

APPROVALS

I CERTIFY THAT PURSUANT to authority granted by the Subdivision Ordinance of the City of Phoenix this Plat is hereby approved.

Dennis L. Murray Planning Director MAY 2, 1996 Date

EXAMINED AND APPROVED this 2 day of May 19 96

Harold A. Linn, P.E. Phoenix City Engineer

EXAMINED AND APPROVED this 7th day of March 19 96

Robert Roberts County Surveyor

EXAMINED AND APPROVED as required by ORS 92.100 as of May 8, 19 96

David L. Owen, Deputy Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS or other charges as required by ORS 92.095 have been paid as of May 8, 19 96

Colleen Stanford Tax Collector

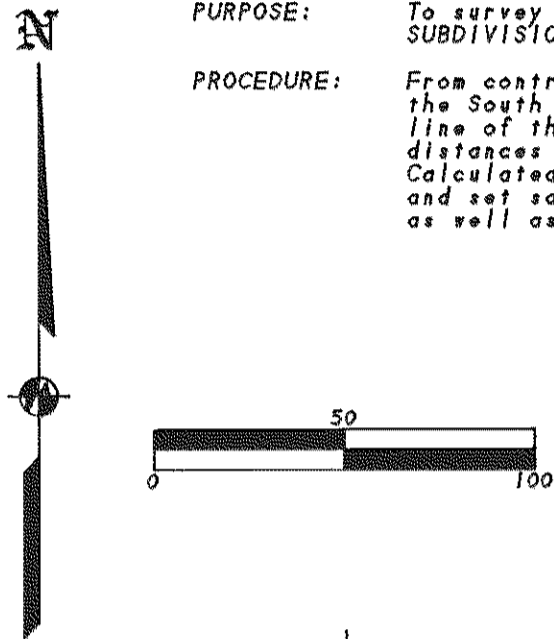
WALNUT GROVE SUBDIVISION, PHASE 1

A portion of Lots 14 & 15, HILSINGER SUBDIVISION In the N.E. 1/4 of Sec. 16, T.38 S., R.1 W., W.M. Jackson County, Oregon

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

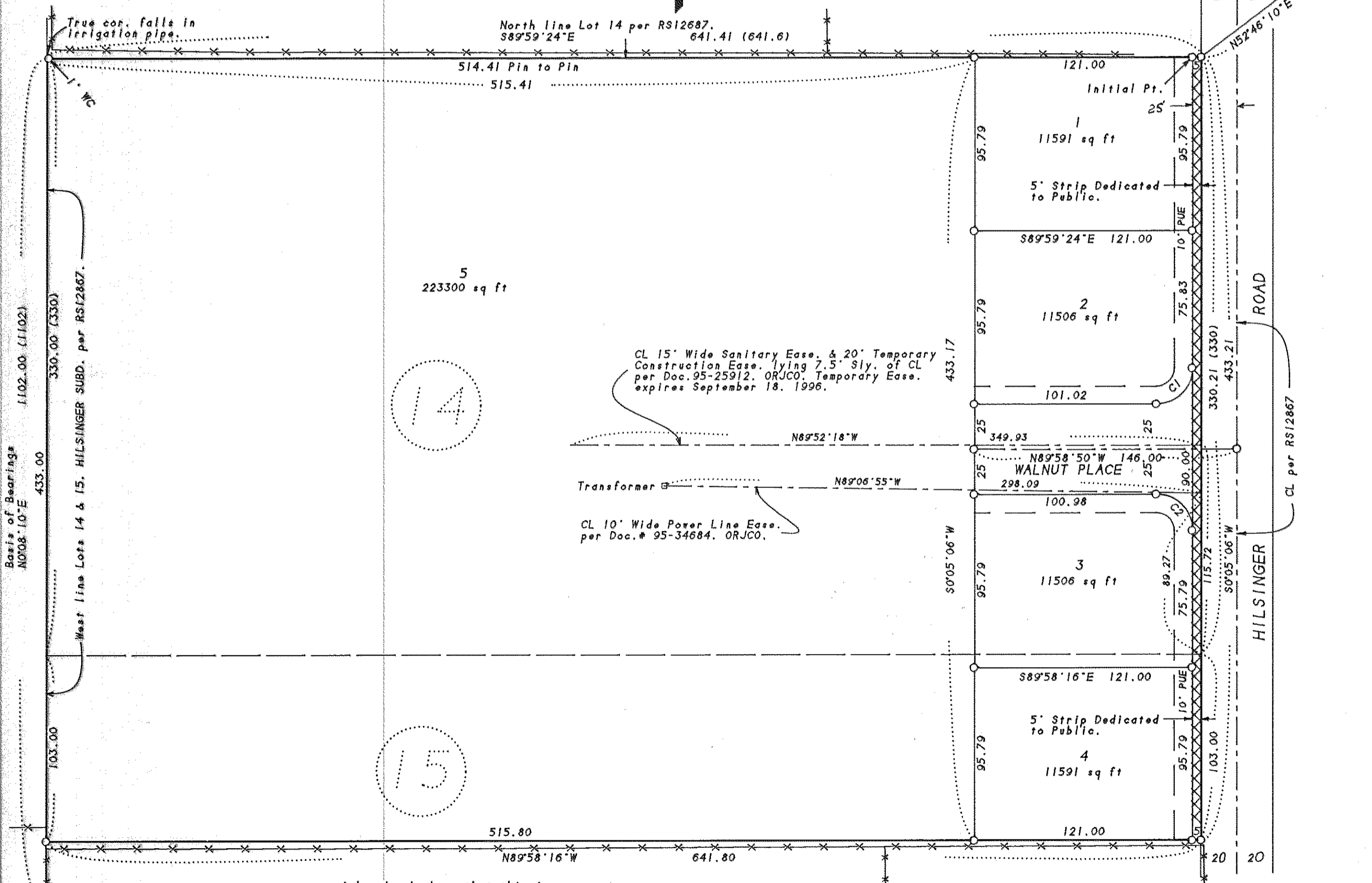
PURPOSE: To survey and monument the Lots and Street of WALNUT GROVE SUBDIVISION, PHASE 1.

