

APPROVALS

APPROVED by the CITY OF TALENT PLANNING DEPARTMENT:

By: Nancy Kincaid Date: 9-23-96
City Planner (File No. MP-95-9)

Approved by the JACKSON COUNTY SURVEYOR'S OFFICE:

By: James E. Hibbs Date: July 18, 1996
Jackson County Surveyor

ALL TAXES, FEES, ASSESSMENTS or other charges as required by ORS 92.095 have been paid as of October 25th 19 96.

Ron Lundberg Assessor J. Servatius Tax Collector

PARTITION PLAT NO. P-90-1996

Located in Block "C" of the Town of Talent in the N.E. 1/4 of the N.W. 1/4 Sec. 26, 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 corners of three Parcels created through a Land Partition/Property Line Adjustment. See City of Talent Planning File No. MP-95-9.

PROCEDURE: From existing control and monuments previously established by this office during RS13869, calculated the position of the Parcel corners per the approved Tentative Plat and set monuments as shown hereon.

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

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:

Beginning at the intersection of the Southeastery line of Bain Street and the Southeastery line of First Street in the City of Talent, Jackson County, Oregon and the INITIAL POINT OF BEGINNING: thence along the Southeastery line of First Street, South 42°28'02" East, 100.00 feet; thence at right angle, to said First Street, South 47°31'58" West, 100.00 feet; thence along the Northeastery line of that tract described in Document No. 88-27379, Official Records of Jackson County, Oregon, South 42°28'02" East, 52.00 feet to the most Easterly corner thereof; thence along the Southeastery line of said tract, South 47°31'58" West, 50.00 feet to the most Southerly corner thereof; thence along the Southeastery line of said tract, North 42°28'02" West, 57.00 feet to an angle point; thence South 47°31'58" West, 16.00 feet to an angle point; thence North 42°28'02" West, 95.00 feet to the Southeastery line of Bain Street; thence along said Southeastery line, North 47°31'58" East, 166.00 feet to the INITIAL POINT OF BEGINNING.

James E. Hibbs
SURVEYOR

RECORDER'S CERTIFICATE

Filed for record this 25 day of October, 1996, at 2:01 o'clock P.M., and recorded as Partition Plat No. P-90-1996 of "Record of Partition Plats" of Jackson County, Oregon.
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Kathleen S. Beckett County Clerk Glenda E. Beckett Deputy

County Surveyor File No. 15154

DECLARATION

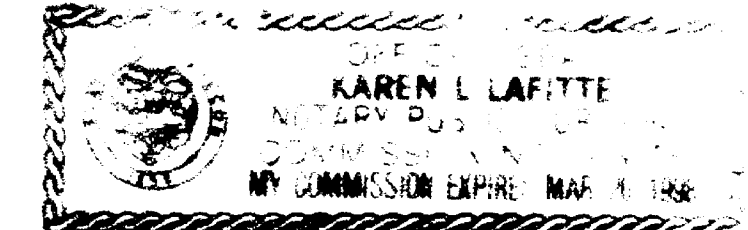
Know all men by these presents that we, VICTOR THOMAS NASH, KELLY SUE NASH, husband and wife, and FRANK W. BANFIELD, are the owners in fee simple of the land shown on this Partition Plat, more particularly described in the Surveyor's Certificate, and have caused the same to be Partitioned into the Parcels as shown hereon.

Victor Thomas Nash Kelly Sue Nash Frank W. Banfield
VICTOR THOMAS NASH KELLY SUE NASH FRANK W. BANFIELD

STATE OF OREGON)
COUNTY OF JACKSON)

PERSONALLY appeared the above named Victor Thomas Nash and Kelly Sue Nash, and acknowledged the foregoing instrument to be their voluntary act and deed.
Dated this 29th day of July, 1996.

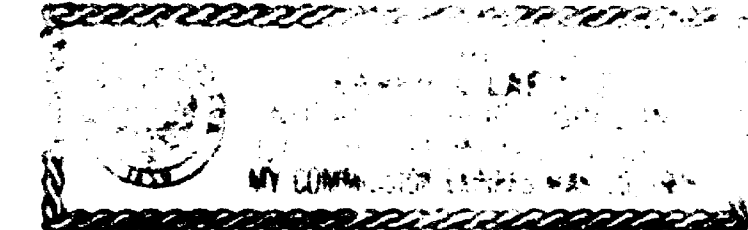
Before me: Karen L. Lafitte
Notary Public of Oregon



STATE OF OREGON)
COUNTY OF JACKSON)

PERSONALLY appeared the above named Frank W. Banfield, and acknowledged the foregoing instrument to be his voluntary act and deed.
Dated this 26th day of July, 1996.

