

APPROVALS:

TALENT PLANNING DEPARTMENT  
MP #03-02 LAND PARTITION  
DATE 11/24/03

EXAMINED AND APPROVED THIS 31<sup>ST</sup> DAY OF OCTOBER, 2003

ROBERT R. HUBBARD  
COUNTY SURVEYOR

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, THAT I, CHRISTOPHER MICHAEL GRAHAM, DBA GRAHAM CONSTRUCTION, AM THE OWNER OF THE LANDS HEREON DESCRIBED, AND THAT I HAVE PARTITIONED THE SAME INTO PARCELS SHOWN HEREON, AND THAT THE SIZE OF THE PARCELS AND THE LENGTHS OF ALL LINES ARE PLAINLY SET FORTH AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE PARTITION. I HEREBY DEDICATE TO THE CITY OF TALENT, A TEN-FOOT WIDE PUBLIC UTILITY EASEMENT ALONG THE SOUTH LINE OF PARCELS 1 & 2, AS SHOWN HEREON. I ALSO HEREBY CREATE A PRIVATE 20-FOOT WIDE ACCESS EASEMENT, OVER AND ACROSS PARCEL 2, TO BENEFIT PARCEL 1, AS SHOWN HEREON.

CHRISTOPHER MICHAEL GRAHAM

STATE OF OREGON )  
COUNTY OF JACKSON ) SS

PERSONALLY APPEARED THE ABOVE NAMED CHRISTOPHER MICHAEL GRAHAM, THIS 31<sup>ST</sup> DAY OF OCTOBER, 2003, AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

BEFORE ME: LAURIE A. MILLER, NOTARY PUBLIC, STATE OF OREGON  
COMMISSION NO. 363080  
MY COMMISSION EXPIRES JANUARY 20, 2007

LAND PARTITION SURVEY  
PARTITION PLAT NO. P-77 - 2003

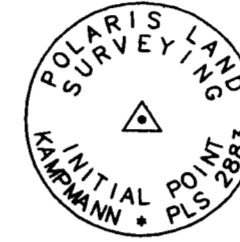
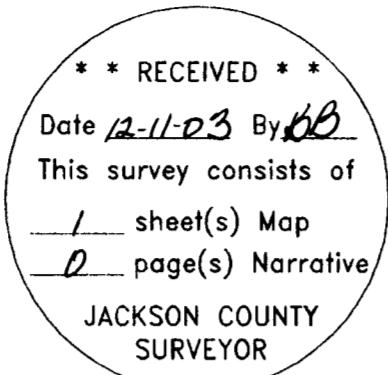
OF  
LOT 4, BLOCK 1  
CHRISTIAN ACRES

LOCATED IN  
SOUTHWEST QUARTER OF SECTION 23  
TOWNSHIP 38 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN  
CITY OF TALENT, JACKSON COUNTY, OREGON

FOR  
MICHAEL GRAHAM  
208 NORTH FIRST STREET  
TALENT, OREGON 97540

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

SHAWN KAMPMANN  
SURVEYOR



MONUMENT DETAIL  
2" ALUMINUM CAP ON  
5/8" x 30" IRON PIN

RECORDING:

FILED FOR RECORD THIS 11 DAY OF December, 2003 AT 2:31 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT NO. P-77-2003 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON, INDEX VOLUME 14, PAGE 77.

HATHLEND BUCKLETT  
COUNTY CLERK  
HERALDINE CUTTING  
DEPUTY

COUNTY SURVEYOR FILE NO. 18014

TAX STATEMENT APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF DECEMBER 11, 2003.

PATTY BUDSONG, Deputy 12-11-03  
TAX COLLECTOR DATE

WILLIE JOHNSON, Deputy 12-11-03  
ASSESSOR DATE

LEGEND

- BRASS CAP ON 2" IRON PIPE PER JACKSON COUNTY SURVEYOR RE-ESTAB NOTES (RECOVERED)
- BRASS CAP IN MONUMENT WELL MARKED "LS 2339" PER S/N 13555 REPLACING IRON PIN PER S/N 6809 (RECOVERED)
- 5/8" IRON PIN w/ YELLOW PLASTIC CAP MARKED "L.S. 505" PER S/N 11470 (RECOVERED)
- 5/8" IRON PIN - NO MARKINGS PER S/N 6809 (RECOVERED)
- 1/2" IRON PIPE PER CHRISTIAN ACRES PLAT (RECOVERED)
- 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP MARKED "KAMPMANN PLS 2883" (ESTABLISHED)
- 5/8" x 30" IRON PIN w/ 1 1/2" ALUMINUM CAP MARKED "INITIAL POINT PLS 2883" (ESTABLISHED)
- PROPERTY LINE
- PARTITION LINE
- BOUNDARY LINE
- CENTERLINE
- EASEMENT LINE
- S/N SURVEY NUMBER FILE, JACKSON COUNTY SURVEYOR
- ( ) SURVEY RECORD S/N 11470, JACKSON COUNTY SURVEYOR
- { } SURVEY RECORD S/N 6809, JACKSON COUNTY SURVEYOR
- [ ] PLAT RECORD, CHRISTIAN ACRES
- P.U.E. PUBLIC UTILITY EASEMENT

