

APPROVALS

Approved this 8TH day of April, 1996.

Reginal Roberts
Jackson County Surveyor

Filed in the Office of the Jackson County Surveyor as

Survey No. 15050

Approved this 11 day of April, 1996.

[Signature]
City of Talent Planning Department (File # MP-95-6)

Examined and approved as required by O.R.S. 92.095

as of JULY 29, 1996.

[Signature]
Assessor, Department of Assessment

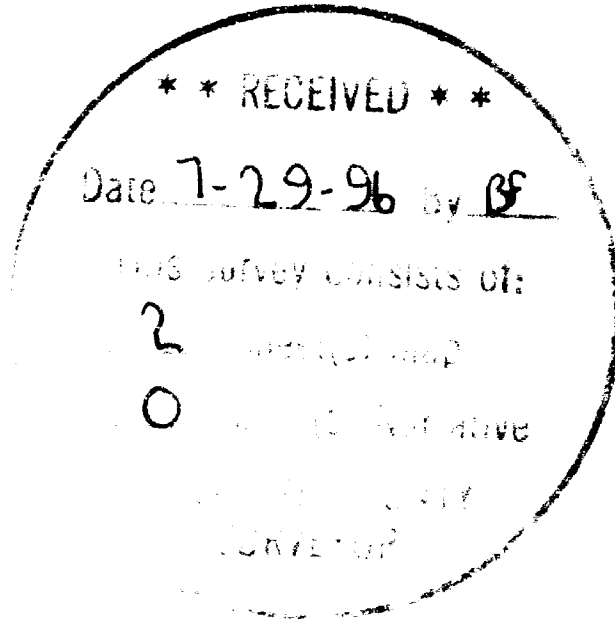
All taxes, fees, assessments or other charges as required by O.R.S. 92.095

have been paid as of July 29, 1996

[Signature]
Tax Collector

We, Klamath First Federal Savings and Loan Association, as beneficiary of that Trust Deed, dated June 14, 1991, recorded June 18, 1991, as Instrument Number 91-13855, Official Records of Jackson County, Oregon, hereby release our interest in that area dedicated as a Pedestrian Access Easement as shown on the partition plat.

See Partial Reconveyance recorded as Instrument No. 96-24688 Official Records, Jackson County, Oregon on July 24, 1996.



Partition Plat No. P-63-1996

March 1, 1996

Located in the N.E. 1/4 of Section 26, Township 38 South, Range 1 West of The Willamette Base and Meridian, City of Talent, Jackson County, Oregon

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that we, Sylvia Thompson and Brent E. Thompson, are the owners of the real property represented on this partition plat and more particularly described in the Surveyor's Certificate, and that we have caused the same to be divided into parcels as shown on the partition plat. We hereby dedicate to the public for public use, that easement shown hereon labeled as a Pedestrian Access Easement.

[Signature]
Sylvia Thompson

[Signature]
Brent E. Thompson

STATE OF OREGON)
COUNTY OF JACKSON) SS

This certifies that on this 12TH day of APRIL, 1996, before me a Notary Public, personally appeared Sylvia Thompson, and acknowledged the foregoing instrument to be her Voluntary act and deed.

Before me: [Signature]
Notary Public

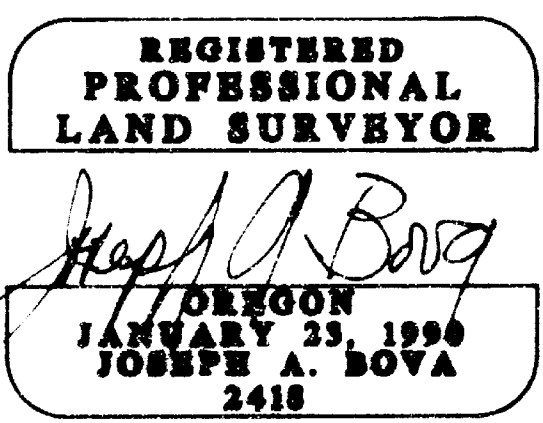
STATE OF OREGON)
COUNTY OF JACKSON) SS

This certifies that on this 12TH day of APRIL, 1996, before me a Notary Public, personally appeared Brent E. Thompson, and acknowledged the foregoing instrument to be his Voluntary act and deed.

