

OAK VALLEY, PHASE 2 (A PLANNED COMMUNITY SUBDIVISION)

LOCATED IN: LOT 49 OF OAK VALLEY, IN
THE S.E. 1/4 OF SECTION 23, T.38S., R.1W., W.M.,
CITY OF TALENT, JACKSON COUNTY, OREGON

*** DECLARATION ***

*** SURVEYOR'S CERTIFICATE ***

KNOW ALL MEN BY THESE PRESENTS, that, Rutledge Construction Company is the owner in fee simple of the lands shown on this plat, and more particularly described in the Surveyor's Certificate and has caused the same to be subdivided into Tract A, lots and streets as shown hereon and does hereby create a 10.00 foot pedestrian access easement over and across Lots 58 and 66 as shown hereon. We dedicate to the public, for public use, a conservation easement, to be located within that area designated as Tract A. We also dedicate to the public for public use those areas labeled as public utility easements (PUE), with the condition that Charter Communications, its successors or assigns in interest have the right to use said PUE. OAK VALLEY PHASE 2, a planned community subdivision, is subject to a "Declaration of Covenants, Conditions and Restrictions setting forth the conditions for common areas as well as other provisions contained therein. We do hereby designate said subdivision as OAK VALLEY, PHASE 2, a planned community.

I, Darrell L. Huck, a duly Registered Professional Land Surveyor of the State of Oregon, do hereby certify that the tract of land shown hereon was correctly surveyed by me, or under my direction, and was marked with proper monuments as provided by law and this plat is a correct representation of the same and the following is an accurate description of the tract.

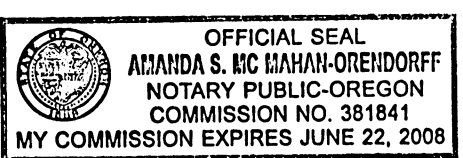
BEGINNING at the INITIAL POINT of OAK VALLEY, a planned community to the City of Talent, according to the official plat thereof, now of record in Jackson County, Oregon; thence South 21°08'37"West 110.14 feet to the most northerly corner of Lot 37 of said Oak Valley; thence North 37°01'08"West 40.00 feet to a 5/8 inch iron pin; thence South 52°58'40"West 66.00 feet to a 5/8 inch iron pin; thence South 37°01'08"East 40.00 feet to the most westerly corner of said Lot 37; thence along the Southwesterly boundary of said Lot 37, South 37°01'08"East 8.41 feet to a 5/8 inch iron pin; thence, leaving said Southwesterly boundary, South 52°58'40"West 66.00 feet to a 5/8 inch iron pin; thence South 37°01'08"East 20.00 feet to the most westerly corner of Lot 36 of said OAK VALLEY; thence South 08°00'26"East 61.86 feet to the most northerly corner of Lot 29 of said OAK VALLEY; thence North 37°01'08"West 20.00 feet to a 5/8 inch iron pin; thence South 52°58'52"West 66.00 feet to a 5/8 inch iron pin situated on the Southwesterly boundary of Lot 49 of said OAK VALLEY; thence, along said southwesterly boundary, North 37°01'08"West 389.04 feet to the southerly boundary of that tract of land described in Instrument No. 98-22632 of the official records of Jackson County, Oregon; thence, along said southerly boundary, North 52°58'54"East 5.00 feet to the southeast corner thereof; thence, along the easterly boundary of said tract, North 37°01'08"West 68.52 feet to the northeast corner thereof; thence along the northerly boundary of said tract, South 79°02'49"West 5.57 feet to the southwesterly boundary of the aforesaid Lot 49; thence along said boundary, North 36°31'36"West 36.72 feet to the most southerly corner of that tract of land described in Instrument No. 95-23123 of the Official records of Jackson County, Oregon; thence, along the southeasterly line of said tract, North 52°58'52"East 65.69 feet to the most easterly corner thereof; thence along the northeasterly line of said tract, North 37°01'08"West 23.28 feet to the most easterly corner of Lot 38 of the aforesaid OAK VALLEY; thence North 37°53'13"East 31.07 feet to the most southerly corner of Lot 39 of said Oak Valley; thence, along the southeasterly boundary of said Lot 39 and its easterly prolongation, North 52°58'40"East 73.00 feet to a 5/8 inch iron pin; thence North 37°01'08"West 74.41 feet to the southeasterly boundary of Lot 43 of said Oak Valley; thence, along said southeasterly boundary North 52°58'56"East 57.75 feet to the most easterly corner of thereof; thence North 78°37'29"East 34.41 feet to the most southerly corner of Lot 44 of said Oak Valley; thence along the arc of a 325.00 foot radius non-tangent curve to the right (the long chord to which bears South 38°49'49"East 4.00 feet) a distance of 4.00 feet; thence along a line parallel with and 4.00 feet distant from, when measured perpendicular to the southerly boundary of said Lot 44, North 52°58'59"East 91.09 feet; thence North 37°01'12"West 4.00 feet to the most easterly corner of said Lot 44; thence along the northeasterly boundary of said Lot 44 and its northwesterly prolongation, North 37°01'12"West 128.44 feet to the northeast corner of Lot 46 of said Oak Valley; thence along the northerly boundary of said Lot 46, South 76°53'02"West 98.24 feet to the northwest corner thereof; thence North 46°06'29"West 47.75 feet to the northeast corner of Lot 47 of said Oak Valley; thence North 13°07'04"West 20.00 feet to a 5/8 inch iron pin; thence South 76°52'56"West 90.99 feet to a 5/8 inch iron pin situated on the westerly boundary of the aforesaid Lot 49; thence along said westerly boundary, North 13°07'05"West 187.19 feet to the north boundary of the aforesaid Oak Valley; thence, along the northerly boundary of said Oak Valley, North 18°29'20"East 43.64 feet; thence North 37°09'50"East 240.84 feet to the most northerly corner of the aforesaid Oak Valley; thence along the easterly boundary of said Oak Valley, South 16°13'05" East 375.16 feet; thence South 39°17'03"East 301.29 feet; thence North 74°06'28"East 242.41 feet; thence South 30°45'44"East 61.83 feet; thence South 00°49'52"East 18.53 feet; thence South 21°45'09"West 237.13 feet; thence South 16°49'04"West 102.62 feet to the POINT OF BEGINNING.

