

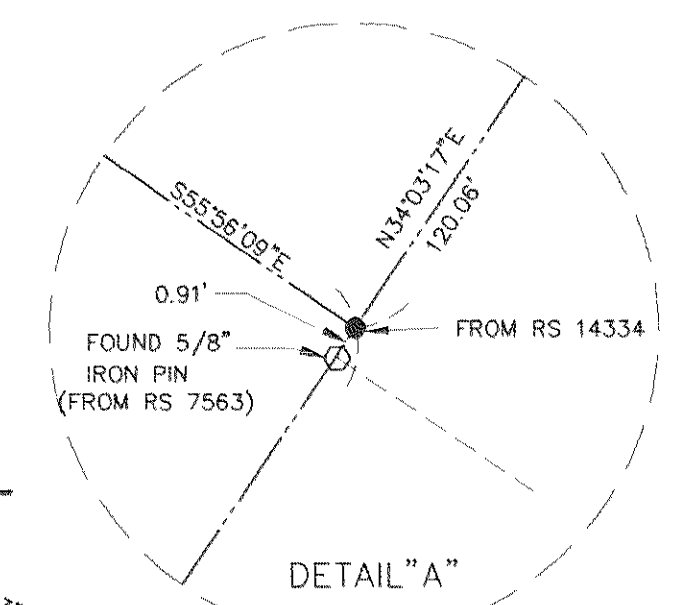
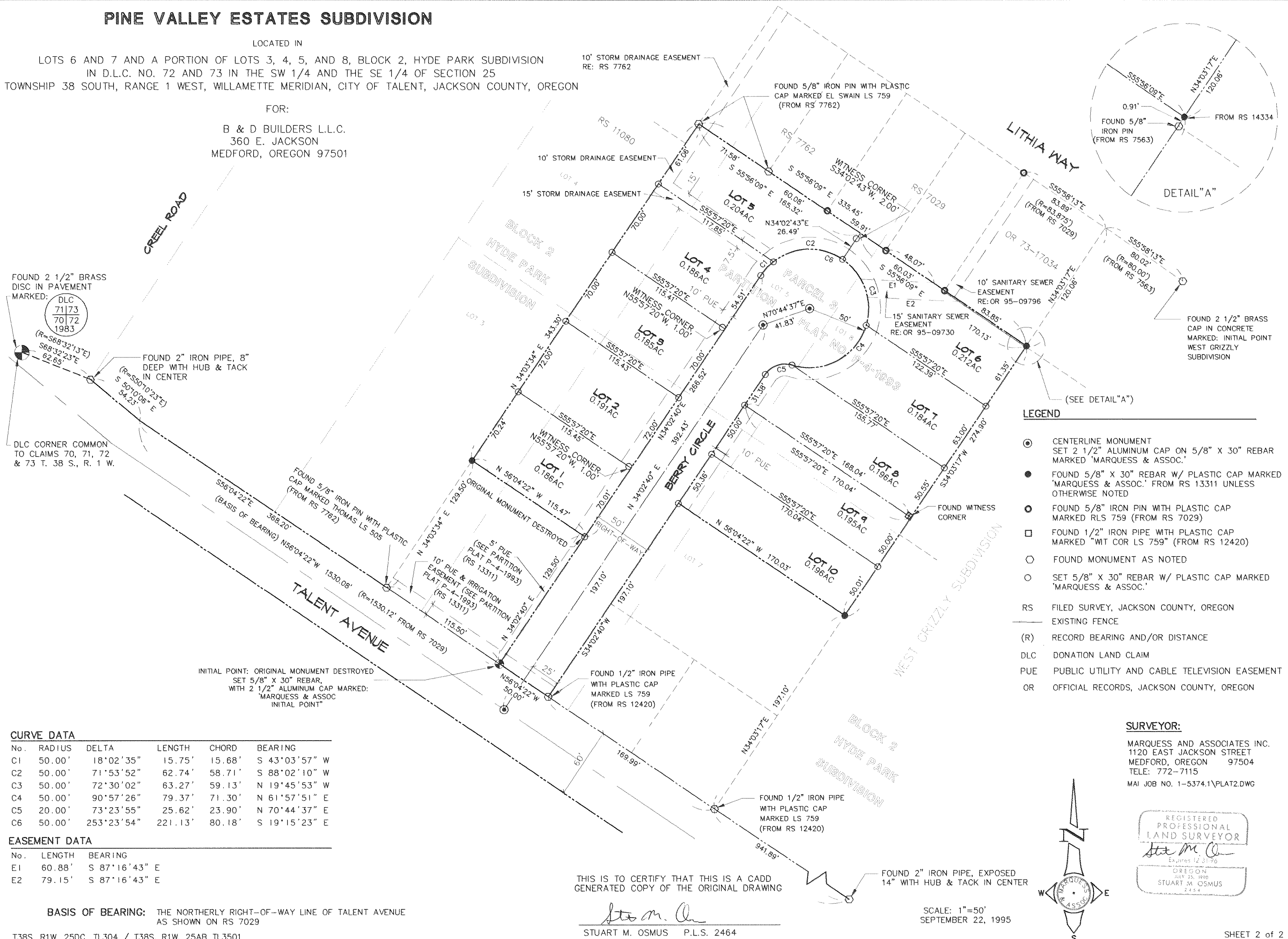
PINE VALLEY ESTATES SUBDIVISION

