

Partition Plat No. P-13-2005

City of Talent (File No. MP 04-04)

SURVEYOR'S CERTIFICATE

I, Richard G. Templin, a registered surveyor of the State of Oregon do hereby certify that this map correctly represents a survey made by me and marked with the proper monuments as provided by law. The tract of land hereon shown and the Plat is a correct representation of the same. The following is an accurate description of the parent parcel, as set forth hereon:

Parcel 1:
Lot 65, LOUIS J. SUBDIVISION, UNIT NO. 1, in the City of Talent, Jackson County, Oregon, according to the official plat thereof, recorded in Volume 16, Page 97, Plat Records.

Parcel 2:
Lot 66, LOUIS J. SUBDIVISION, UNIT NO. 1, in the City of Talent, Jackson County, Oregon, according to the official plat thereof, recorded in Volume 16, Page 97, Plat Records.

Richard G. Templin
Richard G. Templin L.S. 2359

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that We, Anthony M. Bakke, Jamie A. Bakke, Rosemary Keegan and Dawn Caldwell are the owners in fee simple of the land shown hereon and that we have caused the same to be divided into parcels as shown hereon.

Anthony M. Bakke
Anthony M. Bakke

Jamie A. Bakke
Jamie A. Bakke

Rosemary Keegan
Rosemary Keegan

Dawn Caldwell
Dawn Caldwell

STATE OF OREGON)
COUNTY OF JACKSON)SS.

This certifies that on this 26 day of MARCH 2005, before me a Notary Public, personally appeared Anthony M. Bakke and Jamie A. Bakke and acknowledged the foregoing instrument to be their voluntary act and deed.
Before me: Anthony M. Bakke & Jamie A. Bakke
John James Bakke Notary Public - Oregon
Commission No. 353409
My Commission Expires: JANUARY 26, 2006 (Month, date, year)

STATE OF OREGON)
COUNTY OF JACKSON)SS.

This certifies that on this 28th day of MARCH 2005, before me a Notary Public, personally Rosemary Keegan and Dawn Caldwell and acknowledged the foregoing instrument to be their voluntary act and deed.
Before me: DAWN CALDWELL & ROSEMARY KEEGAN
B. Lorraine Chantier Notary Public - Oregon
Commission No. 346615
My Commission Expires: JUNE 6, 2005 (Month, date, year)

RECORDER'S CERTIFICATE

Filed for record this 31st day of MARCH, 2005 at 3:18 O'clock P.M., and recorded as Partition Plat No. P-13-2005 of "RECORD OF PARTITION PLATS" in Jackson County, Oregon. (Index Volume 16, Page 13)

Kathleen S Beckett County Clerk
Barton J. Lee Deputy

Jackson County Survey File No. 18679

APPROVALS

Approved this 24th day of MARCH, 2005.

Gregory R. Roberts
Jackson County Surveyor

Approved this 29th day of MARCH, 2005.

John Adams
City of Talent Planning

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid, as of MARCH 31st 2005

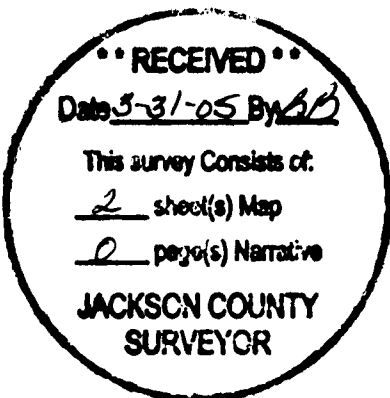
[Signature] ASSESSOR 3/31/05 DATE

Carol A. Jensen Deputy TAX COLLECTOR 3-31-05 DATE

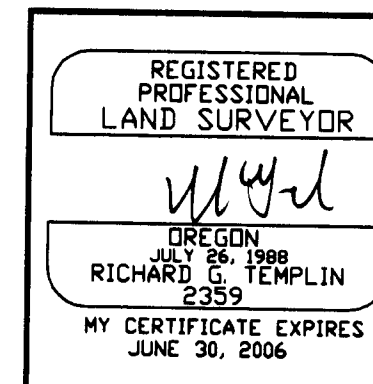
NARRATIVE

PURPOSE: To survey and mark the corners of a three parcel Land Partition as shown hereon.

PROCEDURE: I found monuments set on Louis J. Subdivision, Unit 1 and tied them to my traverse. I then computed positions of the new corners and the lost original lot corners and set monuments as shown. I held the centerline monuments along Thornton Circle for basis of bearing.



I CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
Richard G. Templin
RICHARD G. TEMPLIN L.S. 2359



RICHARD TEMPLIN LAND SURVEYING
P.O. BOX 1946 899-2032 JACKSONVILLE, OREGON
MINOR LAND PARTITION
LOCATED IN
LOTS 65 & 66 OF LOUIS J SUBDIVISION, UNIT 1, CITY OF TALENT
THE NW 1/4 OF SECTION 26 T.38S., R.1W., W.M.
JACKSON COUNTY, OREGON
For: Tony Bakke
418 Thornton Circle
Talent, OR 97540
DATE: March 18, 2005

