

MOUNTAIN PARK ESTATES PHASE 2 A SUBDIVISION

LOCATED IN THE S.W 1/4 OF SEC. 25, AND S.E. 1/4 OF SEC. 26, AND A PORTION OF LOTS 3 AND 4, BLOCK 2, MEADOW SLOPE SUBDIVISION,
TOWNSHIP 38 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN
CITY OF TALENT, JACKSON COUNTY, OREGON
OCTOBER 1995

DECLARATION

KNOW ALL MEN BY THESE PRESENTS: That Mountain Park Development, LLC, an Oregon Corporation, owner of the lands hereon described, has subdivided the same into lots and streets as shown hereon, and the number and size of the lots and the lengths of all lines are plainly set forth and that this plat is a correct representation of the said subdivision and do hereby dedicate to the public for public use all streets, public utility easements, drainage easements and irrigation easements shown hereon, and do designate said subdivision as "MOUNTAIN PARK ESTATES - PHASE 2".

IN WITNESS WHEREOF, I have set my hand and seal this 10th day of November, 1995.

MOUNTAIN PARK DEVELOPMENT, LLC Douglass A. Neuman President -
Douglass A. Neuman, President

I CERTIFY THIS PLAT TO BE AN EXACT COPY OF THE ORIGINAL.
Douglas E. Adkins

SURVEYOR'S CERTIFICATE

STATE OF OREGON)
County of Jackson)

I, Douglas E. Adkins, a duly Registered Surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with proper monuments, as provided by law the tract of land hereon shown, and the said plat is a correct representation of the same, and the following is an accurate description of the boundry lines.

Being a Subdivision of a portion of the Southeast 1/4 of Section 25 and a portion of the Southwest 1/4 of Section 26, both said Sections being in Township 38 South, Range 1 West, Willamette Meridian, more particularly described as follows (the bearing, North 22° 07' 27" East, being used as the basis of bearings for the center line of Meadow Slope Drive for the purposes of this description):

Beginning at the intersection of the center line of Meadow Slope Drive as set forth on the Map of Meadow Slope Subdivision recorded the 7th day of January, 1948 in Volume 6 of Plats at page 32, records of Jackson County, Oregon, and the northerly line of the 60 foot wide right of way of the Central Oregon and Pacific Railroad, being the initial point of beginning;
Thence, northerly along the said center line, North 22° 07' 27" East, 173.96 feet;
Thence, westerly along a curve having a radius of 1642.78 feet, the radius point of which bears North 35° 00' 24" East, through an arc of 0° 10' 47" a distance of 5.15 feet to a point of compound curve;
Thence, northwesterly along a curve having a radius of 20.00 feet through an arc of 91° 35' 20" a distance of 31.97 feet;
Thence, tangent to the last said curve, North 36° 46' 31" East 45.54 feet to the beginning of a curve concave to the northwest having a radius of 1025.00 feet;
Thence, along said curve through an arc of 1° 58' 15" a distance of 35.26 feet to a point on the aforesaid center line of Meadow Slope Drive;
Thence, northerly along said center line, North 22° 07' 27" East 466.76 feet, more or less, to a point which lies South 67° 52' 33" East, 30.00 feet from the south corner of Lot 2, Block 2, as shown on said Map;
Thence, perpendicular to said center line of Meadow Slope Drive, North 67° 52' 33" West, 30.00 feet to the westerly line of said Drive, said point being the said south corner of Lot 2, Block 2;
Thence, along the southwesterly line of said Lot 2, North 46° 26' 01" West, 129.58 feet, to an angle point in the easterly line of Lot 34 of Mountain Park Estates;
Thence, southerly along the easterly line of Mountain Park Estates, South 21° 54' 10" West 429.24 feet, to the south corner of said subdivision;
Thence, westerly along the southerly line of said subdivision, North 68° 05' 50" West 262.47 feet, to the west corner of said subdivision;
Thence, southerly along the prolongation of the west line of said subdivision, South 21° 54' 10" West 224.36 feet, to the intersection of said line and the northerly line of the 60 foot wide right of way of the Central Oregon and Pacific, said line being a curve with radius of 1812.78 feet the radius point of which bears North 47° 29' 52" East;
Thence, southeasterly along said curve through an arc of 13° 43' 02" a distance of 434.00 feet, more or less, to the point of beginning.