LOCATED IN

LOTS 6 AND 7 AND A PORTION OF LOTS 3, 4, 5, AND 8, BLOCK 2, HYDE PARK SUBDIVISION
 IN D.L.C. NO. 72 AND 73 IN THE SW 1/4 AND THE SE 1/4 OF SECTION 25
 TOWNSHIP 38 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF TALENT, JACKSON COUNTY, OREGON

FOR:

B & D BUILDERS L.L.C.
 360 E. JACKSON
 MEDFORD, OREGON 97501



- LEGEND**
- ⊙ CENTERLINE MONUMENT SET 2 1/2" ALUMINUM CAP ON 5/8" X 30" REBAR MARKED 'MARQUESS & ASSOC.'
 - FOUND 5/8" X 30" REBAR W/ PLASTIC CAP MARKED 'MARQUESS & ASSOC.' FROM RS 13311 UNLESS OTHERWISE NOTED
 - ⊙ FOUND 5/8" IRON PIN WITH PLASTIC CAP MARKED RLS 759 (FROM RS 7029)
 - ⊠ FOUND 1/2" IRON PIPE WITH PLASTIC CAP MARKED "WIT COR LS 759" (FROM RS 12420)
 - FOUND MONUMENT AS NOTED
 - SET 5/8" X 30" REBAR W/ PLASTIC CAP MARKED 'MARQUESS & ASSOC.'
 - RS FILED SURVEY, JACKSON COUNTY, OREGON
 - EXISTING FENCE
 - (R) RECORD BEARING AND/OR DISTANCE
 - DLC DONATION LAND CLAIM
 - PUE PUBLIC UTILITY AND CABLE TELEVISION EASEMENT
 - OR OFFICIAL RECORDS, JACKSON COUNTY, OREGON

CURVE DATA

No.	RADIUS	DELTA	LENGTH	CHORD	BEARING
C1	50.00'	18°02'35"	15.75'	15.68'	S 43°03'57" W
C2	50.00'	71°53'52"	62.74'	58.71'	S 88°02'10" W
C3	50.00'	72°30'02"	63.27'	59.13'	N 19°45'53" W
C4	50.00'	90°57'26"	79.37'	71.30'	N 61°57'51" E
C5	20.00'	73°23'55"	25.62'	23.90'	N 70°44'37" E
C6	50.00'	253°23'54"	221.13'	80.18'	S 19°15'23" E

EASEMENT DATA

No.	LENGTH	BEARING
E1	60.88'	S 87°16'43" E
E2	79.15'	S 87°16'43" E

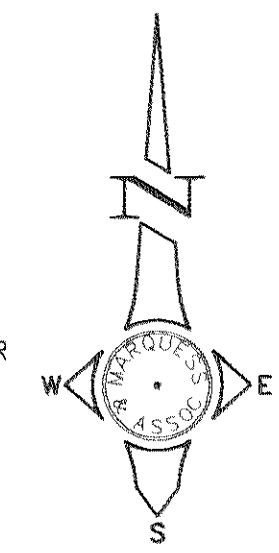
BASIS OF BEARING: THE NORTHERLY RIGHT-OF-WAY LINE OF TALENT AVENUE AS SHOWN ON RS 7029

T38S, R1W, 25DC, TL304 / T38S, R1W, 25AB TL3501

THIS IS TO CERTIFY THAT THIS IS A CADD GENERATED COPY OF THE ORIGINAL DRAWING

Stuart M. Osmus
 STUART M. OSMUS P.L.S. 2464

SCALE: 1"=50'
 SEPTEMBER 22, 1995



SURVEYOR:
 MARQUESS AND ASSOCIATES INC.
 1120 EAST JACKSON STREET
 MEDFORD, OREGON 97504
 TELE: 772-7115
 MAI JOB NO. 1-5374.1\PLAT2.DWG

PINE VALLEY ESTATES SUBDIVISION

LOTS 6 AND 7 AND A PORTION OF LOTS 3, 4, 5, AND 8, BLOCK 2, HYDE PARK SUBDIVISION IN D.L.C. NO. 72 AND 73 IN THE SW 1/4 AND THE SE 1/4 OF SECTION 25, TOWNSHIP 38 SOUTH, RANGE 1 WEST WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON

FOR B & D BUILDERS L.L.C. 360 E. JACKSON MEDFORD, OREGON 97501

RECORDING

FILED FOR RECORD THIS 15 DAY OF December, 1995 AT 8:00 O'CLOCK, A.M. AND RECORDED IN VOLUME 20 OF PLATS AT PAGE 63 OF RECORDS OF JACKSON COUNTY, OREGON

Kathleen S. Beckert COUNTY CLERK Cheryl Cloggia DEPUTY

COUNTY SURVEYOR FILE NO. _____

FOR ORDER THE COUNTY COURT APPROVING THIS PLAT SEE VOLUME _____ PAGE _____ OF COUNTY COMMISSIONERS JOURNAL OF PROCEEDINGS.