IN WITNESS WHEREOF, We have set our hands and seals this 11th day of August, 2004.

Bryce Rutledge
Bryce Rutledge, President
Rutledge Construction Company

STATE OF OREGON)
County of Jackson) ss
The foregoing instrument was acknowledged before me this 11th day of August, 2004,
by Bryce Rutledge, President of Rutledge Construction Company, known to me as the person who executed
the within instrument, freely and voluntarily.

Before me: Amanda S. Mc Mahan-Orendorff
Notary



PremierWest Bank is the beneficiary of that certain trust deed recorded September 28, 2001 as Document No. 01-46517, Official Records, Jackson County, Oregon, which trust deed was modified by instrument recorded February 27, 2002 as Document No. 02-10294, & recorded October 20, 2003 as Document No. 03-72178 & recorded February 18, 2004 as Document No. 2004-008054 of the Official Records, Jackson County, Oregon

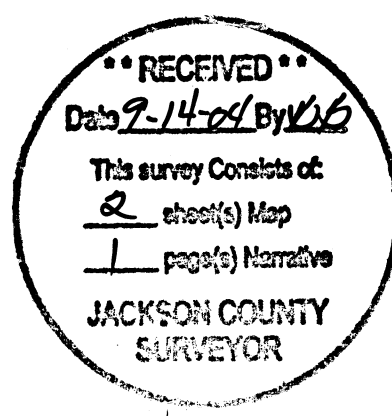
SEE AFFIDAVIT OF CONSENT FILED FOR RECORD THE 14th DAY OF SEPT, 2004 AND
RECORDED AS INSTRUMENT NO. 04-53531, OFFICIAL RECORDS, JACKSON COUNTY, OREGON.

Examined and approved as required by O.R.S. 92.100 as of SEPTEMBER 9TH, 2004

Christopher Francis Deputy
Assessor, Department of Assessment

All taxes, fees, assessments or other charges as required by O.R.S. 92.095
have been paid as of September 9th 2004

Carol Swanson Deputy
Tax Collector

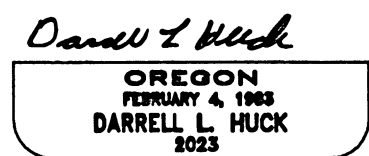


For order of the County Court approving this plat see Volume 208, page 137-139 of County Commissioners Journal of Proceedings.

RECORDER:
Filed for record this 14th day of SEPTEMBER, 2004 at 2:21 O'Clock P.M. and
recorded in Volume 30 of Plats at page 60 of records of Jackson County, Oregon.

Kathleen S Beckett
County Clerk

Barbara J Shaw
Deputy



Expires 6/30/2005

Darrell L Huck
SURVEYOR

We certify that pursuant to authority granted to us by the Talent Planning Commission in open meeting of 28 August, 2003 this plat is hereby approved by the Talent Planning Commission. File No. SUB 03-01.