ACKNOWLEDGEMENT

STATE OF OREGON)
County of Jackson)

This instrument was acknowledged before me this 10th day of Nov., 1995, by Douglass A. Neuman, who states that he is the President of Mountain Park Development, LLC, and that he has signed this document in conformance with the bylaws of said Limited Liability Corporation.

Peggi Jenkins
Notary Public for Oregon



My Commission Expires the 16th day of July, 1999.

APPROVALS

I certify that pursuant to the authority granted to us by the City of Talent Planning Commission in open meeting on Nov. 8, 1995, the above plat is hereby approved by the City of Talent Planning Commission. Dated this 9 day of November, 1995.

Attest: Nancy Kird Secretary
Samuel H. Howell President

Examined and recommended for approval this 8th day of November, 1995.

Roger Roberts
County Surveyor

Examined and recommended for approval this 8th day of November, 1995.

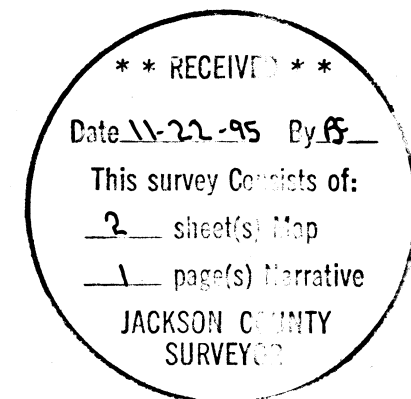
Theresa M. P.E.
City Engineer

Examined approved as required by O.R.S. 92.100 as of November 13, 1995.

Kent D. Neuman Deputy
Assessor, Department of Assessment

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of November 13, 1995.

Lynnda Admitt Deputy
Tax Collector



Douglas E. Adkins
Surveyor

RECORDER'S CERTIFICATE

Filed for record this the this 22 day of November, 1995 at 11:04 o'clock A M, and recorded Volume 20 page 59 of Records of Jackson County, Oregon.

BY: Barbara Kelley Deputy

Kathleen S. Beckett
County Clerk

MOUNTAIN PARK ESTATES PHASE 2 A SUBDIVISION

LOCATED IN THE S.W. 1/4 OF SEC. 25, AND S.E. 1/4 OF SEC. 26,
AND A PORTION OF LOTS 3 & 4, BLOCK 2 MEADOW SLOPE SUBDIVISION
TOWNSHIP 38 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN
CITY OF TALENT, JACKSON COUNTY, OREGON

Survey for: MOUNTAIN PARK DEVELOPMENT, LLC
900 WINDEMAR DR
ASHLAND, OR 97520

Survey by: ADKINS CONSULTING ENGINEERS, INC.
130 W. NINTH ST
MEDFORD, OR 97501

OCTOBER 1995

Found 3/4" iron pipe
in concrete, Initial Point
of Meadow Slope Subdivision
and Grimes Subdivision Unit 1.
Common corner of DLCs
70, 71, 72 & 73 bears
south 1613.14' and
east 1760.38'

CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
1	1667.78'	10°17'52"	299.75'	299.34'	N 50°02'27" W
2	1667.78'	08°19'58"	242.55'	242.34'	N 49°03'30" W
3	1667.78'	01°57'54"	57.20'	57.20'	N 54°12'26" W
4	1000.00'	14°39'04"	255.71'	255.02'	N 29°26'59" E
5	1025.00'	12°40'49"	226.85'	226.38'	N 28°27'52" E
6	1025.00'	01°58'15"	35.26'	35.26'	N 35°47'24" E
7	20.00'	91°35'20"	31.97'	28.67'	N 09°01'09" W
8	1642.78'	00°10'47"	5.15'	5.15'	N 54°54'12" W
9	1692.78'	07°54'06"	233.45'	233.27'	N 51°25'45" W
10	50.00'	31°14'15"	27.26'	26.92'	N 63°05'49" W
11	50.00'	100°37'06"	87.81'	76.95'	N 28°24'23" W
12	50.00'	68°33'44"	59.83'	56.33'	N 12°22'42" W
13	1642.78'	04°58'35"	142.68'	142.63'	N 49°08'51" W
14	20.00'	91°35'20"	31.97'	28.67'	N 09°01'09" W
15	975.00'	14°39'04"	249.32'	248.64'	N 29°26'59" E
16	1812.78'	13°43'02"	434.00'	432.96'	N 49°21'38" W
17	1812.78'	00°29'15"	15.43'	15.43'	N 42°44'45" W
18	1812.78'	02°56'35"	93.11'	93.10'	N 44°27'40" W
19	1812.78'	01°57'41"	62.06'	62.05'	N 46°54'48" W
20	1812.78'	01°57'41"	62.06'	62.05'	N 48°52'29" W
21	1812.78'	01°57'41"	62.06'	62.05'	N 50°50'10" W
22	1812.78'	01°57'41"	62.06'	62.05'	N 52°47'51" W
23	1812.78'	02°26'28"	77.23'	77.23'	N 54°59'55" W
24	1692.78'	01°36'06"	47.32'	47.32'	N 54°34'45" W
25	1692.78'	01°57'41"	57.95'	57.95'	N 52°47'51" W
26	1692.78'	01°57'41"	57.95'	57.95'	N 50°50'10" W
27	1692.78'	01°57'41"	57.95'	57.95'	N 48°52'29" W
28	1692.78'	00°24'57"	12.28'	12.28'	N 47°41'10" W
29	50.00'	24°34'34"	21.45'	21.28'	N 66°25'40" W
30	50.00'	37°38'19"	32.85'	32.26'	N 35°19'13" W
31	50.00'	34°02'07"	29.70'	29.27'	N 00°31'00" E
32	50.00'	04°22'07"	3.81'	3.81'	N 19°43'07" E
33	1642.78'	02°19'32"	66.68'	66.67'	N 47°49'19" W
34	1642.78'	02°39'03"	76.00'	76.00'	N 50°18'37" W
35	975.00'	01°13'18"	20.79'	20.79'	N 36°09'53" E
36	975.00'	03°42'53"	63.21'	63.20'	N 33°41'48" E
37	975.00'	03°43'01"	63.25'	63.24'	N 29°58'51" E
38	975.00'	03°43'05"	63.27'	63.26'	N 26°15'48" E
39	975.00'	02°16'49"	38.80'	38.80'	N 23°15'51" E

