

PARTITION PLAT NO. P-19-1996 Partition and Property Line Adjustment In the N.E. 1/4 of Sec. 26, T.38 S., R.1 W., W.M. City of Talent Jackson County, Oregon

APPROVALS
EXAMINED AND APPROVED this 21st day of February, 1996.

Nancy Kincaid
City Planner
Partition & Lot Line Adjustment

EXAMINED AND APPROVED this 23rd day of February, 1996.

Robert Roberts
County Surveyor

ALL TAXES, FEES, ASSESSMENTS or other charges as required by ORS 92.095 have been paid as of Feb 23, 1996.

Walt M. Allen Deputy
Assessor

Colleen Stanford
Tax Collector

SURVEY FOR:

SOS Plumbing
821 Palmer Road
Ashland, OR 97520

SURVEY BY:

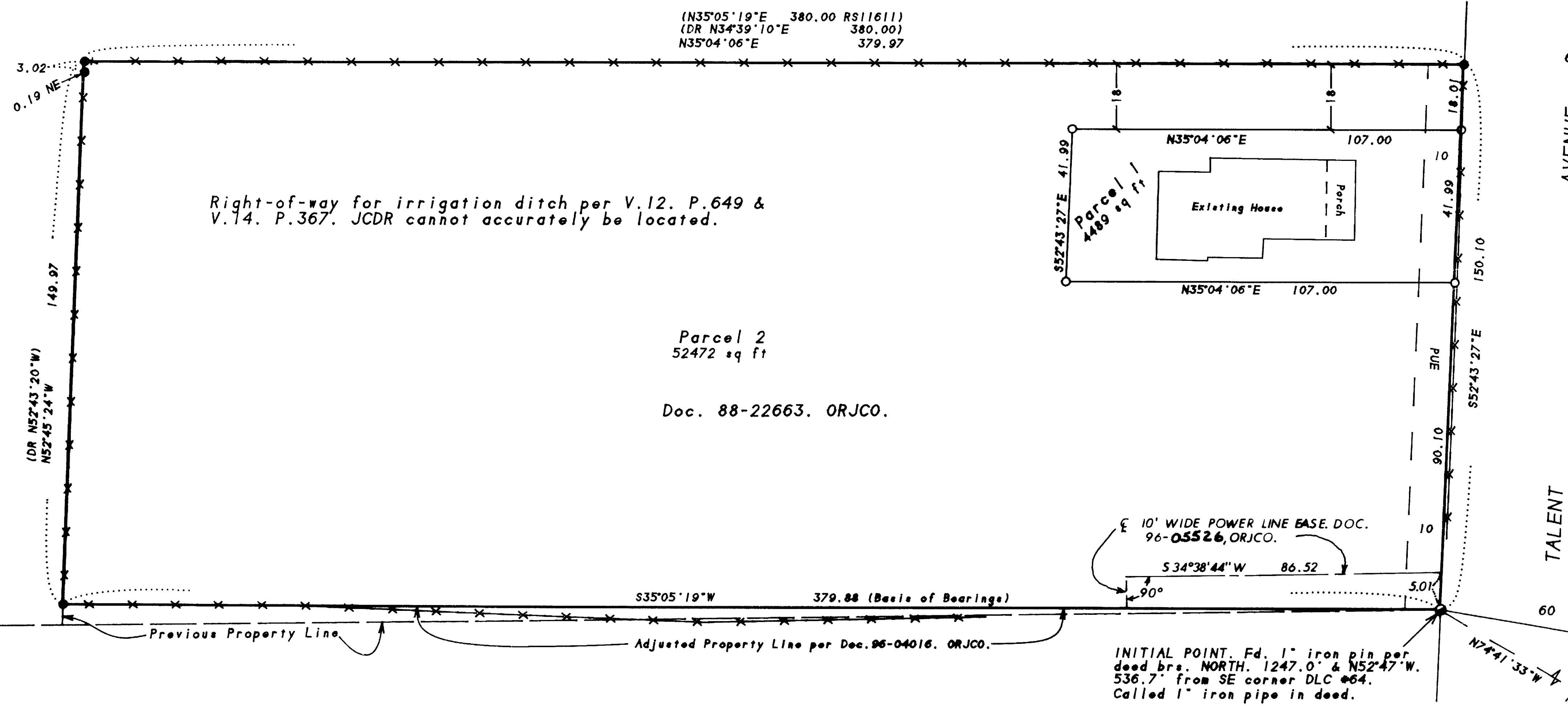
L.J. Friar & Associates, P.C.
Consulting Land Surveyors
304 South Holly Street
Medford, Oregon 97501
Phone: (503) 772-2782

LEGEND:

- - Found 5/8" iron pin w/ plastic cap mkd. L.J.FRIAR & ASSOC. per WAGNER PARK VILLAGE SUBDIVISION.
- - Found 5/8" iron pin w/ plastic cap mkd. LS601 per RS 11334 or 11611.
- - Set 5/8" x 30" iron pin with plastic cap mkd. L.J. FRIAR & ASSOC.
- RS - Recorded Survey *
- JCDR - Jackson County Deed Records.
- ORJCO - Official Records of Jackson County, Oregon.
- PUE - Public Utility Easement () - Record data as shown.