John Adam
City Planning Office

Examined and approved this 11th day of August, 2004.

Robert Roberts
Jackson County Surveyor

Examined and approved this 3rd day of September, 2004.

James Stuebel
Talent City Engineer

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

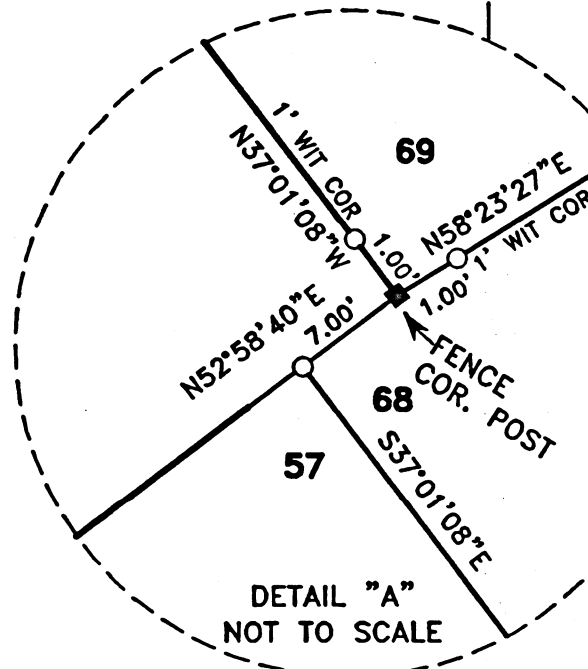
OAK VALLEY, PHASE 2 A Planned Community Subdivision

LOCATED IN: Lot 49 of Oak Valley in
The S.E. 1/4 of Section 23, T.38S., R.1W., W.M.,
City of Talent, Jackson County, Oregon

LOT SIZE

LOT NO.	SQUARE FEET
50-54	4,620
55	4,465
56	4,864
57	4,884
58-62	5,280
63-67	4,620
68	4,824
69	4,543
70	7,911
71	4,550
72	4,289
73	4,953
74	9,928
75	4,822
76	4,706
77	4,650
78	5,194

OPEN SPACE 2.787 ACRES



PROPERTY LINE ADJUSTMENT
INSTRUMENT NO. 2004-039669
O.R.J.CO.OR.

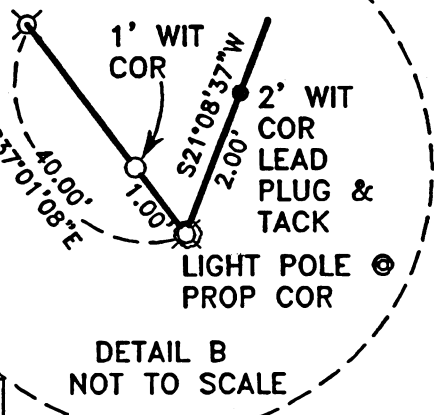
CENTER WATER EASE.
SEE NOTE 2
N36°50'55"W
6.91'
CENTER WATER EASE.

DETAIL "C"
NOT TO SCALE

DETAIL "D"
NOT TO SCALE

ACCESS EASEMENT
PER INST. NO. 77-13776
O.R.J.CO.OR.

TRACT "A"
OPEN SPACE
(PORTION OF LOT 49)



PIN DESTROYED BY CONSTRUCTION
(RESET W/ 5/8"x30" IRON REBAR
WITH ALUM. CAP MARKED LS 2023)

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
1	16°42'46"	163.00'	47.55'	47.38'	S21°28'27"E
2	31°21'21"	50.00'	27.36'	27.02'	N52°41'49"W
3	19°29'06"	163.00'	55.43'	55.17'	S39°34'23"E
4	52°06'26"	20.00'	18.19'	17.57'	S23°15'43"E
5	164°18'10"	37.50'	107.54'	74.29'	N79°21'36"W
6	59°16'28"	20.00'	20.69'	19.78'	S77°22'27"E
7	6°48'47"	229.00'	27.23'	27.21'	S40°25'32"E
8	125°30'01"	37.50'	82.13'	66.67'	S44°15'36"E
9	21°32'22"	310.00'	116.54'	115.85'	N51°25'31"W
10	18°27'30"	310.00'	99.87'	99.44'	N71°25'27"W
11	00°42'20"	325.00'	4.00'	4.00'	S38°49'49"E
12	05°17'05"	295.00'	27.21'	27.20'	S39°39'13"E
13	13°52'00"	137.00'	33.16'	33.08'	S20°03'04"E
14	20°45'09"	137.00'	49.62'	49.35'	S37°21'38"E
15	39°25'04"	150.00'	103.20'	101.17'	N32°49'36"W
16	01°27'35"	325.00'	8.28'	8.28'	N37°41'51"W

