

SURVEY NO. 18011  
P-75-2003

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

SURVEY FOR: Nancy Hinckley  
251 West Valley View Road  
Talent, OR 97540

LOCATION: In the Southeast one-quarter of Section 23, Township 38 South, Range 1  
West, Willamette Meridian, City of Talent, Jackson County, Oregon.

PURPOSE: To survey and monument a land partition as approved by the City of Talent  
Planning Department.

PROCEDURE: The property now being partitioned was previously surveyed by Mark S.  
Harrison per filed survey No. 14662. Survey monuments from that survey  
were located and accepted as control for purposes of this survey. The new  
partition lines were computed according to clients direction and monuments  
were set as shown. Survey measurements were made using a Leica T-1600  
total station.

BASIS OF  
BEARING: Filed Survey No. 14662

DATE: April 30, 2003

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Darrell L. Huck*

OREGON  
FEBRUARY 4, 1983  
DARRELL L. HUCK  
2023

Darrell L. Huck  
L.S. 2023 - Oregon  
Expires 06/30/03  
Hoffbuhr & Associates, Inc.  
3155 Alameda St., Suite 201  
Medford, OR., 97504

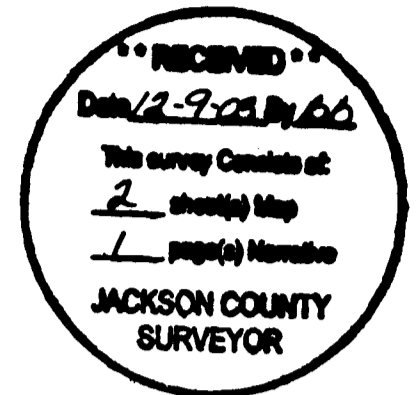
(02229nar.wpd)

\*\* RECEIVED \*\*  
Date 12-9-03 By AB  
This survey Consists of:  
2 sheet(s) Map  
1 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

**PARTITION PLAT NO. P-75-2003**  
(File No. MP 03-01)

Located in:  
In the Southeast 1/4 of Section 23,  
Township 38 South, Range 1 West, W.M.,  
City of Talent, Jackson County, Oregon

For:  
**Nancy Hinckley**  
251 West Valley View  
Talent, Oregon



**NOTES**

- A. 10.00 FOOT WIDE EASEMENT FOR PUBLIC UTILITY, SIDEWALK & SLOPE PURPOSES PER INST. NO. 95-01255 & NO. 95-01256, OFFICIAL RECORDS, JACKSON COUNTY, OREGON
- B. 10.00 FOOT WIDE EASEMENT FOR PUBLIC UTILITY, SIDEWALK & SLOPE PURPOSES AND ALSO, INCLUDING A VARIABLE WIDTH SLOPE EASEMENT, ALL DESCRIBED IN INSTRUMENTS NO. 95-01253 & 95-01254, OFFICIAL RECORDS, JACKSON COUNTY, OREGON

HOFFBUHR & ASSOCIATES, INC.  
3155 ALAMEDA ST, STE 201 MEDFORD, OREGON  
(541) 779-4641  
BY: DARRELL L. HUCK RPLS NO. 2320  
SCALE: 1 INCH = 60' APRIL 30, 2003  
BASIS OF BEARING: SURVEY NUMBER 14662