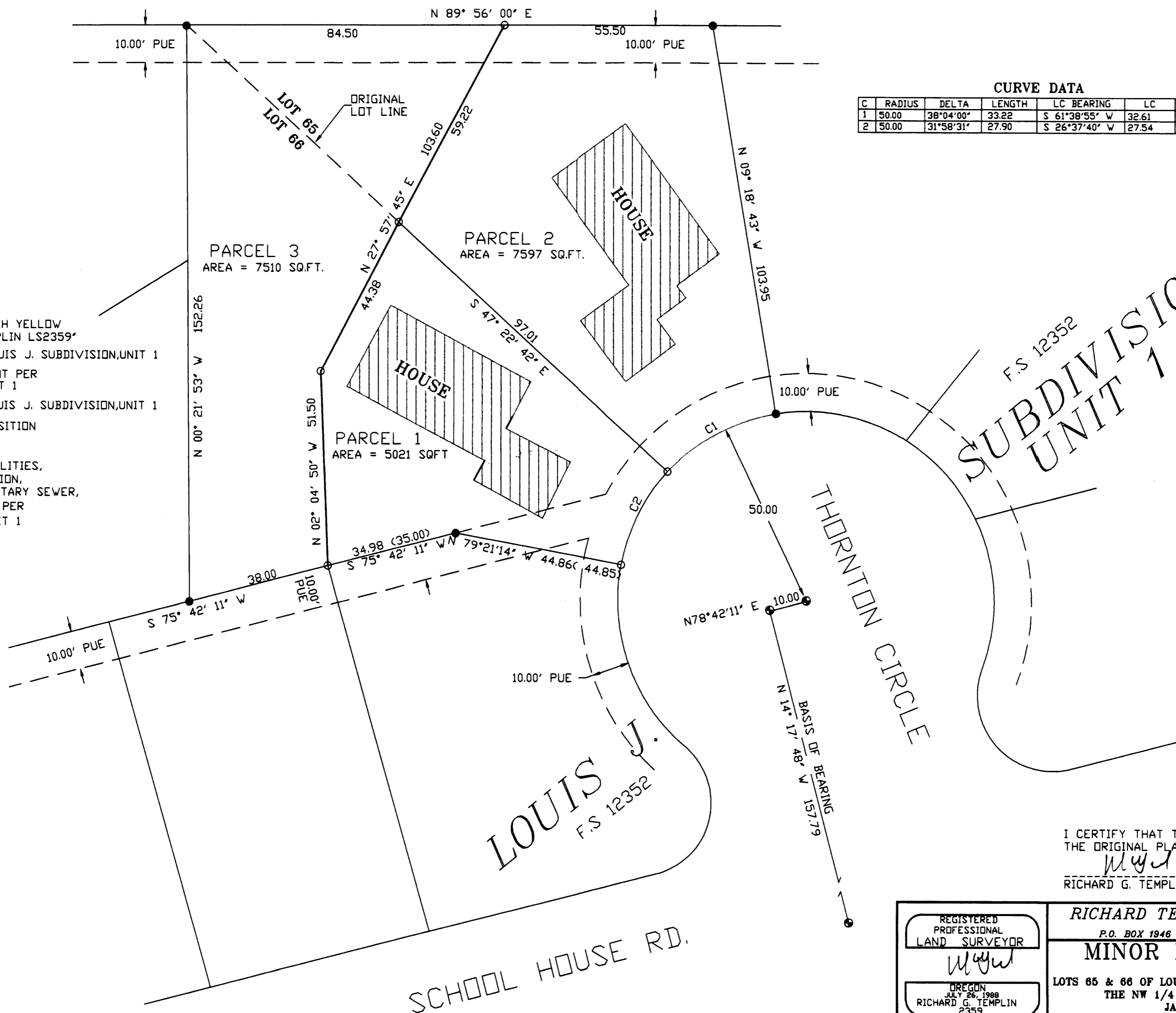
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SCALE: 1" = 20'

WAGNER BUTTE AVE.



LEGEND

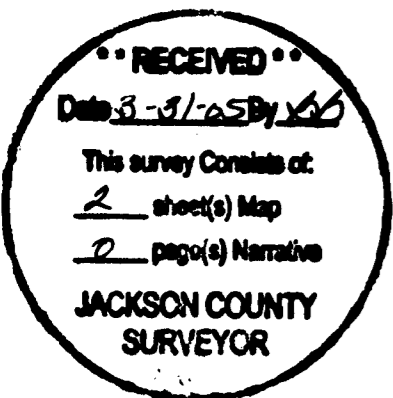
- SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP MARKED "TEMPLIN LS2359"
- FD. 5/8" IRON ROD PER LOUIS J. SUBDIVISION, UNIT 1
- ⊙ FD. ALUMINUM CAP MONUMENT PER LOUIS J. SUBDIVISION, UNIT 1
- () INDICATES RECORD PER LOUIS J. SUBDIVISION, UNIT 1
- △ INDICATES CALCULATED POSITION
- FS INDICATES FILED SURVEY
- P.U.E. EASEMENT FOR PUBLIC UTILITIES, DRAINAGE, CABLE TELEVISION, AND MAINTENANCE OF SANITARY SEWER, WATER LINES & ELECTRIC PER LOUIS J. SUBDIVISION, UNIT 1

F.S. 12352
 SUBDIVISION
 UNIT 1

LOUIS J.
 F.S. 12352

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

Richard G. Templin
 RICHARD G. TEMPLIN L.S. 2359



This survey consists of:
2 sheet(s) Map
2 page(s) Narrative
 JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
Richard G. Templin
 OREGON
 JULY 25, 1998
 RICHARD G. TEMPLIN
 2359
 My Certificate Expires June 30, 06

RICHARD TEMPLIN LAND SURVEYING
 P.O. BOX 1946 899-2032 JACKSONVILLE, OREGON
MINOR LAND PARTITION
 LOCATED IN
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