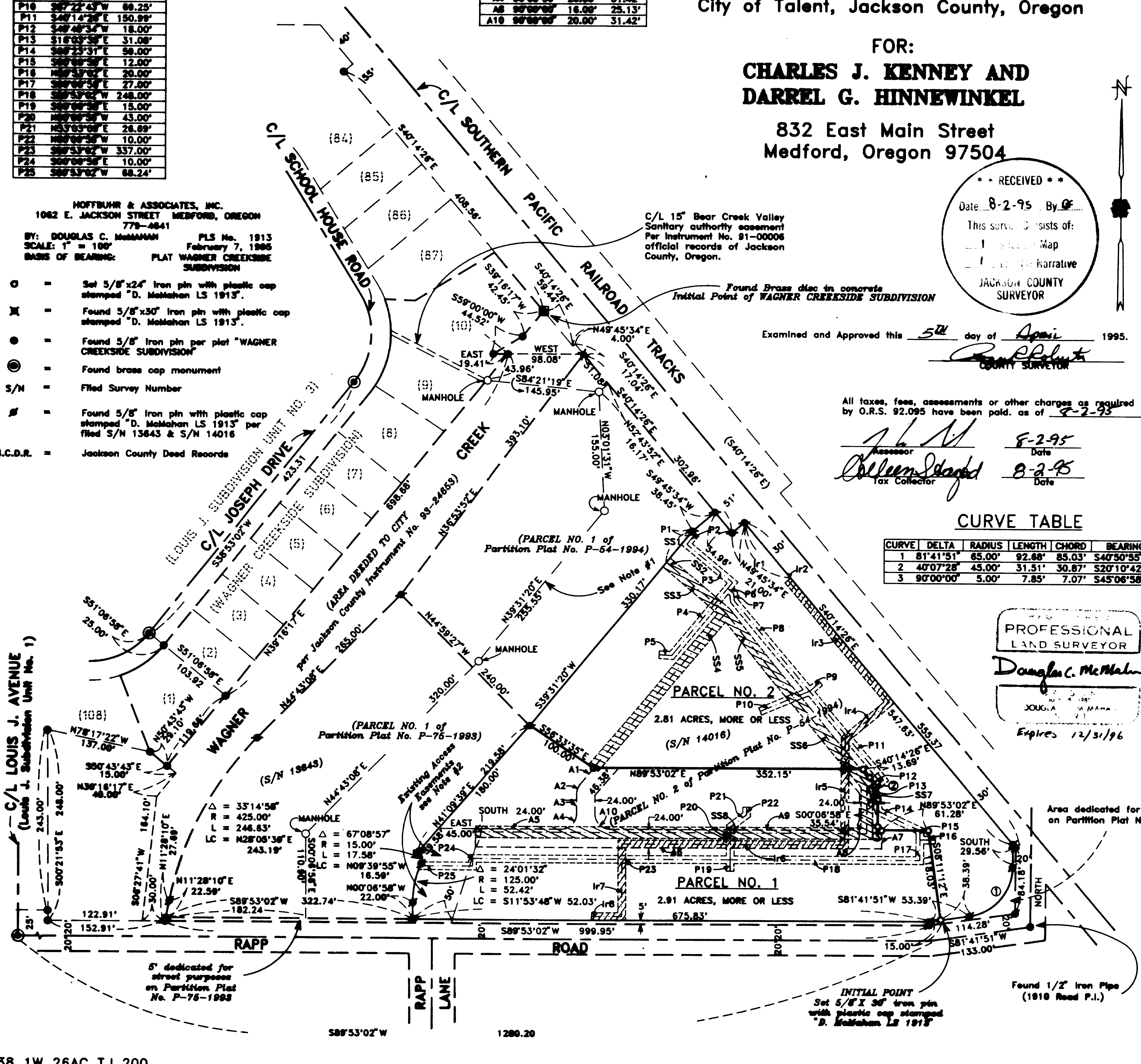
LINE	DIRECTION	DISTANCE
SS1	S30°31'20"W	53.10'
SS2	S50°42'55"E	7.47'
SS3	S40°53'30"E	84.00'
SS4	N40°00'00"E	284.88'
SS5	S30°31'20"E	98.30'
SS6	S40°14'28"E	182.80'
SS7	N80°00'00"W	62.93'
SS8	N80°53'02"E	811.41'