COUNTY CLERK DEPUTY

DECLARATION

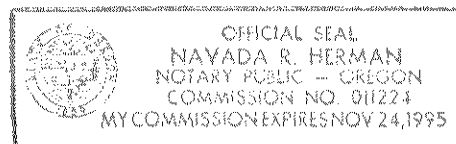
KNOW ALL MEN BY THESE PRESENTS

THAT WE, B & D BUILDERS, L.L.C., AN OREGON LIMITED LIABILITY COMPANY, ARE OWNERS IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE "SURVEYOR'S CERTIFICATE" ON THIS PLAT; THAT WE DID CAUSE THE SAME TO BE SURVEYED AND PLATTED INTO STREETS AND LOTS AS SET FORTH; THAT THIS PLAT IS A CORRECT REPRESENTATION OF PINE VALLEY ESTATES SUBDIVISION, AND THAT WE DO HEREBY DEDICATE AND CONVEY TO THE PUBLIC FOR PUBLIC USE THE BERRY CIRCLE RIGHT-OF-WAY, THE STORM DRAINAGE, AND PUBLIC UTILITY AND CABLE TELEVISION EASEMENTS, AS SHOWN. FOR THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF THIS SUBDIVISION, SEE JACKSON COUNTY OFFICIAL RECORDS DOCUMENT NO. 95-35432

Handwritten signatures of the parties.

STATE OF OREGON) COUNTY OF JACKSON) S.S.

ON THIS 1st DAY OF November, 1995, PERSONALLY APPEARED BEFORE ME THE ABOVE NAMED INDIVIDUALS ACKNOWLEDGING THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY AND FREE ACT AND DEED.



Navada R. Herman NOTARY

APPROVAL:

EXAMINED AND APPROVED THIS 2nd DAY OF November, 1995.

Roger R. Roberts COUNTY SURVEYOR

CITY OF TALENT PLANNING COMMISSION

Samuel H. Howell 11-17-95 DATE

EXAMINED AND APPROVED THIS 8th DAY OF November, 1995.

Keith A. Fair, P.E. CITY ENGINEER

I, FLORA EADS WARNOCK, TRUSTEE OF THE HENRY PARKER HORTON JR. & FLORA EADS WARNOCK REVOCABLE LIVING TRUST, AM THE UNDERSIGNED BENEFICIARY OF A CERTAIN TRUST DEED RECORDED OCTOBER 19, 1994, AS INSTRUMENT NO. 94-37464 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AFFECTING THE LAND DESCRIBED HEREIN, HEREBY RELEASE FROM LIEN OF SAID TRUST DEED ALL PROPERTY SHOW HEREON AS DEDICATED FOR PUBLIC USE.

SIGNED THIS 1st DAY OF November, 1995.

Flora E. Warnock

BEFORE ME:



Navada R. Herman NOTARY

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100

THIS 11th DAY OF December, 1995

Ron Ludbey 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 12-11-95

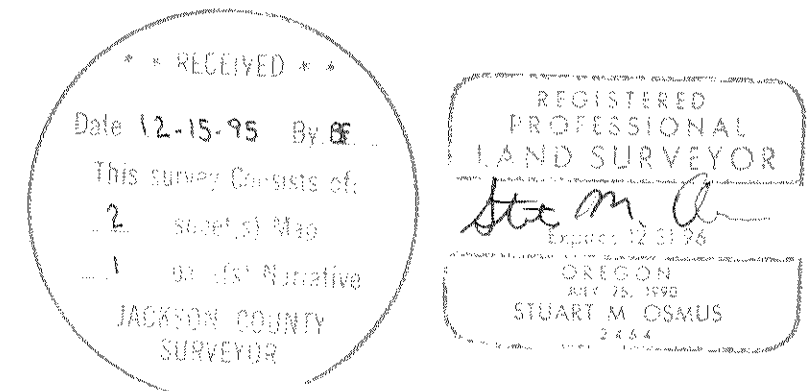
K. Derattis TAX COLLECTOR

SURVEYOR'S CERTIFICATE

I, STUART M. OSMUS, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN 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 SHOWN HEREON AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SAME; THE FOLLOWING BEING AN ACCURATE DESCRIPTION OF THE PARENT TRACT BOUNDARY:

