

SURVEY NO 17744  
*P-26-2003*

**SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250  
OREGON REVISED STATUTES**

Survey for: Jay Michalson  
910 S Talent Ave.  
Talent, Oregon 97540

Location: The Southwest one-quarter (1/4) of Section 25, Township 38  
South, Range 1 West, Willamette Meridian, City of Talent, Jackson  
County, Oregon.

Purpose: To survey, monument and record a Partition Plat (File No. MP 01-  
02 per clients request.

Procedure: Utilizing centerline monuments in Taylor Avenue set on Survey No.  
8830, monuments set on Survey No. 7988 and deed description  
per Document No. 99-07572, Official Records of Jackson County,  
Oregon, I set monuments as shown on the accompanying Partition  
Plat. The original monuments from Survey 8830 along the South-  
erly line of Talent Avenue were apparently destroyed by sidewalk  
construction. Also, a search for existing monuments along the  
Northwesterly boundary of FAR WEST VILLAGE proved futile.  
Therefore the centerline monuments in Taylor Avenue were held as  
controlling, along with the record description.

Basis of  
Bearing: Centerline of Talent Avenue per Survey No. 8830.

Date: March 29, 2003

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*David M. Minneci*

OREGON  
JULY 26, 1898  
DAVID M. MINNECI  
2349

David M. Minneci  
L.S. 2349 - Oregon  
Expires 12/31/04  
3155 Alameda St., Ste. 201  
Medford, Oregon 97504

**\*\* RECEIVED \*\***  
Date *4-30-03* By *BB*  
This survey Consists of:  
1 sheet(s) Map  
1 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

APPROVALS:

CITY OF TALENT PLANNING

*Kevin G. Cron*  
DIRECTOR

4-28-03  
DATE

EXAMINED AND APPROVED THIS 28<sup>th</sup> DAY OF APRIL, 2003.

RECORDER'S CERTIFICATE:

FILED FOR RECORD THIS 30 DAY OF April, 2003 AT 10:57 O'CLOCK, A.M.  
AND RECORDED AS PARTITION PLAT NO. P-26-2003 OF "RECORD OF PARTITION PLATS"

IN JACKSON COUNTY, OREGON. (INDEX VOLUME 14 PAGE 26.)  
*Kathleen S. Beckett*  
COUNTY CLERK

*Robert Roberts* 4/29/03  
COUNTY SURVEYOR

*Christy Walker*  
17744

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 17744

PARTITION PLAT NO. P-26-2003  
(File No. MP 01-02)

Located in:

in the Southwest 1/4 of Section 25,  
Township 38 South, Range 1 West, W.M.,  
City of Talent, Jackson County, Oregon

For:

Jay Michalson  
910 S. Talent Avenue  
Talent, Oregon

SURVEYOR'S CERTIFICATE:

I, DAVID M. MINNECI, A DULY REGISTERED SURVEYOR OF THE STATE OF OREGON, DO HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME AND COMPLIES WITH REGULATIONS FOR LAND PARTITIONS, AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE PARENT TRACT OF LAND AS SET FORTH HEREON:

BEGINNING AT THE MOST NORTHEASTERLY CORNER OF MEADOWBROOK ESTATES SUBDIVISION IN THE CITY OF TALENT, JACKSON COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD, SAID CORNER BEING ON THE SOUTHWESTERLY LINE OF TALENT AVENUE; THENCE, ALONG THE SOUTHEASTERLY (DEED RECORD NORTHEASTERLY) LINE OF SAID SUBDIVISION, SOUTH 22°14'50" WEST 155.50 FEET; THENCE SOUTH 46°25'10" EAST 65.50 FEET; THENCE NORTH 43°34'50" EAST 50.00 FEET; THENCE NORTH 33°57'20" EAST 96.20 FEET TO SAID SOUTHWESTERLY LINE OF TALENT AVENUE; THENCE, ALONG SAID SOUTHWESTERLY LINE, NORTH 46°25'10" WEST 105.99 FEET (106.00 FEET PER DOCUMENT NO. 99-07572, OFFICIAL RECORDS OF SAID JACKSON COUNTY) TO THE INITIAL POINT OF BEGINNING.