Before me: Karen L. Lafitte
Notary Public of Oregon



SURVEY FOR:

Tom Nash
684 Liberty Street
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:

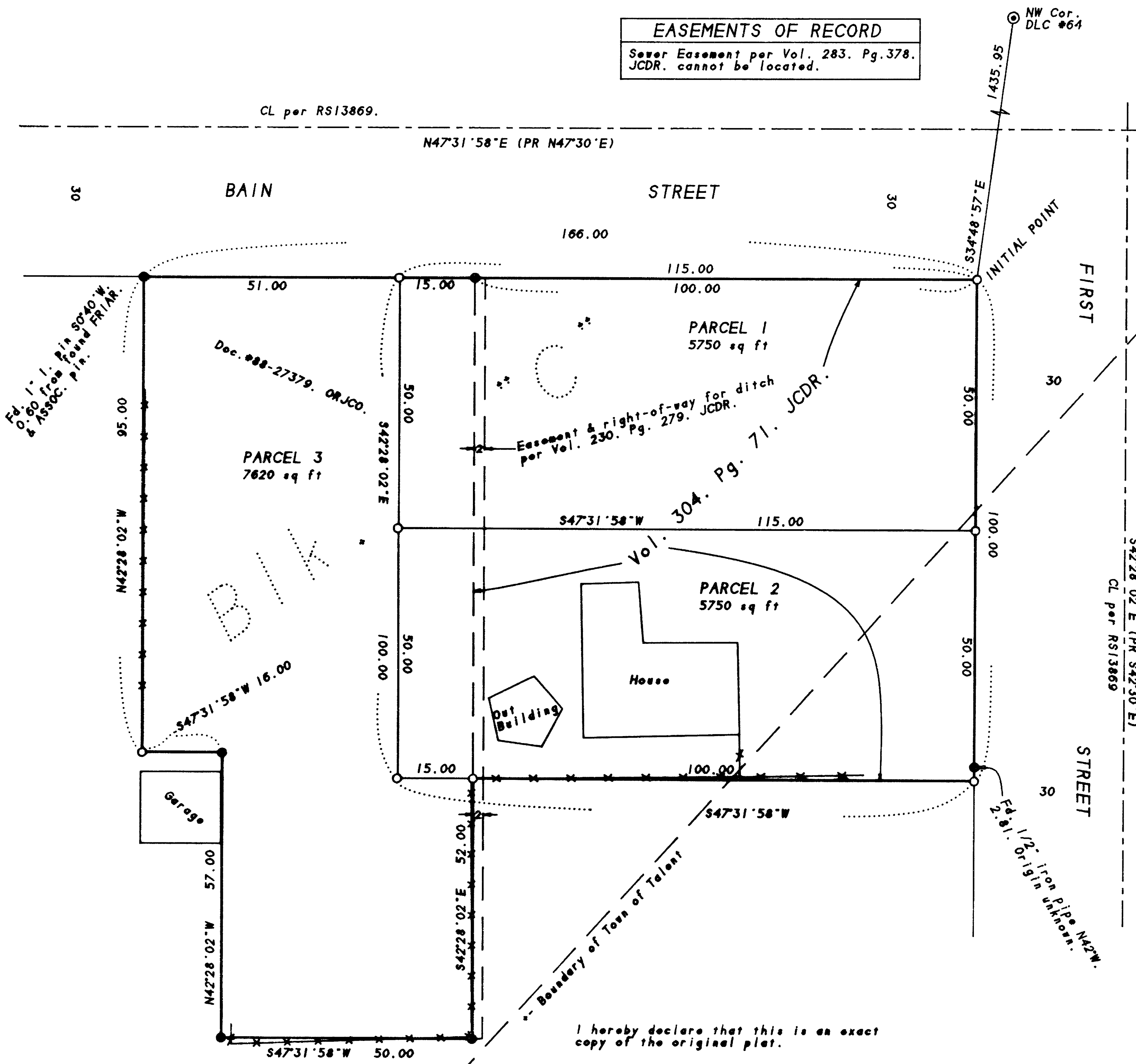
- ⊙ - Found County Surveyor's brass capped monument & accessories per re-estab's.
- - Found 5/8" iron pin w/ plastic cap mkd. L.J. FRIAR & ASSOC. per RS13869.
- - Set 5/8" x 30" iron pin with plastic cap mkd. L.J. FRIAR & ASSOC.
- RS - Recorded Survey
- X-X- - Fence
- () - Record data as shown.
- JCDR - Jackson County Deed Records. DR - Deed Record. PR - Plat Record.
- ORJCO - Official Records of Jackson County, Oregon. CL - Centerline

BASIS OF BEARINGS: Survey No. 13869.

DATE: June 25, 1996 UNIT OF MEASUREMENT: Feet SCALE: 1" = 20'

SHEET 1 OF 1

EASEMENTS OF RECORD
Sewer Easement per Vol. 283, Pg. 378.
JCDR, cannot be located.



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

James E. Hibbs
Surveyor