CERTIFY THIS PLAT TO BE AN
EXACT COPY OF THE ORIGINAL

Douglas E. Adkins

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Douglas E. Adkins

OREGON
DECEMBER 15, 1978
DOUGLAS E. ADKINS
1794

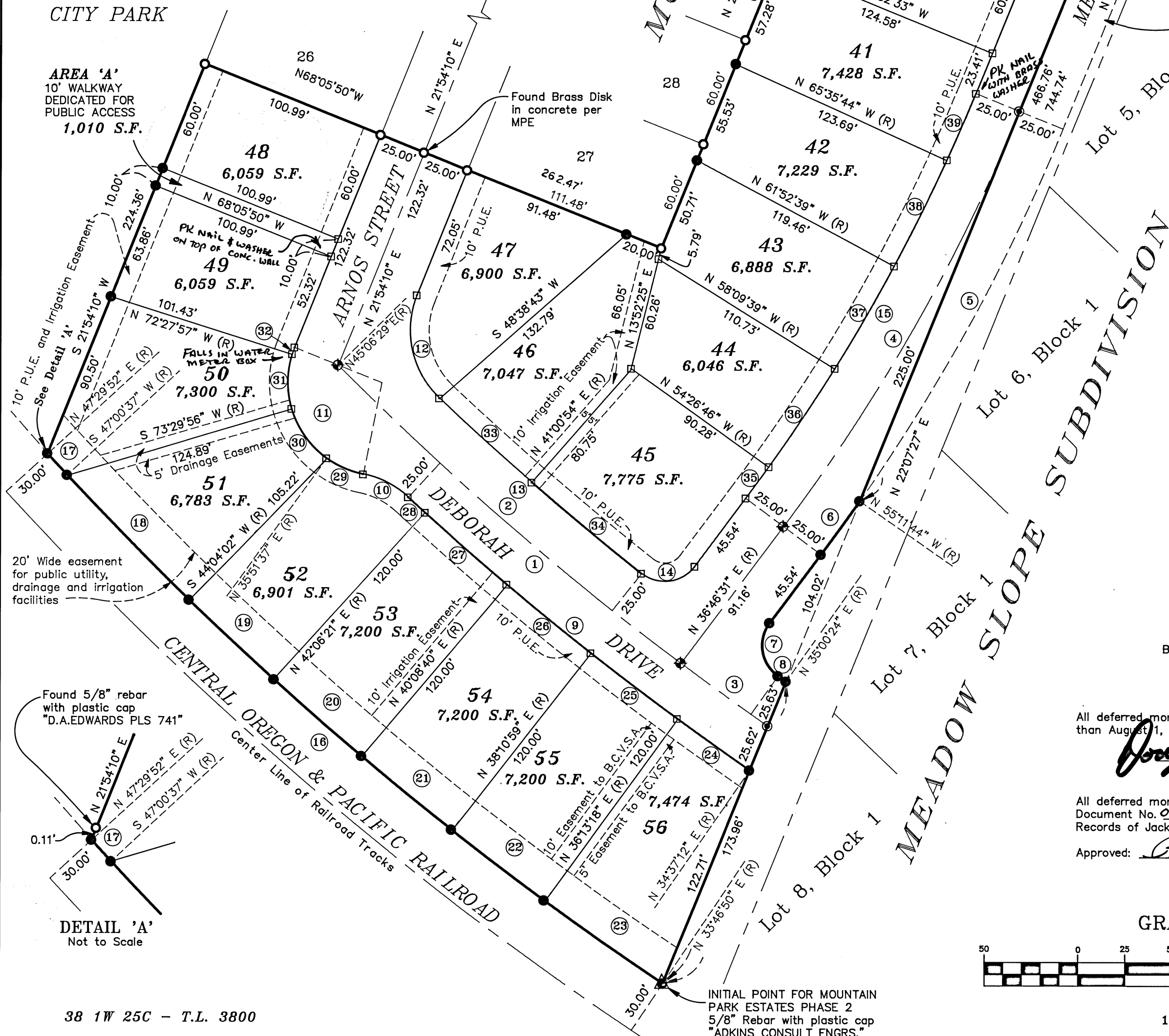
12-31-95

Found Brass Disk
in concrete per
MPE

BASIS OF BEARING:
CENTERLINE OF ARNOS STREET
N 21°34'10" E (GRIMES SUBD. UNIT 1)

CITY PARK

AREA 'A'
10' WALKWAY
DEDICATED FOR
PUBLIC ACCESS
1,010 S.F.



NOTE: A portion of Meadow Slope Drive
was vacated by the City Council of the
City of Talent by Ordinance No. 598,
August 16, 1995. The vacation to go
into effect upon the recordation of this
map. The alignment shown hereon is
that portion reserved from that vacation.