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

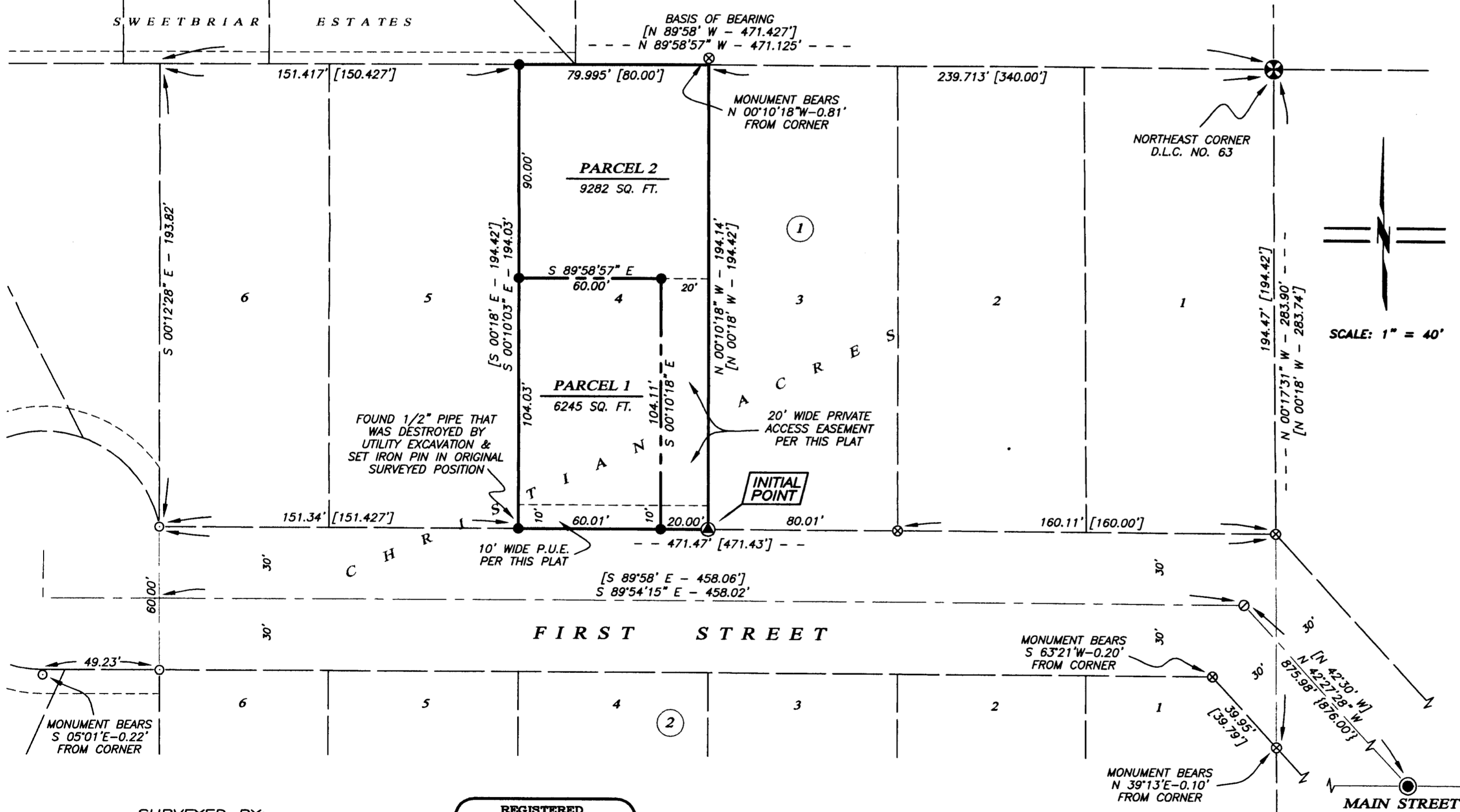
PURPOSE: TO SURVEY AND MONUMENT A LAND PARTITION OF LOT 4, BLOCK 1, CHRISTIAN ACRES, AND FILED AS PLANNING ACTION NO. MP-03-02 WITH THE CITY OF TALENT PLANNING DEPARTMENT.