LINE	DIRECTION	DISTANCE
lr1	S40°14'28"E	84.00'
lr2	S40°48'34"W	5.00'
lr3	S40°14'28"E	207.00'
lr4	S40°48'34"W	74.57'
lr5	S00°00'00"E	138.67'
lr6	S89°53'02"W	291.89'
lr7	S00°07'08"E	95.00'
lr8	S89°53'02"W	30.00'

CURVE	DELTA	RADIUS	LENGTH
A2	40°12'59"	20.00'	14.04'
A4	80°00'00"	20.00'	31.42'
A8	80°00'00"	16.00'	25.13'
A10	80°00'00"	20.00'	31.42'

HOFFBUHR & ASSOCIATES, INC.
1062 E. JACKSON STREET MEDFORD, OREGON 97504-4841
BY: DOUGLAS C. McMAHON PLS No. 1913
SCALE: 1" = 100' February 7, 1995
BASIS OF BEARING: PLAT WAGNER CREEKSIDE SUBDIVISION

- = Set 5/8"x24" Iron pin with plastic cap stamped "D. McMahon LS 1913".
- ⊗ = Found 5/8"x30" Iron pin with plastic cap stamped "D. McMahon LS 1913".
- = Found 5/8" Iron pin per plat "WAGNER CREEKSIDE SUBDIVISION"
- ⊙ = Found brass cap monument
- S/N = Filed Survey Number
- ⊠ = Found 5/8" Iron pin with plastic cap stamped "D. McMahon LS 1913" per filed S/N 13843 & S/N 14016
- J.C.D.R. = Jackson County Deed Records



C/L 15' Bear Creek Valley Sanitary authority easement per Instrument No. 91-00006 official records of Jackson County, Oregon.

Found Brass disc in concrete Initial Point of WAGNER CREEKSIDE SUBDIVISION

RECEIVED
Date: 8-2-95 By: [Signature]
This survey consists of:
- [] Map
- [] Narrative
JACKSON COUNTY SURVEYOR

Examined and Approved this 5th day of April 1995.

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid, as of 8-2-95

Assessor: [Signature] 8-2-95
Tax Collector: [Signature] 8-2-95

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	81°41'51"	65.00'	92.68'	85.03'	S40°50'55"W
2	40°07'28"	45.00'	31.51'	30.87'	S20°10'42"E
3	90°00'00"	5.00'	7.85'	7.07'	S45°06'58"E

PROFESSIONAL LAND SURVEYOR
Douglas C. McMahon

Expires 12/31/96

APPROVALS: APPROVED BY THE CITY OF TALENT PLANNING DEPARTMENT:

By: Nancy Kinard Date: 8-1-95

RECORDER'S CERTIFICATE:

FILED FOR RECORD THIS 2 DAY OF August 1995, AT 2:55 O'CLOCK, P.M. AND RECORDED AS PARTITION PLAT NO. P-55-1995 OF RECORD OF PARTITION PLATS IN JACKSON COUNTY, OREGON. (INDEX VOLUME 6, PAGE 55.)

Kathleen J. Beckett County Clerk
A. Lawrence Bartlett Deputy

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 14613

WATER RIGHTS STATEMENT:

There are water rights, per Rogue River Decree 18056, appurtenant to this property.