Before me: [Signature]
Notary Public

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

[Signature]
SURVEYOR



SURVEYOR'S CERTIFICATE

I, Joseph A. Bova, a Registered Land Surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with the proper monuments as provided by law the tract of land hereon shown and this Plat is a correct representation of the same, and the following is an accurate description of the parent tract:

Commencing at the most easterly corner of McClouds Addition to the Town of Talent, according to Official Plat thereof, now of record, Jackson County, Oregon; thence South 37 18'40" West, 150.00 feet to a set 5/8" by 30" iron pin at the northerly corner of the real property described in TRACT A of Instrument Number OR 90-14639 of the Official Records, said county, for the INITIAL POINT OF BEGINNING; thence along the northwesterly line of said real property South 37 18'40" West, 162.00 feet to the northeasterly right-of-way line of Talent Avenue; thence along said right-of-way line South 52 43'20" East, 105.58 feet to a point of curve; thence along the arc of a 20.00 foot radius curve to the left, (the long chord to which bears North 77 06'27" East, 30.72 feet) an arc distance of 35.03 feet to a point of tangency on the northwesterly right-of-way line of Gangnes Drive; thence along said right-of-way line North 26 56'14" East, 119.88 feet to a point of curve; thence along the arc of a 230.00 foot radius curve to the right, (the long chord to which bears North 29 30'42" East, 20.86 feet) an arc distance of 20.67 feet to a non-tangent line at the easterly corner of the aforementioned real property; thence leaving the aforementioned right-of-way line, along the northeasterly line of said real property North 52 43'20" West, 100.94 feet to the Point of Beginning.

[Signature]
Surveyor

SURVEY NARRATIVE (To comply with ORS. 209.250)

PURPOSE:
To create two parcels per City of Talent Preliminary Approval File #MP-95-6, and the client.

PROCEDURE:
The subject parcel is bounded on the southeasterly and northeasterly sides by Gangnes Subdivision, and on the northwesterly side by McClouds Addition. In determining the boundary of Gangnes Subdivision, Survey Number, (S/N), 5125 reconstructed this portion of the outside boundary of McClouds Addition. Utilizing found original pins from Gangnes Subdivision and S/N 5125, the southeasterly boundary of McClouds Addition was determined. The resulting southerly corner of McClouds Addition checks well with the plat record distance to the westerly corner thereof, as set by S/N 10683. The resulting parent parcel was then partitioned according to the aforementioned approval and the client.

RECORDER'S CERTIFICATE

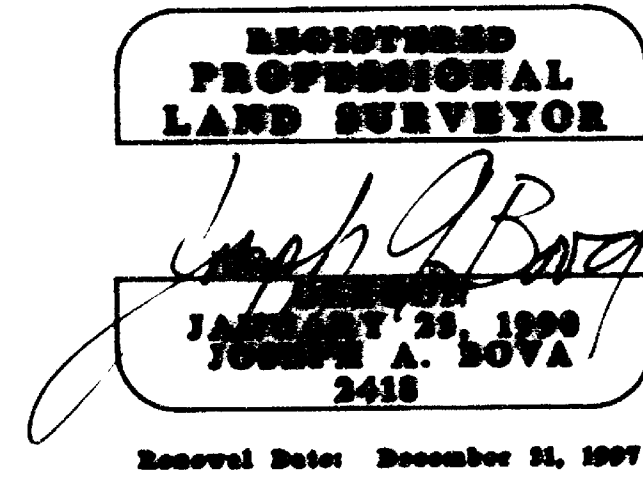
Filed for record this 29 day of July, 1996 at 4:21 o'clock P.M. and recorded as Partition Plat No. P-63-1996 of "RECORD OF PARTITION PLATS" in Jackson County, Oregon. Index Volume 7, Page 63

