

COURSE DATA TABLE				
NO.	DELTA	RADIUS	LENGTH	LONG CHORD or COURSE
(A)	85°00'	1397.40	219.10	N85°53'59"E 218.87
(1)				N40°44'57"E 64.08
(2)				S00°22'35"W 48.205
(3)				S89°31'34"W 41.51
(4)				S89°31'34"W 16.15

**PARTITION PLAT NO. P-55-1996**  
 A portion of D.L.C. No. 69 in the S.E. 1/4 of  
 Sec. 29, T.38 S., R.1 W., W.M., City of Talent  
 Jackson County Oregon

..... 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:

Parcel 3 per Partition Plat No. P-127-1992, according to the official plat thereof, map of record, in Volume 3, Page 127, of "Record of Partition Plats" of Jackson County, Oregon.

*James E. Hibbs*  
 SURVEYOR

..... APPROVALS .....

APPROVED BY THE CITY OF TALENT PLANNING DEPARTMENT:

By: *Nancy L. ...* Date: *6-2-96*  
 City Planner

APPROVED BY THE JACKSON COUNTY SURVEYOR'S OFFICE:

By: *Joseph Roberts* Date: *June 26, 1996*  
 Jackson County Surveyor

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES as required by ORS 92.095 have been paid as of June 26 1996.

*Ron Lindley* Assessor *Colleen ...* Tax Collector

..... RECORDER'S CERTIFICATE .....

Filed for record this 26 day of June 1996 at 2:11 o'clock P.M., and recorded as Partition Plat No. P-55-1996 of "Record of Partition Plats" of Jackson County, Oregon.

Index Volume 7 Page 55

*Kathleen J. Beckett* County Clerk *Glenda E. Bartlett* Deputy

County Surveyor File No. 15012

..... WATER RIGHTS STATEMENT .....

There are no water rights appurtenant to this Partition according to information from the Jackson County Watermaster's Office.

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

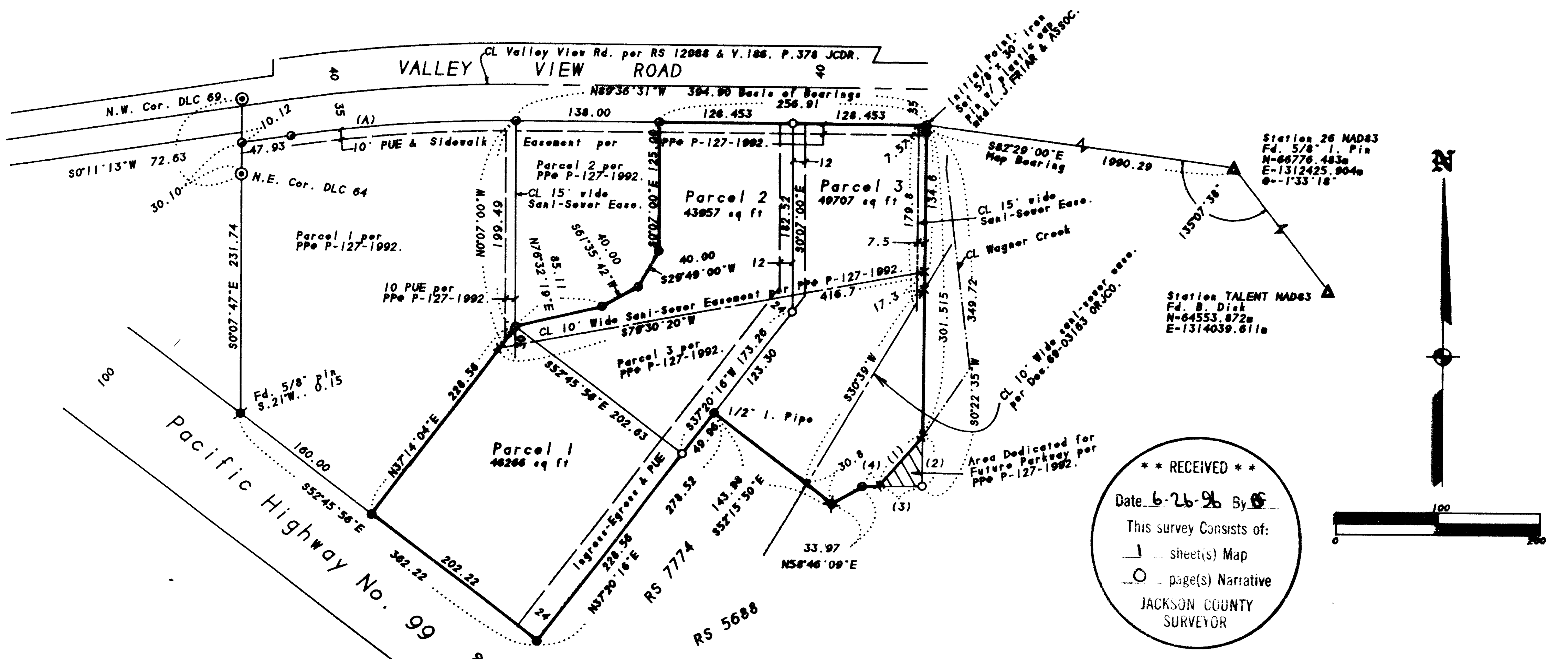
PURPOSE: To monument the corners of three Parcels created through a Land Partition.