Legend

- Found 5/8"x30" Rebar w/ plastic cap marked: "ADKINS CONSULT ENGRS" or monument as noted.
- ⊙ Set 5/8" Rebar w/ plastic cap marked: "ADKINS CONSULT ENGRS." 3" Brass Disk marked "ADKINS CONSULT ENGRS" to be set in Concrete. (Deferred)
- Set 5/8"x30" Rebar w/ plastic cap marked: "ADKINS CONSULT ENGRS"
- ⊕ 3" Brass Disk to be set in concrete over 5/8"x30" Rebar (Deferred)
- 5/8"x30" Rebar with plastic cap marked: "ADKINS CONSULT ENGRS" to be set. (Deferred)
- (R) Indicates radial bearing
- (X) Index to Curve Data Table
- MSS Indicates data from the map of Meadow Slope Subdivision
- MPE Indicates data from the map of Mountain Park Estates
- B.C.V.S.A. Bear Creek Valley Sanitary Authority
- P.U.E. Public Utility Easement

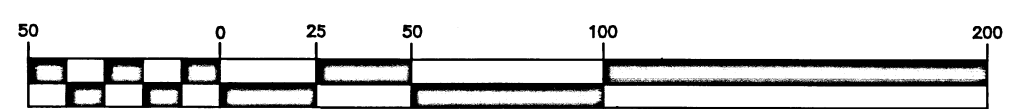
All deferred monuments will be set no later
than August 31, 1996.

Douglas E. Adkins
Surveyor

All deferred monuments are now set, see
Document No. 02-6137B of the Official
Records of Jackson County. See CS 17596

Approved: *Roger Roberts* 12/18/02
Jackson County Surveyor

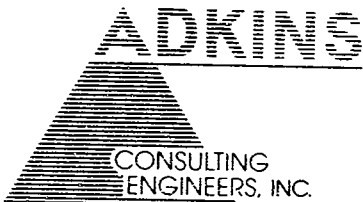
GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

37277

37277



Engineers ▲ Planners ▲ Surveyors

SURVEY NO. 14743

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

SURVEY FOR: MOUNTAIN PARK DEVELOPMENT LLC
c/o DALLAS PAGE
900 WINDEMAR DRIVE
ASHLAND, OR 97520

SURVEY BY: ADKINS CONSULTING ENGINEERS, INC.
130 WEST NINTH STREET
MEDFORD, OR 97501

LOCATION: Situated in the SW 1/4 of Section 25 and the SE 1/4 of Section 26, Township 38 South, Range 1 West, Willamette Meridian, and portions of Lots 3 and 4 of Meadow Slope Subdivision, all in Jackson County, Oregon.

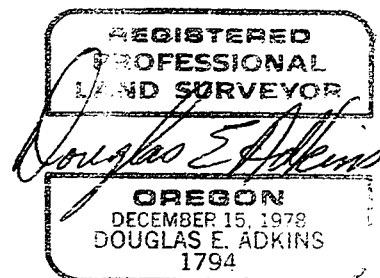
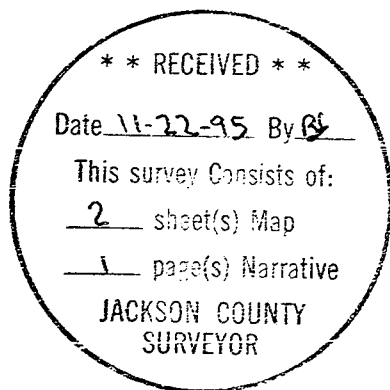
BASIS OF BEARINGS: Grimes Subdivision Unit 1

DATE: September 27, 1995

PURPOSE: To monument and describe "MOUNTAIN PARK ESTATES, PHASE 2", a subdivision.

PROCEDURE: Utilizing controls established on GRIMES SUBDIVISION UNIT 1, MOUNTAIN PARK ESTATES PHASE 1, RECORD OF SURVEY NO. 11358, and the location of the tracks of the CENTRAL OREGON AND PACIFIC RAILROAD, the desired tract was subdivided into lots with monumentation as shown on the final plat.

As no geodetic monument lies within 1/2 mile of the project site, there has been no traverse performed as per O.R.S. 92.050.



130 West Ninth • Medford, Oregon 97501 • (503) 779-5375 • FAX (503) 779-5376