PROCEDURE: From control established by this office during RS12867, calculated the South line of Lot 14 by proportionate method and the South line of the Taxlot per Deed, See RS12867 for the proportionate distances along the East & West lines of Hilsinger Subdivision. Calculated the position of the Lot corners per the Tentative plat and set same. Made GPS tie to Station #151. Those monuments found as well as those set are as shown hereon.



REGISTERED PROFESSIONAL LAND SURVEYOR James E. Hibbs OREGON JULY 17, 1988 JAMES E. HIBBS 2234 Renewal Date 6-30-97

#151, NAD83(91) N = 69980.550m E = 1308934.732m 0 = -1'35"04.927"



CL 15' Wide Sanitary Easement & 20' Temporary Construction Easement, lying 7.5' Sly. of CL per Doc. # 95-25912. ORJCO. Temporary Easement expires September 18, 1996.

CL 10' Wide Power Line Easement per Doc. # 95-34684. ORJCO.

I hereby declare that this is an exact copy of the original plat. James E. Hibbs Surveyor

COURSE DATA TABLE with columns: No., Radius, Delta, Length, Long Chord or Chord

RECORDER'S CERTIFICATE

For order approving this Plat, see Volume _____ Page _____ of the County Commissioner's Journal of Proceedings.

Filed for record this 14th day of May 1996 at 11:29 o'clock A.M. and recorded in Volume 21 of Plats at Page 20 of the records of Jackson County, Oregon. Index Volume 21 Page 20

KATHLEEN S. BARKETT County Clerk KIRBY Le Baron Deputy

Covenants, Conditions & Restrictions recorded as Doc. # _____ ORJCO.

SURVEYOR'S CERTIFICATE

I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS AS PROVIDED BY LAW THE TRACT OF LAND SHOWN HEREON, SAID PLAT BEING AN ACCURATE REPRESENTATION OF THE SAME, AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE EXTERIOR BOUNDARY LINES:

Lot 14 of HILSINGER SUBDIVISION, according to the official plat thereof, now of record, in Jackson County, Oregon and the Northerly 103 feet of Lot 15, said HILSINGER SUBDIVISION.

James E. Hibbs SURVEYOR

SURVEY FOR: Richard Klimek P.O. Box 543 Phoenix, OR 97535 SURVEY BY: L.J. Friar & Associates, P.C. Consulting Land Surveyors 304 South Holly Street Medford, Oregon 97501 Phone: (503) 772-2782

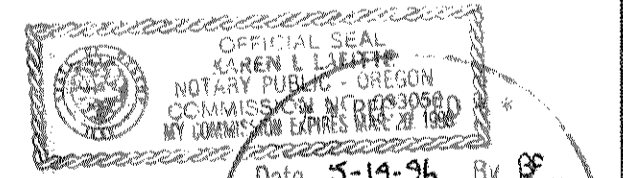
LEGEND: Found County Surveyor's brass capped monument & accessories. Set 5/8" x 30" Iron pin w/ plastic cap mkd. L.J. FRIAR & ASSOC. RS - Recorded Survey #. JCDR - Jackson County Deed Records. ORJCO - Official Records of Jackson County, Oregon. WC - Witness Corner. PUE - Public Utility Easement CI - See Course Data Table. () - Plat record data per HILSINGER SUBDIVISION DR - Deed Record. BASIS OF BEARINGS: Survey No. 12867. SCALE: 1" = 50' UNIT OF MEASUREMENT: Feet DATE: February 21, 1996

DECLARATION Know all men by these presents that we, RICHARD W. KLIMEK and MARJORIE JOAN KLIMEK, are the owners in fee, as tenants by the entirety, of the lands shown on this Plat, more particularly described in the Surveyor's Certificate, and have caused the same to be subdivided into the lots and street as shown hereon, and that we hereby dedicate to the public for public use (1) the street, (2) the 5' strip along the West line of Hilsinger Road as well as (3) that portion shown hereon labeled as Public Utility Easement (PUE), with the condition that T.C.I. Cablevision, its successors or assigns in interest have the right to use said PUE. We hereby designate said Subdivision as WALNUT GROVE SUBDIVISION, PHASE 1.

Richard W. Klimek Marjorie Joan Klimek RICHARD W. KLIMEK MARJORIE JOAN KLIMEK

STATE OF OREGON) ss. COUNTY OF JACKSON) PERSONALLY appeared the above named Richard W. Klimek and Marjorie Joan Klimek, and acknowledged the foregoing instrument to be their voluntary act and deed. Dated this 8th day of March 19 96

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



Date 5-14-96 By BF This survey consists of: 1 sheet map 0 page(s) Narrative JACKSON COUNTY SURVEYOR

AFFIDAVIT OF CONSENT from WILLIAM SISEMORE, Trustee for Klamath First Federal Savings and Loan Association recorded as Doc. # 96-15124 ORJCO.