PROCEDURE: UTILIZING A NIKON DTM-520 ELECTRONIC TOTAL STATION AND RANGING PRISMS, I SURVEYED AND RETRACED THE EXTERIOR BOUNDARY OF BLOCK 1, CHRISTIAN ACRES AND THE RIGHT OF WAY LIMITS OF NORTH FIRST STREET. ORIGINAL LOT CORNER MONUMENTS WERE RECOVERED AT THE NORTHEAST AND SOUTHEAST CORNERS OF LOT 1, THE SOUTHWEST CORNER OF LOT 2, AND THE SOUTHWEST AND NORTHEAST CORNER OF LOT 4 WITHIN BLOCK 1, AND HELD FOR LINE FOR NORTH-SOUTH DIRECTION. STREET CENTERLINE AND RIGHT OF WAY MONUMENTS ALONG NORTH FIRST STREET WERE RECOVERED FROM SURVEY NO. 11470, 9924, 13649 & 6809, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AND WERE UTILIZED IN DETERMINING RIGHT OF WAY. THE NORTHWEST CORNER OF BLOCK 1 WAS DETERMINED BY UTILIZING RECORD BEARING AND DISTANCES BETWEEN THE NORTHEAST CORNER OF D.L.C. NO. 63 AT THE NORTHWEST CORNER OF BLOCK 1, AND A MONUMENT AT THE SOUTHWEST CORNER OF BLOCK 1, OF CHRISTIAN ACRES, AS SHOWN ON SURVEY NO. 11470 WHICH FIT EXTREMELY WELL WITH THE SURVEY RECORD. LOT CORNERS WITHIN SAID BLOCK 1 WERE DETERMINED BY PROPORTIONAL MEASUREMENT BETWEEN RECOVERED MONUMENTS AS SHOWN.

SURVEYOR'S CERTIFICATE

I, SHAWN KAMPMANN, DULY REGISTERED PROFESSIONAL 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, THIS SAID PLAT BEING A CORRECT REPRESENTATION OF THE SAME, AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES.

BEGINNING AT A 5/8 INCH IRON PIN AT THE SOUTHEAST CORNER OF LOT 4, BLOCK 1, CHRISTIAN ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD IN JACKSON COUNTY, OREGON, LYING SITUATE IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 38 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN IN SAID COUNTY; THENCE NORTH 89°54'15" WEST, ALONG THE NORTH LINE OF NORTH FIRST STREET, A DISTANCE OF 80.01 FEET TO A 5/8 INCH IRON PIN AT THE SOUTHWEST CORNER OF SAID DESCRIBED LOT 4 (PLAT RECORD NORTH 89°58' WEST, 80.00 FEET); THENCE NORTH 00°10'03" WEST, A DISTANCE OF 194.03 FEET TO A 5/8 INCH IRON PIN AT THE NORTHWEST CORNER OF SAID LOT 4 (PLAT RECORD NORTH, 194.42 FEET); THENCE SOUTH 89°58'57" EAST, A DISTANCE OF 79.995 FEET TO THE NORTHEAST CORNER OF SAID LOT 4 (PLAT RECORD EAST, 80.00 FEET); FROM WHICH A 1/2 INCH IRON PIPE BEARS NORTH 00°10'18" WEST, 0.81 FEET; THENCE SOUTH 00°10'18" EAST, A DISTANCE OF 194.14 FEET (PLAT RECORD SOUTH, 194.42 FEET) TO THE INITIAL POINT OF BEGINNING.



SURVEYED BY:  
POLARIS LAND SURVEYING LLC  
P.O. BOX 459  
ASHLAND, OREGON 97520  
(541) 482-5009  
DATE: OCTOBER 16, 2003  
PROJECT NO. 089-03

REGISTERED PROFESSIONAL LAND SURVEYOR  
SHAWN KAMPMANN  
OREGON JULY 14, 1998 SHAWN KAMPMANN 02883 LS  
RENEWAL DATE: 6/30/2005

BASIS OF BEARING  
THE BASIS OF BEARING FOR THIS SURVEY WAS THE NORTH LINE OF BLOCK 1, CHRISTIAN ACRES, HAVING A RECORD PLAT BEARING OF NORTH 89°58'57" WEST, AS REFERENCED ON SURVEY NO. 11470, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.