[Signature] County Clerk [Signature] Deputy

Partition Plat No. P-63-1996

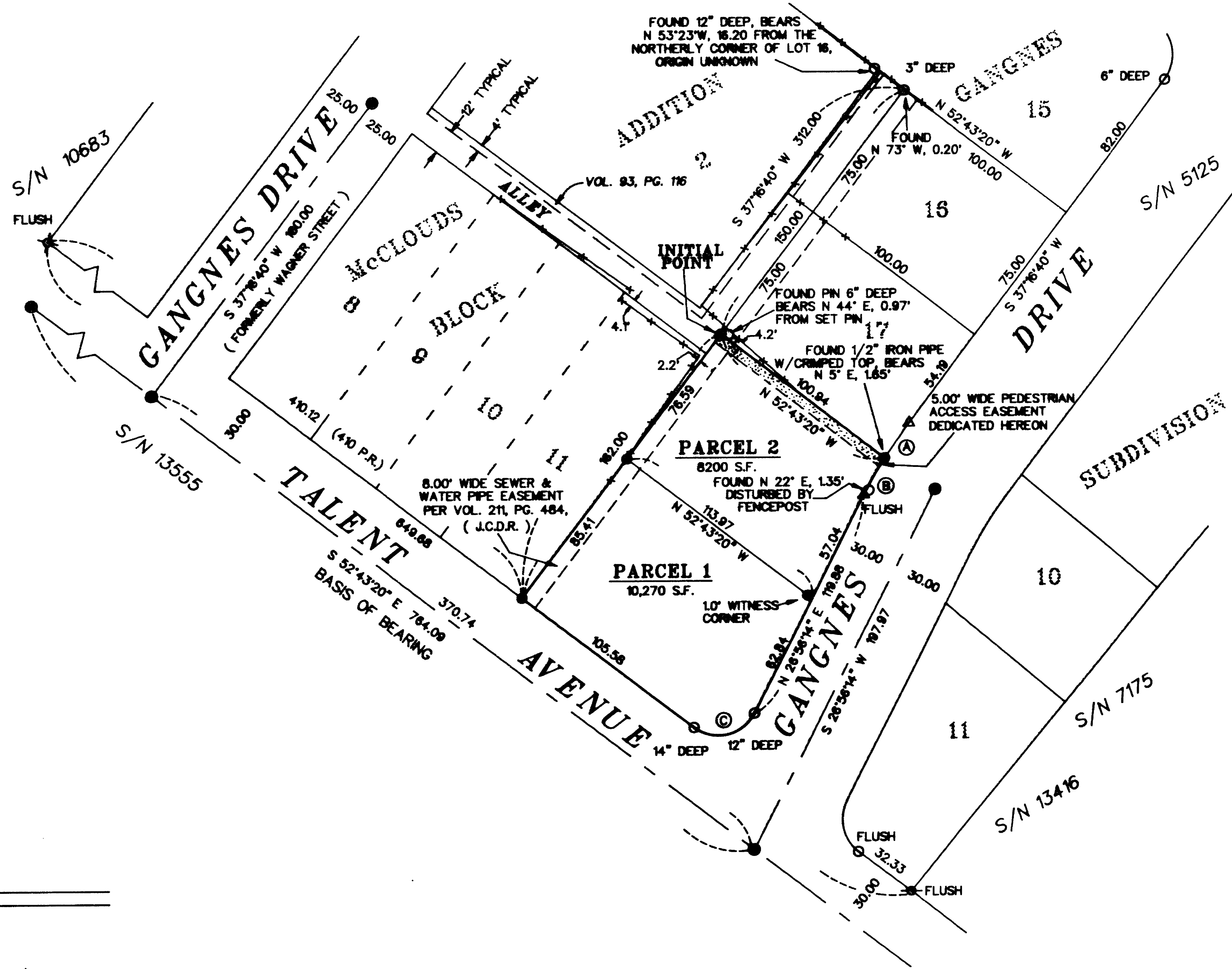
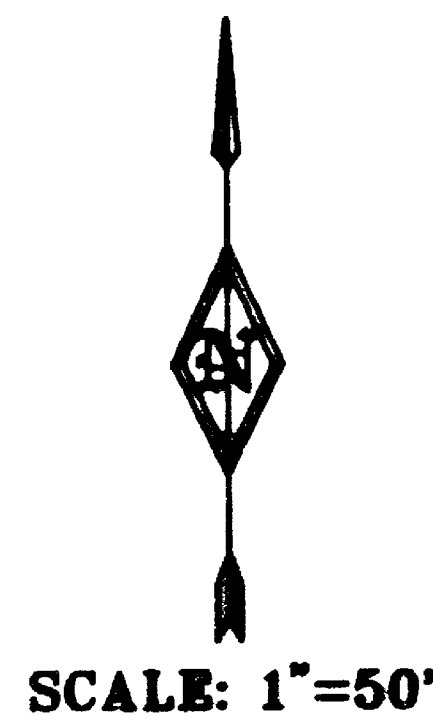
March 1, 1996