PROCEDURE: The exterior of the Partition was monumented by this office during RS13267. From these monuments calculated the corners of the Parcels per the tentative plat and set same. Those monuments found as well as those set are as shown hereon.

REGISTERED PROFESSIONAL LAND SURVEYOR

*James E. Hibbs*  
 OREGON  
 JULY 17, 1986  
 JAMES E. HIBBS  
 2234  
 Renewal Date 6-30-95

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



\*\* RECEIVED \*\*  
 Date 6-26-96 By GS  
 This survey consists of:  
 1 Sheet(s) Map  
 0 page(s) Narrative  
 JACKSON COUNTY SURVEYOR

SURVEY FOR:

Simon Kechloien  
 1594 Jackson 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 County Surveyor's Brass capped monument and accessories.
- ⊗ - Found 3/4" iron pipe per RS 1701.
- - Found 5/8" iron pin per RS 7774.
- ⊕ - Found 5/8" iron pin, origin unknown.
- ⊙ - Found 5/8" iron pin w/ plastic cap mkd. L.J. FRIAR & ASSOC. per RS13267.
- - Set 5/8" x 30" iron pin w/ plastic cap mkd. L.J. FRIAR & ASSOC.
- RS - Recorded Survey No.
- x - Calculated point. Nothing set.
- ORJCO - Official Records of Jackson County, Oregon.
- JCDR - Jackson County Deed Records.
- BASIS OF BEARINGS: Survey No. 13267.
- DATE: December 5, 1994
- (A) (1) - See course data table.
- PPE - Partition Plat No.
- CL - Centerline.
- PUE - Public Utility Easement.
- UNIT OF MEASUREMENT: Feet
- SCALE: 1" = 100'

..... AFFIDAVITS OF CONSENT .....

- From Valley of the Rogue bank recorded as Doc. 96-21320 ORJCO.
- From Simon Kechloien recorded as Doc. 96-21319 ORJCO.
- From Peter M. Tiersma recorded as Doc. 96-21317 ORJCO.
- From Gerald Lehrburger recorded as Doc. 96-21318 ORJCO.

..... DECLARATION .....

Know all men by these presents that AVERY PROPERTIES, INC., an Oregon Corporation, L. SCOTT CRENSHAW and CRAIG A. JACKSON, dba as O.M.T. Properties, 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 to hereby dedicate to the public for public use that portion shown hereon labeled as Public Utility Easement (PUE). We hereby grant those Sanitary Sewer Easements shown hereon labeled as CL 15" wide Sani-Sever Easement, to Bear Creek Valley Sanitary Authority. We also hereby grant those easements shown hereon labeled as Ingress-Egress Easement to provide access for the Parcels to Highway 99 and to Valley View Road.

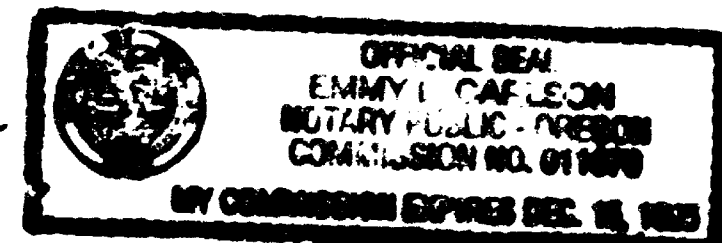
*Gordon Avery* President *L. Scott Crenshaw* *Craig A. Jackson*  
 Gordon Avery, President L. Scott Crenshaw Craig A. Jackson  
 Avery Properties, Inc.

STATE OF OREGON)  
 COUNTY OF JACKSON)

PERSONALLY appeared the above named Gordon Avery, and acknowledged the foregoing instrument to be his voluntary act and deed. Gordon Avery further acknowledges that the foregoing instrument was signed on behalf of Avery Properties, Inc.

Dated this 23 day of March 1995.

Before me: *Emmy L. Carlson*  
 Notary Public of Oregon. 12-15-95



STATE OF OREGON)  
 COUNTY OF DOUGLAS)

PERSONALLY appeared the above named L. Scott Crenshaw and Craig A. Jackson and acknowledged the foregoing instrument to be their voluntary act and deed. L. Scott Crenshaw and Craig A. Jackson further acknowledge that the foregoing instrument was signed on behalf of O.M.T. Properties.

Dated this 23 day of March 1995.

Before me: *Emmy L. Carlson*  
 Notary Public of Oregon. 12-15-95