**LINE TABLE**

**CENTERLINE WATERLINE EASEMENT**

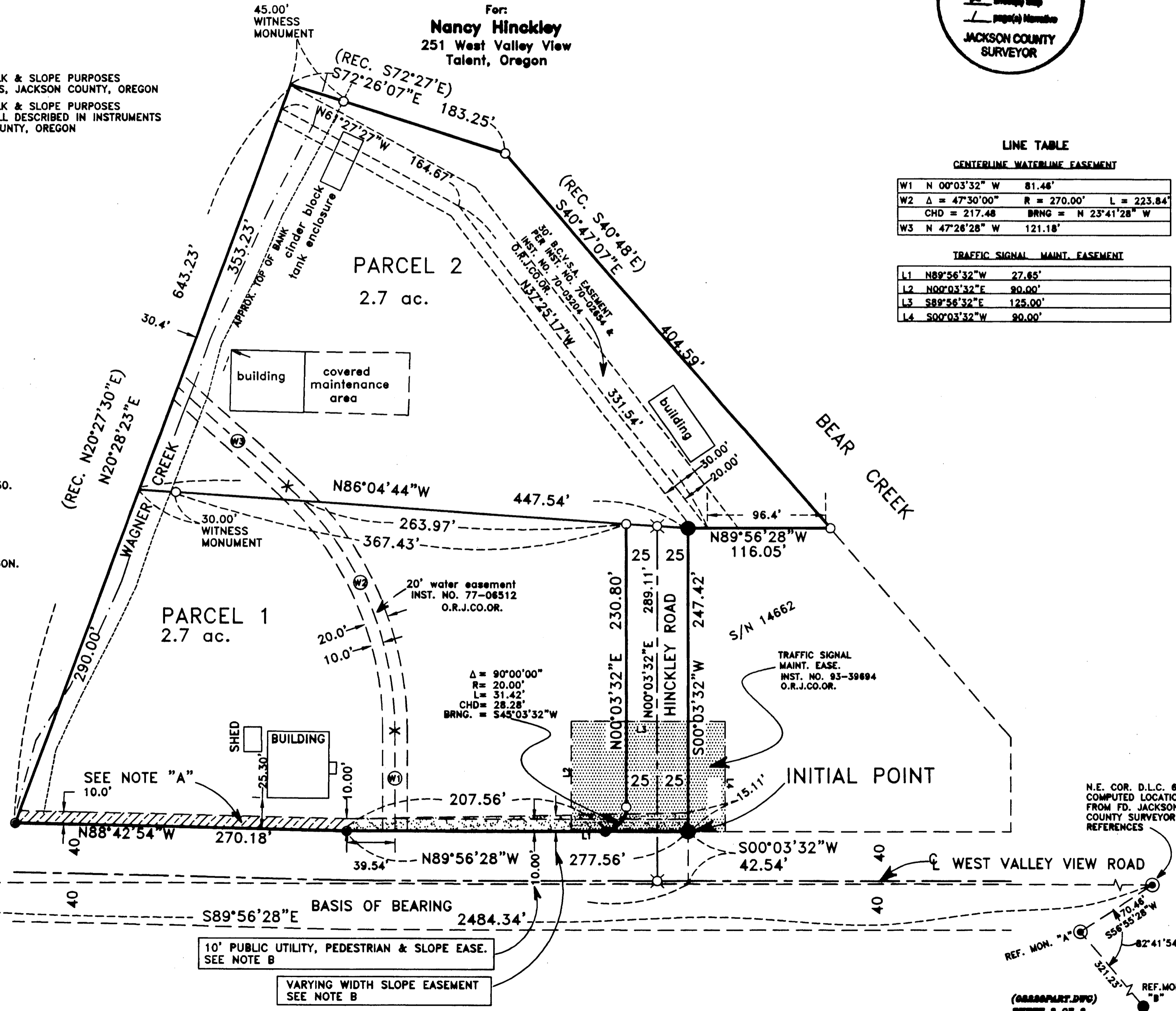
W1	N 00°03'32" W	81.46'
W2	Δ = 47°30'00" R = 270.00' L = 223.84'	
	CHD = 217.48 BRNG = N 23°41'28" W	
W3	N 47°26'28" W	121.18'

**TRAFFIC SIGNAL MAINT. EASEMENT**

L1	N89°56'32"W	27.65'
L2	N00°03'32"E	90.00'
L3	S89°56'32"E	125.00'
L4	S00°03'32"W	90.00'

- = SET 5/8" x 24" IRON PIN WITH PLASTIC CAP STAMPED "D.HUCK L.S. 2023".
- ⊗ = SET 5/8" x 30" IRON PIN WITH ALUM. CAP STAMPED " L.S. 2023".
- = SET LEAD PLUG & TACK W/ BRASS WASHER STAMPED " L.S. 2023".
- = FOUND 3/4" IRON PIPE PER S/N 14662.
- ⊙ = FOUND BRASS CAP IN CONCRETE PER S/N 8830.
- S/N = SURVEY NUMBER
- (REC.) = RECORD PER INSTRUMENT NO. 95-26118
- O.R.J.CO.OR. = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- REF. MON. "A" = 2 1/2" BRASS DISC IN CONC. STAMPED "JACKSON COUNTY SURVEYOR REF. MON."
- REF. MON. "B" = A 5/8" REBAR W/ SAWED "X" PER JACKSON COUNTY SURVEYOR RE-ESTAB.

**REGISTERED PROFESSIONAL LAND SURVEYOR**  
*Darrell L. Huck*  
OREGON  
DARRELL L. HUCK  
Expires 6/30/2003



N.W. COR. D.L.C. 69

I certify this plat to be an exact photocopy of the original.  
*Darrell L. Huck*  
SURVEYOR

PARTITION PLAT NO. P-75-2003  
(File No. MP 03-01)

Located in:

in the Southeast 1/4 of Section 23,  
Township 38 South, Range 1 West, W.M.,  
City of Talent, Jackson County, Oregon

For:

**Nancy Hinckley**  
251 West Valley View  
Talent, Oregon

SURVEYORS CERTIFICATE:

