

WILLOW JUNCTION SUBDIVISION

In the N.W. 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 survey and monument the Lots and Public Access Area of WILLOW JUNCTION SUBDIVISION, and to prepare legal descriptions for a Property Line Adjustment.

PROCEDURE: Tied to monument along the North line of LOUIS J. SUBDIVISION, UNITS 1 & 3 for control of the South boundary. The N.E. corner of UNIT 3 has been destroyed, so plat record distance from the N.W. corner of Lot 80 was held to establish the S.E. corner of this Subdivision. The fence post said to occupy the plat record position of the S.E. corner of WAGNER BUTTE ADDITION, was located and held as the S.W. corner of this Subdivision. Plat record angles and distances from WAGNER BUTTE ADDITION were held to establish the Westerly boundary. The railroad right-of-way was established from the Railroad right-of-way maps, the S.E. corner previously established and the found 3/4 inch iron pipe at Wagner Street. The Northerly line was established from deed record angles and distances. Per the clients request prolonged the Southeasterly line of that tract described in Document No. 72-05429, ORJCO, to Railroad right-of-way and prepared legal descriptions for the transfer of ownership of the rectangular tract to the owner of Tax Lot 7201. With the Boundary thus established calculated the position of and set corners according to the approved Tentative Plat. 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

SURVEY FOR:

Charles Hamilton, et al
2277 Suncrest Road
Talent, OR 97540

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 w/ plastic cap mkd. MCMAHAN LS1913 per LOUIS J. SUBDIVISION, UNITS 1 & 3.
- ⊕ - Fd. 3/4" iron pipe per RS4101. ● - Fd. 5/8" iron pin, origin unknown.
- ⊙ - Fd. centerline monument per RS13555. PUE - Public Utility Easement.
- ⊛ - Fd. railroad spike per RS14093. RS - Recorded Survey #.
- - Set 5/8" x 24" iron pin w/ plastic cap mkd. L.J. FRIAR & ASSOC.
- ⊖ - Set 5/8" x 30" iron pin w/ plastic cap mkd. L.J. FRIAR & ASSOC.
- JCDR - Jackson County Deed Records. DR - Deed Record.
- ORJCO - Official Records of Jackson County, Oregon.
- PR - Plat record data per WAGNER BUTTE ADDITION. () - Record data.

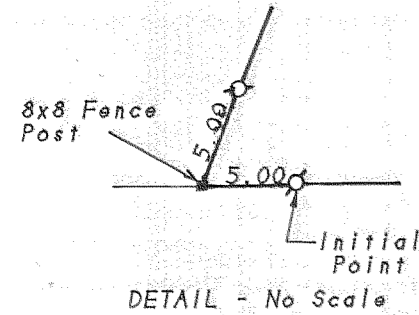
BASIS OF BEARINGS: North line of LOUIS J. SUBDIVISION UNITS 1 & 3.

UNIT OF MEASUREMENT: Feet DATE: May 16, 1996 SCALE: 1" = 60'

COURSE DATA TABLE	
C1	N69°44'42"E 50.73
C2	17.57
C3	23.65
C4	N69°44'42"E 79.28
C5	S30°50'16"W 53.53
C6	S46°25'31"W 69.67
C7	S49°44'31"W 5.00
C8	N20°15'18"W 30.00

EASEMENTS OF RECORD

- 1) Power line overhang easement per V.312, P.346. JCDR not on this property.
- 2) Power line right-of-way per V.441, P.449. JCDR not on this property.



SE Cor. WAGNER BUTTE ADD'N.
True Corner falls in
8"x8" wood fence post.
See RS10656.

I hereby declare that this is an exact copy of the original plat.

James E. Hibbs
Surveyor

381W26BA TL7200 & 26AC TL2200

**** RECEIVED ****
Date 6-13-96 By BF
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

SHEET 2 OF 2

APPROVALS

WE CERTIFY THAT PURSUANT to authority granted to us by the Talent Planning Commission in open meeting of June 5, 1996 this plat is hereby approved by the Talent Planning Commission. File No. SUB-96-1. Dated this 5th day of June, 1996.