LINE TABLE

LINE	LENGTH	BEARING
L1	10.00'	N52°58'50"E
L2	51.00'	N37°01'11"W
L3	51.06'	N37°01'11"W
L4	51.00'	N37°01'12"W
L5	21.96'	N00°23'29"E
L6	22.66'	N68°22'30"W
L7	22.66'	N64°08'13"E
L8	30.96'	N37°01'08"W
L9	39.04'	N37°01'08"W
L10	37.01'	N52°32'08"W
L11		N37°01'08"W

EASEMENT LINE TABLE

LINE	LENGTH	BEARING
E1	64.05'	N21°30'40"E
E2	167.06'	N54°14'30"E
E3	89.80'	N12°37'10"W
E4	268.30'	N16°26'00"W
E5	610.54'	N37°01'10"W
E6	13.1'	N61°46'20"W

RECEIVED
Date 9-14-04 By BB
This survey consists of
2 sheet(s) Map
1 page(s) Narrative
**JACKSON COUNTY
SURVEYOR**

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

Darrell L. Huck
OREGON
FEBRUARY 4, 1993
DARRELL L. HUCK
2023

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

HOFFBUHR & ASSOCIATES, INC.
880 GOLF VIEW DRIVE, SUITE 201 MEDFORD, OREGON
(541) 779-4641

BY: DARRELL L. HUCK PLS No. 2023
SCALE: 1" = 80' June 25, 2004
BASIS OF BEARING: OAK VALLEY PLAT

- = SET 5/8"x24" REBAR WITH PLASTIC CAP STAMPED "D.HUCK LS2023."
- ⊗ = SET 5/8"x30" REBAR WITH PLASTIC CAP STAMPED "D.HUCK LS2023."
- = SET LEAD PLUG AND TACK WITH BRASS WASHER MARKED "LS2023"
- ⊙ = FOUND 5/8" IRON PIN WITH PLASTIC CAP MARKED "LS.FRIAR & ASSOC." PER S/N 14487, S/N 15971 AND THE PLAT OF OAK VALLEY SUBDIVISION
- ⊙ = FOUND 5/8" IRON PIN WITH PLASTIC CAP MARKED "D.MCMAHAN" PER S/N 17326, S/N 17340, & S/N 17343
- S/N = FILED SURVEY NUMBER
- = CALCULATED POINT, NOTHING SET
- O.R.J.CO.OR. = OFFICIAL RECORDS, JACKSON COUNTY, OREGON

- NOTES:
- 10' WIDE PEDESTRIAN ACCESS EASEMENT BEING CREATED HEREON
 - CENTERLINE OF A 20' WIDE WATERLINE EASEMENT PER INST. NO. 78-01869 O.R.J.CO.OR.
 - SEWER EASEMENT PER INSTRUMENT NO. 70-02384, O.R.J.CO.OR.

SURVEY NO. 18419

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

SURVEY FOR: Rutledge Construction Company
P.O.Box 1320
Talent, Oregon 97540

LOCATION: in the Southeast one-quarter (1/4) of Section 23, Township 38 South, Range 1 West, Willamette Meridian, City of Talent, Jackson County, Oregon

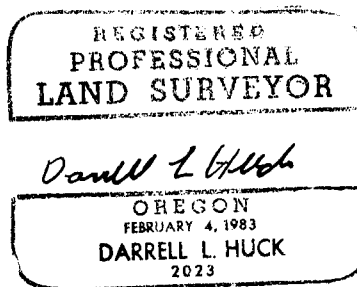
PURPOSE: To survey and monument OAK VALLEY SUBDIVISION, PHASE 2, as approved by the City of Talent Planning Department.

PROCEDURE: The boundary of the land now being subdivided has been previously surveyed and monumented by Oak Valley Subdivision and filed Survey's No. 14487, 17326, 17343 and 17345. Utilizing a Leica TCA 1800 total station, a control traverse was run tying found monuments. The location of the found monuments was verified and the subdivision lots were computed according to client's direction. Some of the boundary monuments were destroyed by construction and were replaced as shown on the attached plat.

BASIS OF BEARING: OAK VALLEY SUBDIVISION (the monumented centerline of Oak Valley Drive)

DATE: June 25, 2004

Vol. 30 pg. 60
Book 16 pg. 14
13R/72



Darrell L. Huck
L.S. 2023 - Oregon
Expires 06/30/05
Hoffbuhr & Associates, Inc.
880 Golfview Drive., Suite 201
Medford, OR., 97504

(02087nar.wpd)