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

Commencing at the Northwest corner of Donation Land Claim (D.L.C.) No. 69 in Township 38 South, Range 1 West of the Willamette Meridian, Jackson County, Oregon; thence along the north line of said D.L.C. 69, South 89°56'28" East 1231.86 feet; thence leaving said north line, North 00°03'32" East 42.54 feet to the Southeast corner of that tract of land described in Instrument No. 95-26118 of the official records of Jackson County, Oregon for the INITIAL POINT OF BEGINNING; thence along the northerly right-of-way line of West Valley View Road, North 89°56'28" West 277.56 feet; thence, continue along said right-of-way, North 88°42'54" West 270.18 feet to the southwest corner of that tract of land described in the aforesaid Instrument No. 95-26118; thence, along the west line of said tract, North 20°28'23" East (Record North 20°27'30" East) 643.23 feet to the northwest corner thereof; thence along the northerly boundary of said tract, South 72°26'07" East (Record South 72°27' East) 183.25 feet; thence South 40°47'07" East (Record South 40°48' East) 404.59 feet to the northeast corner of that tract of land described in Instrument No. 95-25386 of the official records of Jackson County, Oregon; thence along the north boundary of said tract, North 89°56'28" West 116.05 feet to the northwest corner thereof; thence along the west line of said tract, South 00°03'32" West 247.42 feet to the initial point of beginning.

Darrell L. Huck  
SURVEYOR

APPROVALS:

CITY OF TALENT PLANNING

John Adams  
DIRECTOR

10/07/2003  
DATE

EXAMINED AND APPROVED THIS 26<sup>th</sup> DAY OF JUNE, 2003.

Roger Roberts  
COUNTY SURVEYOR

RECORDER'S CERTIFICATE:

FILED FOR RECORD THIS 9<sup>TH</sup> DAY OF DECEMBER 2003 AT 9:34 O'CLOCK, A.M.  
AND RECORDED AS PARTITION PLAT NO. P-75-2003 OF "RECORD OF PARTITION PLATS"  
IN JACKSON COUNTY, OREGON. (INDEX VOLUME 14 PAGE 75.)

KATHLEEN S. BECKETT  
COUNTY CLERK

CHERYL AVGERIS  
DEPUTY

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 18011

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S.  
92.095 HAVE BEEN PAID AS OF THIS 9<sup>th</sup> DAY OF December, 2003.

Christopher Francis Deputies  
ASSESSOR

12/9/03  
DATE

Carol Applegate Deputies  
TAX COLLECTOR

12-9-03  
DATE

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, THAT WE, GARY STANLEY, NANCY HINCKLEY AND JAUNITA VARNER, ARE THE OWNERS OF THE REAL PROPERTY REPRESENTED ON THE 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. WE HEREBY DEDICATE TO THE PUBLIC, FOR PUBLIC USE, THAT STREET SHOWN HEREON.

Gary Stanley  
GARY STANLEY

Nancy Hinckley  
NANCY HINCKLEY

Juanita Varner  
JUANITA VARNER

BY NANCY HINCKLEY ATTORNEY-IN-FACT

STATE OF OREGON }  
COUNTY OF JACKSON } SS.

PERSONALLY APPEARED THE ABOVE NAMED GARY STANLEY AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

BEFORE ME THIS 26<sup>th</sup> DAY OF June, 2003.

Amanda S. McMahon-Orendorff  
NOTARY

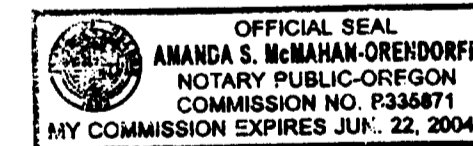


STATE OF OREGON }  
COUNTY OF JACKSON } SS.

PERSONALLY APPEARED THE ABOVE NAMED NANCY HINCKLEY AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HER VOLUNTARY ACT AND DEED.

BEFORE ME THIS 26<sup>th</sup> DAY OF June, 2003.

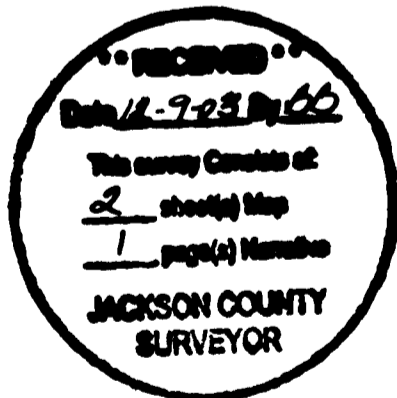
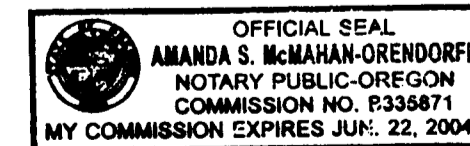
Amanda S. McMahon-Orendorff  
NOTARY



STATE OF OREGON }  
COUNTY OF JACKSON } SS.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON June 26<sup>th</sup>, 2003  
BY NANCY HINCKLEY AS ATTORNEY-IN-FACT FOR JUANITA VARNER.

Amanda S. McMahon-Orendorff  
NOTARY



REGISTERED PROFESSIONAL LAND SURVEYOR

Darrell L. Huck  
OREGON  
FEBRUARY 4, 2000  
DARRELL L. HUCK  
SRS

Expires 6/30/2003

I certify this plat to be an exact photocopy of the original.

Darrell L. Huck  
SURVEYOR