*David M. Minnici*  
SURVEYOR

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, THAT I, JAY B. MICHALSON, AM THE OWNER OF THE REAL PROPERTY REPRESENTED ON THIS PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND HAVE CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AS SHOWN ON THE PARTITION PLAT. I HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THOSE EASEMENTS LABELED AS PUBLIC UTILITY EASEMENTS.

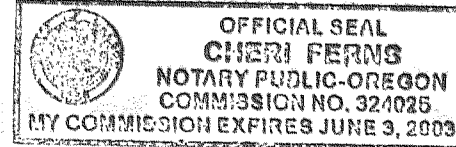
IN WITNESS WHEREOF, SIGNED THIS 18 DAY OF April, 2003.

STATE OF OREGON }  
COUNTY OF JACKSON } SS.

*Jay B. Michalson*  
JAY B. MICHALSON

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 18<sup>TH</sup> DAY OF APRIL, 2003, BY JAY B. MICHALSON, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS HIS VOLUNTARY ACT AND DEED.

BEFORE ME:



*Cheri Ferns*  
NOTARY

WE, KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, BEING THE UNDERSIGNED BENEFICIARY OF A CERTAIN TRUST DEED DATED AUGUST 19, 1999 AND RECORDED AUGUST 24, 1999 AS DOCUMENT NO. 99-44285, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON AFFECTING THE LAND DESCRIBED HEREIN, HEREBY RELEASE FROM THE LIEN OF SAID TRUST DEED ALL PROPERTY SHOWN HEREON AS DEDICATED TO THE PUBLIC FOR PUBLIC USE.

SEE CONSENT DOCUMENT DATED MARCH 6, 2003 AND RECORDED AS DOC. NO. 03-18681, OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

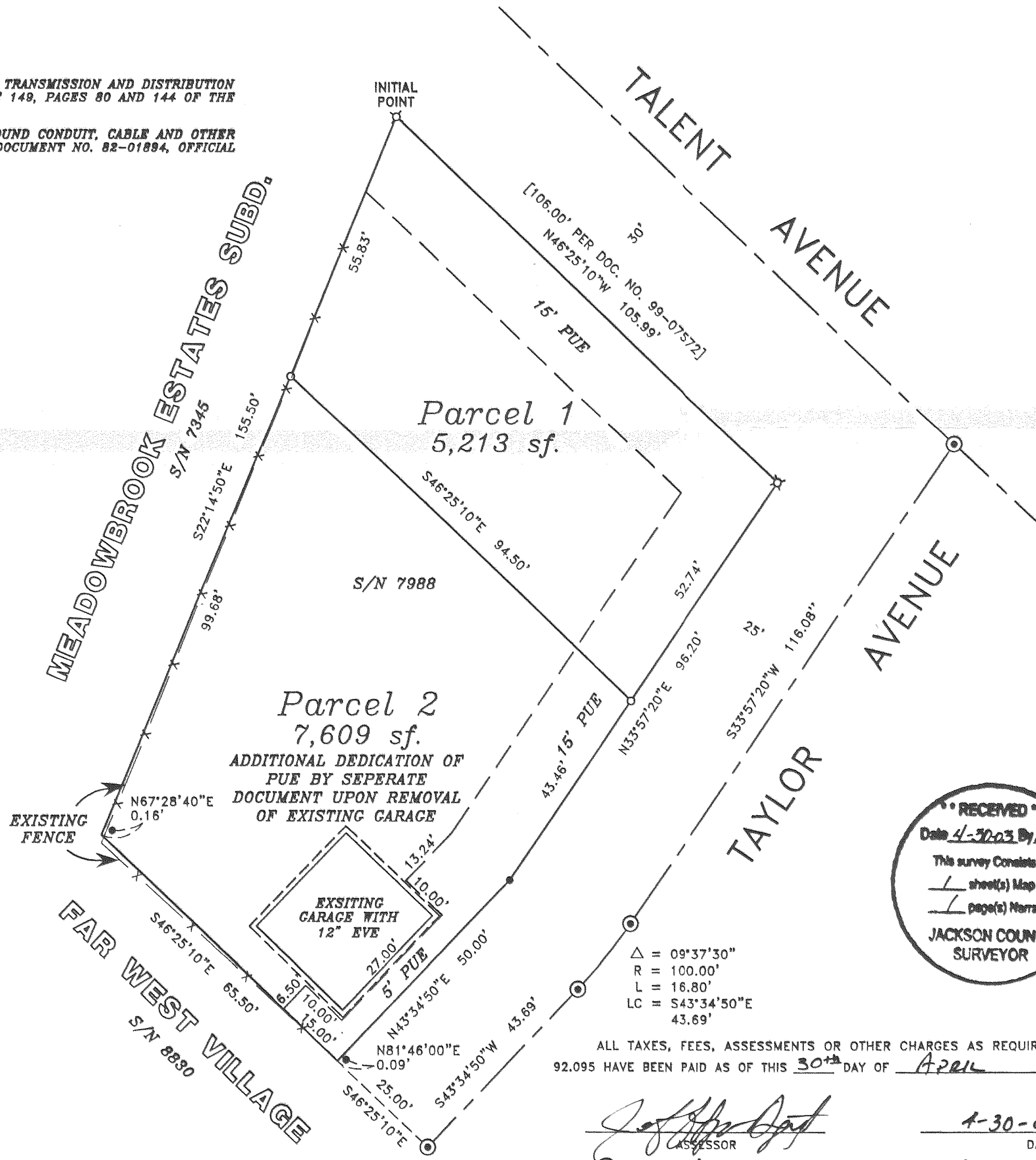
WE, WELLS FARGO BANK, N.A., BEING THE UNDERSIGNED BENEFICIARY OF A CERTAIN TRUST DEED DATED OCTOBER 29, 2001 AND RECORDED DECEMBER 20, 2001 AS DOC. NO. 01-81275, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON AFFECTING THE LAND DESCRIBED HEREIN, HEREBY RELEASE FROM THE LIEN OF SAID TRUST DEED ALL PROPERTY SHOWN HEREON AS DEDICATED TO THE PUBLIC FOR PUBLIC USE.