Commencing at the corner common to Donation Land Claims Number 70, 71, 72, and 73 in Section 25, Township 38 South, Range 1 West, Willamette Meridian, Jackson County, Oregon; thence South 68°32'23" East 62.65 feet to a two inch diameter iron pipe at the westerly corner of Block 2 of the Hyde Park Subdivision, as now recorded; thence along the southwesterly boundary line of said Block 2, South 50°10'06" East, 54.23 feet; thence continuing along said southwesterly boundary line, South 56°04'22" East, 368.20 feet to the Initial Point of Pine Valley Estates Subdivision and the POINT OF BEGINNING; thence North 34°02'40" East 129.50 feet to a 5/8 inch iron pin at the northeasterly corner of Parcel 1 of a Minor Land Partition recorded January 15, 1993 as Partition Plat No. P-4-1993 of "Record of Partition Plats", Jackson County, Oregon; thence along the northeasterly boundary of said Parcel 1, North 56°04'22" West, 115.47 feet to a 5/8" iron pin; thence North 34°03'34" East, 343.30 feet to a 5/8" iron pin at the westerly corner of Parcel No. 2 of a Minor Land Partition recorded April 10, 1979 in Volume 2, Page 85 of "Minor Land Partitions" in Jackson County, Oregon; thence South 55°56'09" East, 335.45 feet to a 5/8" iron pin on the easterly line of Lot 8, of said Block 2, Hyde Park Subdivision; thence along said easterly line, South 34°03'17" West, 274.90 feet to a 5/8" iron pin at the northeasterly corner of Parcel 2 of said Partition Plat No. P-4-1993; thence along the northeasterly boundary of said Parcel 2 North 56°04'22" West, 170.03 feet; thence South 34°02'40" West, 197.10 feet to a 1/2" iron pipe on the southwesterly boundary line of said Block 2, Hyde Park Subdivision; thence along said southwesterly boundary, North 56°04'22" West, 50.00 feet to the Initial Point of Pine Valley Estates Subdivision and the POINT OF BEGINNING.

Stuart M. Osmus SURVEYOR, PLS NO. 2464



I DO HEREBY CERTIFY THAT THIS IS A CAD GENERATED DUPLICATE OF THE ORIGINAL PLAT. Stuart M. Osmus SURVEYOR, PLS NO. 2464

MARQUESS & ASSOCIATES, INC. 1120 EAST JACKSON MEDFORD, OREGON (503) 772-7115 MAI JOB NO. 1-5374.1\PLAT1.DWG DATE: SEPTEMBER 22, 1995

SURVEY NO. 14772

SURVEY NARRATIVE TO COMPLY WITH CHAPTER 209
OREGON REVISED STATUTES

SURVEY FOR: B & D Builders L.L.C.
360 East Jackson
Medford, Oregon 97501

LOCATION: Lots 6 and 7, and a portion of Lots 3, 4, 5, and 8, in Hyde Park Subdivision in Donation Land Claim Numbers 72 and 73, in the SW 1/4 and the SE 1/4 of Section 25, Township 38 South, Range 1 West, Willamette Meridian, Jackson County, Oregon.

PURPOSE: To survey and set monuments for Pine Valley Estates as requested by the client.

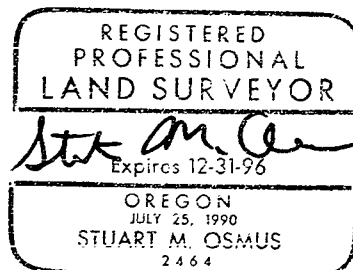
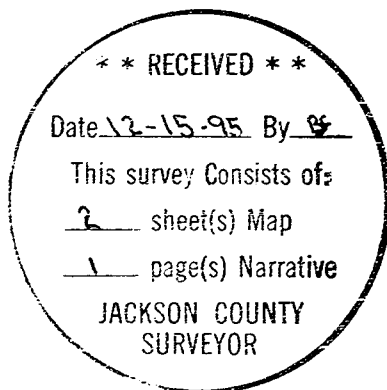
EQUIPMENT: Lietz Set 4 Total Station

PROCEDURE: This is a subdivision of a parcel which is part of a previous partition and a lot line adjustment survey done by this firm. Using established control points, existing boundary monuments were found in good condition with the exception of the two property corners along the northwesterly line of Berry Circle. These had been removed by utility installation and were reset in their original locations.

BASIS OF BEARING: The northerly right-of-way line of Talent Avenue as shown on R.S. 7029.

DATE: October 26, 1995

MARQUESS & ASSOCIATES, INC.
1120 East Jackson Street
P.O. Box 490
Medford, Oregon 97501



Stuart M. Osmus
Professional Land Surveyor