Attest: [Signatures] President Secretary

EXAMINED AND APPROVED this 4th day of June, 1996. [Signature] County Surveyor

EXAMINED AND APPROVED this 5 day of June, 1996. [Signature] City Engineer

EXAMINED AND APPROVED as required by ORS 92.100 as of JUNE 11, 1996. [Signature] Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS or other charges as required by ORS 92.095 have been paid as of June 11, 1996. [Signature] Tax Collector

DECLARATION

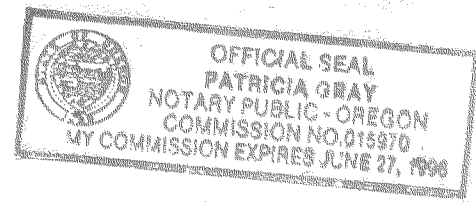
Know all men by these presents that we, CHARLES D. HAMILTON, MARY C. STEINBERGS, MICHAEL THIRKILL and LISA LAURSEN THIRKILL, are the owners in fee of the lands shown on this Plat, more particularly described in the Surveyor's Certificate, and have caused the same to be subdivided into the lots as shown hereon, and that we hereby dedicate to the public for public use that area shown hereon as Public Access Area as well as 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 establish that 5' Drainage Easement shown hereon. We hereby designate said Subdivision as WILLOW JUNCTION SUBDIVISION.

[Signatures] CHARLES D. HAMILTON, MARY C. STEINBERGS, MICHAEL THIRKILL, LISA LAURSEN THIRKILL

STATE OF OREGON) ss. COUNTY OF JACKSON)

PERSONALLY appeared the above named Charles D. Hamilton, Mary C. Steinbergs, Michael Thirkill and Lisa Laursen Thirkill and acknowledged the foregoing instrument to be their voluntary act and deed. Dated this 11th day of June, 1996.

Before me: [Signature] Notary Public of Oregon.



I hereby declare that this is an exact copy of the original plat. [Signature] Surveyor

AFFIDAVIT OF CONSENT from JUDITH C. BALL, Trustee of the Judith C. Ball Living Trust U.D.D. November 7, 1991 recorded as Doc.# 96-19664, ORJCO.

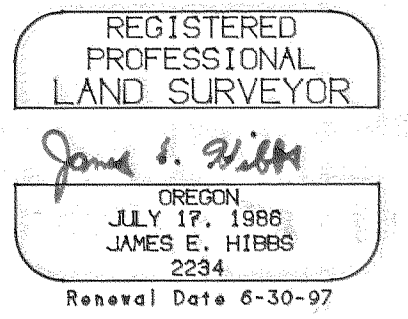
WILLOW JUNCTION SUBDIVISION In the N.W. 1/4 of Sec. 26, T.38 S., R.1 W., W.M. Jackson County, Oregon

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:

Commencing at the Northwest corner of Lot 65 of LOUIS J. SUBDIVISION, UNIT NO. 1, according to the official plat thereof, now of record, in Jackson County, Oregon; thence along the North line thereof, North 89°56'00" East, 157.93 feet to the Southeast corner of WAGNER BUTTE ADDITION, according to the official plat thereof, now of record; thence continue along said North line, North 89°56'00" East, 5.00 feet to a 5/8 inch iron pin and the INITIAL POINT OF BEGINNING; thence South 89°56'00" West, 5.00 feet to the Southeast corner of said WAGNER BUTTE ADDITION; thence along the exterior thereof, North 22°04'00" East (record North 22°08' East), 330.00 feet; thence North 40°07'00" West (record North 40°03' West), 48.35 feet; thence North 52°30'00" West (record North 52°26' West), 329.04 feet to the most Southerly corner of that tract described in Document No. 72-05429, Official Records of Jackson County, Oregon; thence along the South-easterly line of said tract, North 36°30'07" East (record North 36°27' East), 103.39 feet to a 5/8 inch iron pin at the most Easterly corner thereof; thence North 36°30'07" East, 91.76 feet to a 5/8 inch iron pin on the Southwesterly line of the Central Oregon & Pacific Railroad; thence along said line, South 40°15'29" East, 524.58 feet; thence South 49°44'31" West, 5.00 feet; thence South 40°15'29" East, 225.00 feet; thence South 49°44'31" West, 5.00 feet; thence South 40°15'29" East, 158.38 feet to the Northeast corner of LOUIS J. SUBDIVISION, UNIT 3, according to the official plat thereof, now of record, in Jackson County, Oregon; thence along the North lines of LOUIS J. SUBDIVISION, UNIT 3 and UNIT 1, South 89°56'00" West, 521.99 feet to the INITIAL POINT OF BEGINNING.

[Signature] SURVEYOR



RECORDER'S CERTIFICATE

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

Filed for record this 13 day of June, 1996, at 1:41 o'clock P.M., and recorded in Volume 21 of Plats at Page 24 of the records of Jackson County, Oregon. Index Volume 21 Page 24.

[Signatures] County Clerk Deputy

Covenants, Conditions and Restrictions recorded as Doc. _____, ORJCO.