BASIS OF BEARINGS: Survey No. 11611. SCALE: 1" = 30'
DATE: February 14, 1996 UNIT OF MEASUREMENT: FEET

AFFIDAVIT OF CONSENT from TERRELL A. LUKE recorded as Doc. 96-05594, ORJCO.



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 COMPLIES WITH THE REGULATIONS FOR PARTITIONS, AND REPRESENTS LAND, THE EXTERIOR OF WHICH BEING ACCURATELY DESCRIBED AS FOLLOWS:
Commencing at the most Westerly corner of WAGNER PARK VILLAGE SUBDIVISION, Oregon; according to the official plat thereof, now of record, in Jackson County, Oregon; thence North 74°41'33" West, 160.83 feet to a 1/2 inch iron pin at the most Easterly corner of that tract described in Doc. No. 88-22663, Official Records of Jackson County and the INITIAL POINT OF BEGINNING; thence South 35°05'19" West, 379.88 feet to a 5/8 inch iron pin on the Southwesterly line of said tract; thence along said line, North 52°45'24" West (record North 52°43'20" West), 149.97 feet to a 5/8 inch iron pin at the most Westerly corner of said tract; thence along the Northwesterly line of said tract, North 35°04'06" East, 379.97 feet (record North 34°39'10" East, 380.00 feet) to a 5/8 inch iron pin at the most Northerly corner of said tract; thence along the Southwesterly line of Talent Avenue, South 52°43'27" East, 150.10 feet to the INITIAL POINT OF BEGINNING.

James E. Hibbs
SURVEYOR

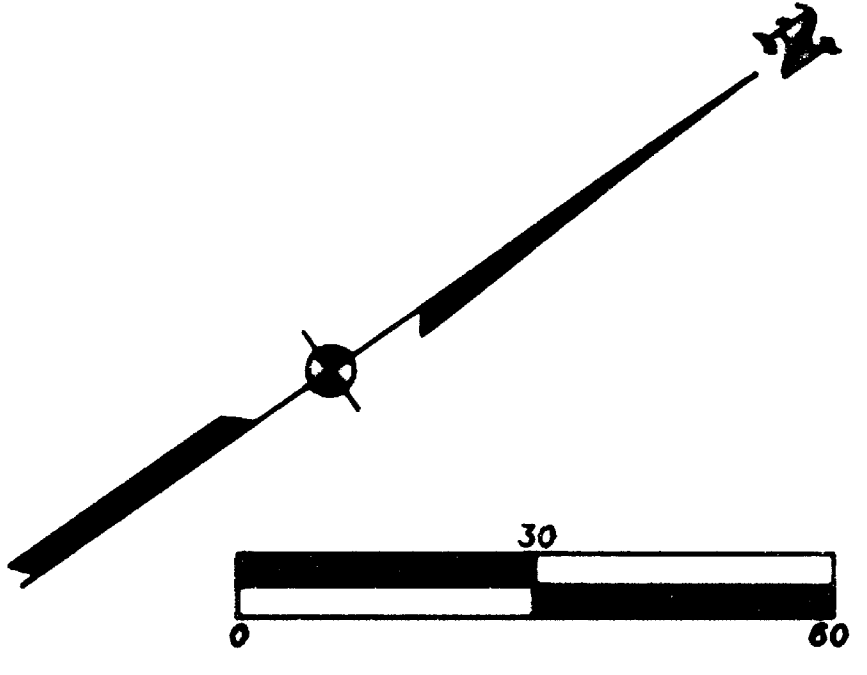
RECORDER'S CERTIFICATE
Filed for record this 23 day of February, 1996 at 12:26 o'clock P. and recorded as Partition Plat No. P-19-1996 of "Record of Partition Plats" of Jackson County, Oregon.
Index Volume 7, Page 19.
Kathleen S. Brackett Sealding Cutting
County Clerk Deputy
County Surveyor File No. 14852

DECLARATION
Know all men by these presents that we, MIKE D. DAVIS AND ROY O. BURRIS, are the owners in fee of the land shown on this 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).
Mike D. Davis Roy O. Burris
Mike D. Davis Roy O. Burris
STATE OF OREGON) ss.
COUNTY OF JACKSON) ss.
PERSONALLY appeared the above named Mike D. Davis and Roy O. Burris and acknowledged the foregoing instrument to be their voluntary act and deed.
Dated this 22nd day of February, 1996.
Before me: Karen L. Latta
Notary Public of Oregon.

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

PURPOSE: To survey and monument two Parcels created by a Land Partition and monument an adjusted Property Line.

PROCEDURE: Held pins set by RS11334 & 11611 for the exterior of this Partition, and prepared Legal description for the adjusted Property Line which was subsequently recorded. Calculated the position of the Parcel corners per the Tentative plat and monumented same. Made tie to the Westerly corner of WAGNER PARK VILLAGE SUBD. and to Geodetic Stations #26 and "TALENT".



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

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