

APPROVALS

APPROVED by the CITY OF TALENT PLANNING DEPARTMENT:

By: Nancy Kincaid, City Planner, Date: 11-14-95, File No. MP-95-5

Approved by the JACKSON COUNTY SURVEYOR'S OFFICE:

By: Joan Roberts, Jackson County Surveyor, Date: Nov 8, 1995

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

Signatures of Assessor and Tax Collector.

PARTITION PLAT NO. P-95-1995

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

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

PURPOSE: To monument the corners of two Parcels created through a Land Partition.

PROCEDURE: Tied to monuments established by RS11315 & 11624 to control the exterior of this Partition. Tied to the existing buildings & calculated the dividing line of the two Parcels per the tentative plat and set same. Those monuments found as well as those set are as shown hereon.

SURVEYOR'S CERTIFICATE

I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME, AND CONFORMS WITH THE REGULATIONS FOR PARTITIONS, AND REPRESENTS LAND, THE EXTERIOR OF WHICH BEING ACCURATELY DESCRIBED AS FOLLOWS:

Commencing at the most Northerly corner of Lot 1, Block 1 of PACIFIC ESTATES-UNIT NO. 1, according to the official plat thereof, now of record, in Jackson County, Oregon; thence along the Northwesterly line of said Lot 1, South 37°55'46" West, (record South 37°55'00" West) 51.89 feet to a 5/8 inch iron pin at the most Southerly corner of that tract described in Document No. 94-07164, Official Records of Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the exterior of said tract, North 52°44'15" West, 100.00 feet to a 5/8 inch iron pin; thence North 37°55'00" East, 187.90 feet to a 5/8 inch iron pin; thence South 52°41'25" East, 100.04 feet (record South 52°44'15" East, 100.00 feet) to a 5/8 inch iron pin at the most Northerly corner of Lot 13, Block 1, said PACIFIC ESTATES-UNIT NO. 1; thence along the Northwesterly line of said Lot 13 and said Lot 1, South 37°55'46" West, 187.81 feet (record South 37°55'00" West, 187.90 feet) to the INITIAL POINT OF BEGINNING.

James E. Hibbs, SURVEYOR

DECLARATION

Know all men by these presents that we, DON L. GREENE and NIKI NEWKIRK, husband and wife, are the owners in fee simple of the land shown on this Partition Plat, more particularly described in the Surveyor's Certificate, and have caused the same to be Partitioned into the Parcels as shown hereon, and that we hereby dedicate to the public for public use that portion shown hereon labeled as Public Utility Easement (PUE). We hereby establish that Easement shown hereon labeled as Ingress-Egress Easement for the purpose of providing access to Lithia Avenue.

Signatures of Don L. Greene and Niki Newkirk.

STATE OF OREGON) ss. COUNTY OF JACKSON)

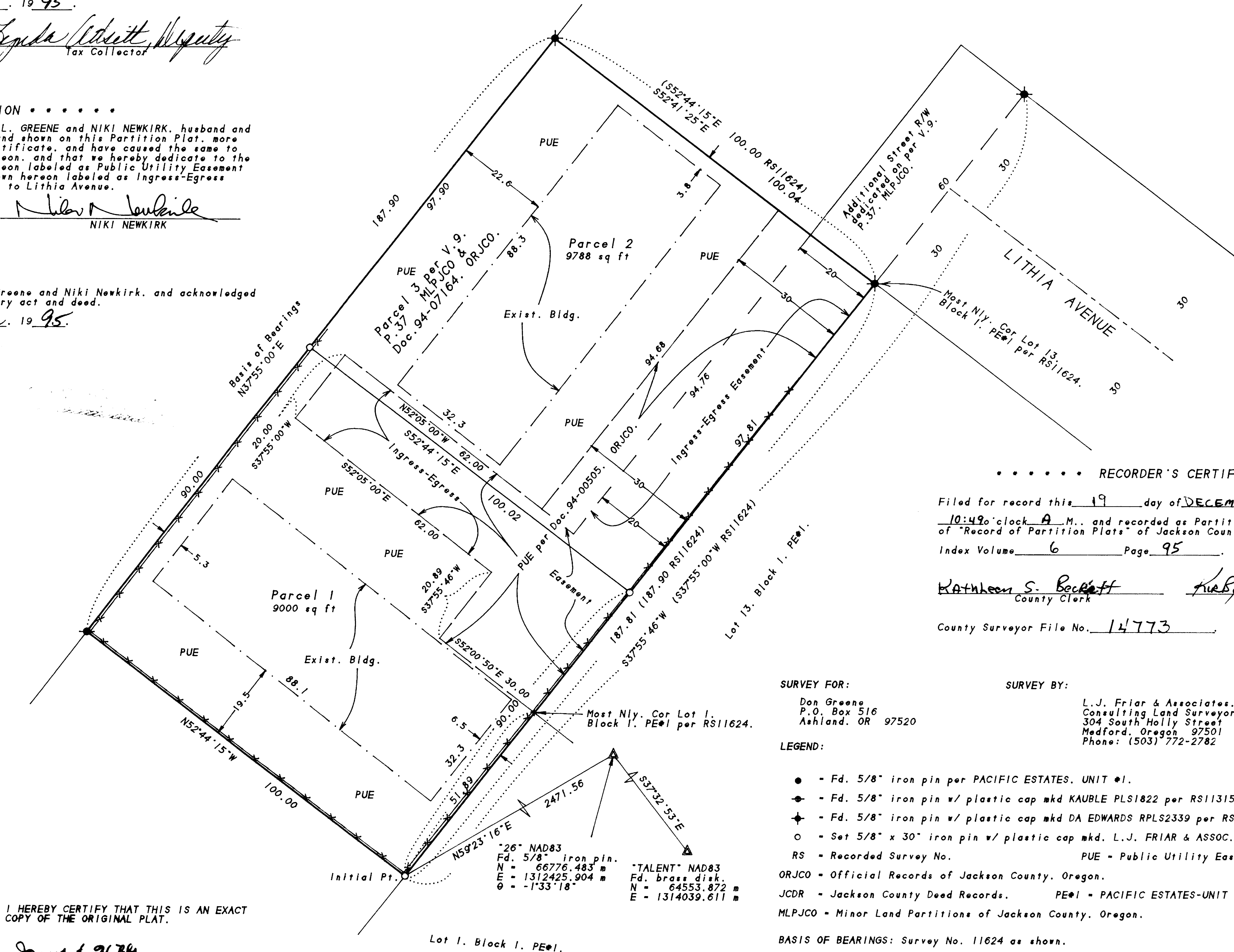
PERSONALLY appeared the above named Don L. Greene and Niki Newkirk, and acknowledged the foregoing instrument to be their voluntary act and deed.

Dated this 8th day of November, 1995.

Before me: Karen L. Laskis, Notary Public of Oregon.

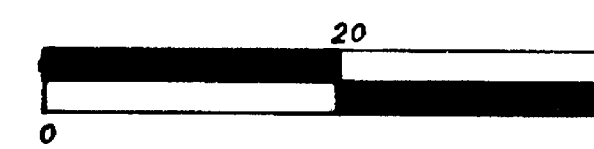
AFFIDAVIT OF CONSENT

From VALLEY OF THE ROGUE BANK recorded as Doc. 95-36464, ORJCO.



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

James E. Hibbs, SURVEYOR



RECORDER'S CERTIFICATE

Filed for record this 19 day of DECEMBER, 1995, at 10:49 o'clock A.M. and recorded as Partition Plat No. P-95-1995 of "Record of Partition Plats" of Jackson County, Oregon. Index Volume 6 Page 95.

Signatures of Kathleen S. Beckert, County Clerk and Hueby LeBaron, Deputy.

County Surveyor File No. 14773

12-14-95

SURVEY FOR:

Don Greene, P.O. Box 516, 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:

- Fd. 5/8" iron pin per PACIFIC ESTATES, UNIT #1.
- Fd. 5/8" iron pin w/ plastic cap mkd KAUBLE PLS1822 per RS11315.
- Fd. 5/8" iron pin w/ plastic cap mkd DA EDWARDS RPLS2339 per RS11624.
- Set 5/8" x 30" iron pin w/ plastic cap mkd, L.J. FRIAR & ASSOC.
RS = Recorded Survey No.
PUE = Public Utility Easement.
ORJCO = Official Records of Jackson County, Oregon.
JCDR = Jackson County Deed Records. PE#1 = PACIFIC ESTATES-UNIT NO. 1.
MLPJCO = Minor Land Partitions of Jackson County, Oregon.

BASIS OF BEARINGS: Survey No. 11624 as shown.

DATE: November 2, 1995 UNIT OF MEASUREMENT: Feet SCALE: 1" = 20'

REGISTERED PROFESSIONAL LAND SURVEYOR

James E. Hibbs, OREGON JULY 17, 1986 JAMES E. HIBBS 2234 Renewal Date 6-30-97

SHEET 1 OF 1

381W26AA TL2100

2 NOV 1995 JEN SCALE: 1 inch = 20 feet

Rotation: 0

14675.000 N 10825.000 E

85-252