Located in the N.E. 1/4 of Section 26, Township 38 South, Range 1 West of The Willamette Base and Meridian, City of Talent, Jackson County, Oregon



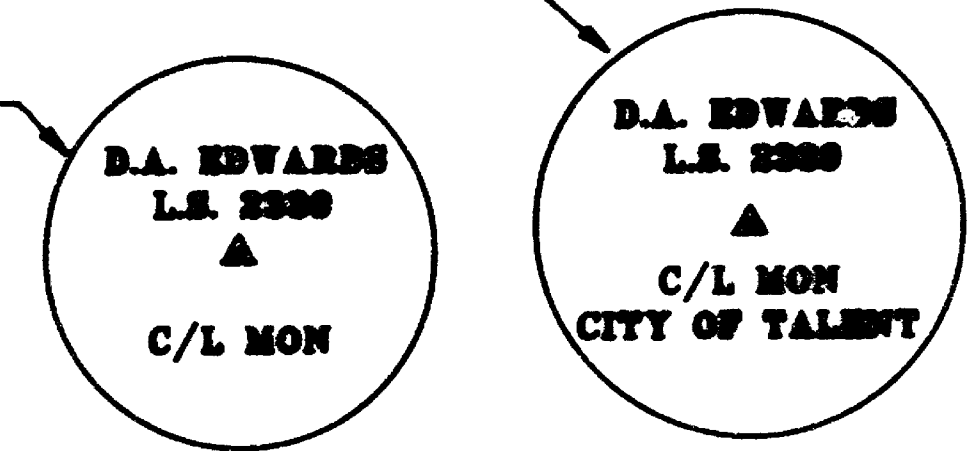
By: Joseph A. Bova, P.L.S.
45 Mallard Street
Ashland, Oregon 97520

For: Brent Thompson and
Sylvia Thompson
P.O. Box 201
Ashland, Oregon 97520



LEGEND

- Set 5/8" X 30" iron pin with plastic cap marked "BOVA LS2418"
- Found 5/8" iron pin, origin Gangnes Subdivision unless noted otherwise
- ⊗ Found 5/8" iron pin with plastic cap stamped "L.J. Friar & Ass." - origin S/N 13416
- ⊗ Found 5/8" iron pin with obliterated plastic cap, origin S/N 10683
- Found 2" metal disc (flush), stamped:
Origin S/N 13555
- Found 2" metal disc (flush), stamped:
Origin S/N 13555
- △ Plat Position
- Indicates existing fence line
- S/N Filed Survey Number
- P.R. Plat Record
- S.F. Square feet
- JCDR Jackson County Deed Records



I HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
Joseph A. Bova
SURVEYOR

CURVE DATA

PT	RADIUS	DELTA	LENGTH	LC BEARING	LC
A	230.00	5°11'30"	20.84	N 34°41'29" E	20.83
B	230.00	5°08'56"	20.67	N 29°30'42" E	20.66
C	20.00	100°20'26"	35.02	N 77°06'27" E	30.72

Basis of Bearing: Centerline of Talent Avenue