SURVEYOR'S CERTIFICATE:

I, Douglas C. McMahon, a duly Registered Surveyor of the State of Oregon, do hereby certify that this map correctly represents a survey made by me and complies with the regulations for Land Partitions and the following is an accurate description of the parent tract of land as set forth herein:

PARCEL NO. 2 of Partition Plat recorded May 17, 1994 as Partition Plat No. P-54-1994 of Record of Partition Plats in Jackson County, Oregon, and filed as Survey No. 14016 in the Office of the Jackson County Surveyor.

I certify this plat to be an exact photocopy of the original.

[Signature] SURVEYOR

[Signature] SURVEYOR

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that we, Charles J. Kenney, and Darrel G. Hinnewinkel, are the owners of the real property represented on this partition plat and more particularly described in the SURVEYOR'S CERTIFICATE, and have caused the same to be partitioned into parcels as shown hereon. We hereby grant to Bear Creek Valley Sanitary Authority the 15.00 foot wide sewer line easement and right-of-way as shown hereon. We also hereby grant to Talent Irrigation District the 10.00 foot wide irrigation line easement and right-of-way as shown hereon. We also hereby grant for the benefit of Parcel No. 2 the 24.00 foot wide easement for ingress and egress across Parcel No. 1 as shown hereon.

[Signatures] Charles J. Kenney, Partner; Darrel G. Hinnewinkel, Partner

STATE OF OREGON }
COUNTY OF JACKSON } ss.

On this, the 23rd day of MARCH, 1995, before me appeared Charles J. Kenney, and Darrel G. Hinnewinkel known to me to be the partners of the aforementioned partnership, and acknowledged that said instrument was the voluntary act and deed of said partnership.

Before me:

PROFESSIONAL LAND SURVEYOR
Douglas C. McMahon
Expires 12/31/96

[Signature]

We, VALLEY OF THE ROGUE BANK, are the undersigned beneficiaries of a certain Trust Deed recorded December 5, 1994, as Instrument No. 94-42934, Official Records, of Jackson County, Oregon, affecting the land described herein, hereby release from the lien of said Trust Deed all property shown hereon as dedicated to the public for public use.

Signed This 18th Day of July, 1995

Title: V.P. & M.K.

Before me:

OFFICIAL SEAL
MARGUERITE LOUHIERE
NOTARY PUBLIC - OREGON
COMMISSION NO. 010371
MY COMMISSION EXPIRES OCT 22, 1995

[Signature]

NOTES:

- #1 C/L 15' SANITARY SEWER EASEMENT per Instrument No. 98-2462 Official Records Jackson County, Oregon (not within boundary of Parent Tract)
- #2 Access Easement for Parcel No. 1 per Partition Plat No. P-76-1993 and per Instrument No. 94-40662, Jackson County Deed Records
- #3 Overhang easement granted to California Oregon Power Co. per Volume 312, Page 346, Jackson County Deed Records, location is not determinable
- #4 Right-of-way for anchor and guy granted to Pacific Telephone and Telegraph Co. and California Oregon Power Co. per Volume 422, Page 491, Jackson County Deed Records, location is not determinable
- #5 Easement and right-of-way granted to Talent Irrigation District per Volume 487, Page 61, Jackson County Deed Records, location is not specific and a new easement is being granted hereon

**SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES**

Survey for: Charles J. Kenney and
Darrel G. Hinnewinkel
832 East Main Street
Medford, Oregon 97504

Location: Northeast one-quarter (1/4) of Section 26,
Township 38 South, Range 1 West, Willamette
Meridian, City of Talent, Jackson County,
Oregon

Purpose: To survey, monument and prepare plat for land
partition as requested by clients

Procedure: I utilized found monumentation per LOUIS J.
SUBDIVISION, UNIT NO. 1 and WAGNER CREEKSIDE
SUBDIVISION and filed Surveys No. 13643 and
14016 as shown for control. I established
monuments per clients' request and as shown on
the accompanying map.

Basis of Bearing: Plat of WAGNER CREEKSIDE SUBDIVISION

Date: February 7, 1995