SEE CONSENT DOCUMENT DATED JANUARY 14, 2003 AND RECORDED AS DOC NO. 03-18682, OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

NOTES

1.) UNABLE TO LOCATE RIGHT(S) OF WAY FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY GRANTED PACIFICORP PER VOLUME 149, PAGES 80 AND 144 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.

2.) UNABLE TO LOCATE EASEMENT FOR UNDERGROUND CONDUIT, CABLE AND OTHER FIXTURES GRANTED PACIFIC POWER & LIGHT PER DOCUMENT NO. 82-01894, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.



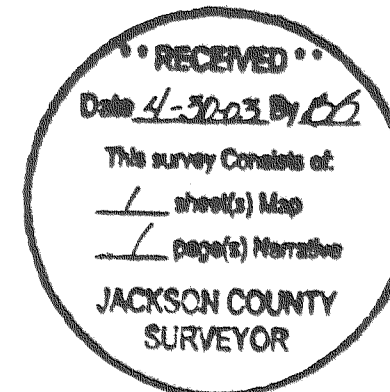
I certify this plat to be an exact photocopy of the original.  
*David Minnici*  
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

*David M. Minnici*

OREGON  
JULY 26, 1989  
DAVID M. MINNECI  
2349

EXPIRES 12/31/04



△ = 09°37'30"  
R = 100.00'  
L = 16.80'  
LC = S43°34'50"E  
43.69'

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF THIS 30<sup>th</sup> DAY OF April, 2003.

*J. J. [Signature]*  
ASSESSOR  
*Patty Budington*  
Deputy  
TAX COLLECTOR

4-30-03  
DATE

4-30-03  
DATE

HOFFBUHR & ASSOCIATES, INC.  
3155 ALAMEDA ST., STE 201 MEDFORD, OREGON  
(541) 778-4841  
BY: DAVID M. MINNECI RPLS NO. 2349  
SCALE: 1 INCH = 20' MARCH 29, 2003  
BASIS OF BEARING: SURVEY NUMBER 8830  
(CENTERLINE TAYLOR AVE.)

- = SET 5/8" x 24" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2349".
- ⊗ = SET 5/8" x 30" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2349".
- = FOUND 5/8 IRON PIN PER S/N 7988.
- ⊙ = FOUND BRASS CAP IN CONCRETE PER S/N 8830.
- S/N = SURVEY NUMBER
- [ ] = RECORD PER DOCUMENT NO. 99-07572, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, TELEPHONE, GAS, WATER, ELECTRIC, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE