

SURVEY NO. 18697
P-17-2007

SURVEY NARRATIVE TO COMPLY WITH ORS 209.250

SURVEY FOR:

David Hoye
P.O. Box 3048
Talent, Oregon 97535

SURVEY BY:

Timberline Land Surveying
Kerry K. Bradshaw LS 2271
PO Box 3064
Central Point, Oregon 97502

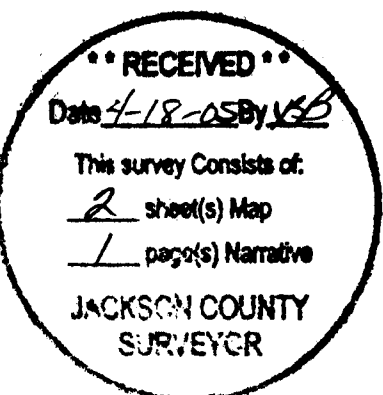
LOCATION: Southwest $\frac{1}{4}$ of Section 23, Township 38 South, Range 1 West, Willamette Meridian, Jackson County, Oregon.

PURPOSE: To map a partition project per the instruction and approval of the client, Jackson County, and the City of Talent.

PROCEDURE: This was an unusual project, in that much of the survey work had been completed previously by another survey company. The original surveyor could not finalize the ongoing survey and the client requested this office to finish the "Partition Project". The prior work had actually included placing monuments ($\frac{3}{4}$ " iron pipes with red plastic caps inside) at some corner positions of the partition. Essentially the previous survey was simply retraced and re-measured. The former work proved to be exacting in measurements, however a portion of the original boundary resolution was revised for this finalizing survey. A great deal of study went into the placement of the easterly and southeasterly lines, as deed Volume 217, Page 614 calls to $\frac{1}{2}$ " pipes, however holding the pipes results in distances that do not match deed record. This, of course is a common dilemma in land surveys, however it does have a major impact on lot size in this case. After careful consideration, it was decided to hold the pipes (common survey principal of holding a physical monument over a distance or bearing call) and the resulting boundary is as shown on the plat. It should be noted that this was the only discrepancy from the prior survey work.

BASIS OF BEARING: South line of Donation Land Claim No.59, bearings derived from the prior survey work were used for this survey and are noted as being true meridian at Station Talent as derived from the Jackson County Surveyors 1993 GPS geodetic control network.

DATE: April 7, 2005



SUNCREST ROAD

N 89°52'55" W 371.94'

(WEST 338.4')
N 89°52'55" W 334.01'

FOUND
2-1/2" BRONZE DISK
STAMPED "LS 2349"
SET FLUSH WITH PAVEMENT
AS PER "AUTUMN
RIDGE SUBDIVISION"

INITIAL
POINT OF
BEGINNING

(WEST 592.64')
N 89°52'55" W
592.64'

FOUND
2-1/2" BRASS DISC
FLUSH WITH CONCRETE
IN ROADWAY PAVEMENT
SOUTHEAST CORNER
DONATION LAND CLAIM
NO.59


PARCEL NO. 2
13175± SQ. FT.

PARCEL NO. 1
18026± SQ. FT.

NOTE:
THE 15' PRIVATE MUTUAL
INGRESS & EGRESS
ACCESS EASEMENT
WILL BECOME EFFECTIVE
WHEN PARCEL NO. 1 DEVELOPS

PARCEL NO. 3
11359± SQ. FT.

PACIFIC HIGHWAY

SURVEY BY:

**TIMBERLINE
LAND SURVEYING
INCORPORATED**
KERRY K. BRADSHAW L.S. 2271
P.O. BOX 3064
CENTRAL POINT OREGON 97502
(541)664-7510 CELL 944-6692

ENCUMBRANCE NOTE

THE FOLLOWING APPARENT ENCUMBRANCES, WHICH INCLUDES "BLANKET ENCUMBRANCES" AS DEFINED BY O.R.S. 92.305 (1), AND ALSO RESTRICTIVE COVENANTS AND RIGHTS OF WAY ARE SHOWN ON SUBDIVISION GUARANTEE NUMBER 0763004-SUB PREPARED BY AMERITITLE DATED DECEMBER 15, 2004 AND ARE NOT SPECIFICALLY LOCATED.

1. SUBJECT PROPERTY BEING LOCATED WITHIN THE URBAN RENEWAL AREA OF THE CITY OF TALENT - DOCUMENT NUMBER 91-17452, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
2. EASEMENT TO CONSTRUCT AND MAINTAIN SLOPES AND TO CONSTRUCT PUBLIC SIDEWALK - DOCUMENT NUMBER 2004-057987, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

PARTITION PLAT NO. P-17-2005

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

RECEIVED
Date 4-13-05 By AB
This survey consists of:
2 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR

FOR
DAVID HOYE
P.O. BOX 3048
ASHLAND, OREGON 97520

APRIL 7, 2005

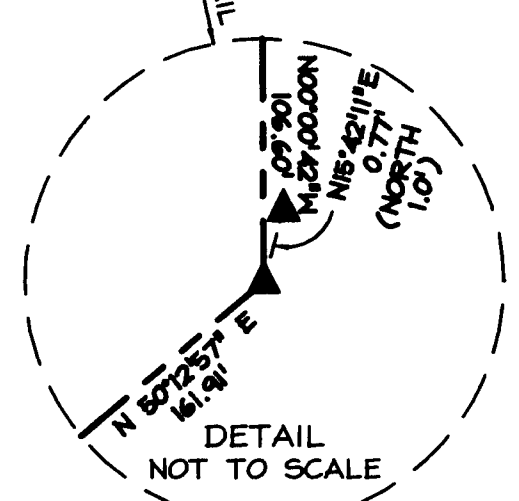
I HEREBY CERTIFY THIS TO BE AN EXACT COPY OF THE ORIGINAL PLAT.

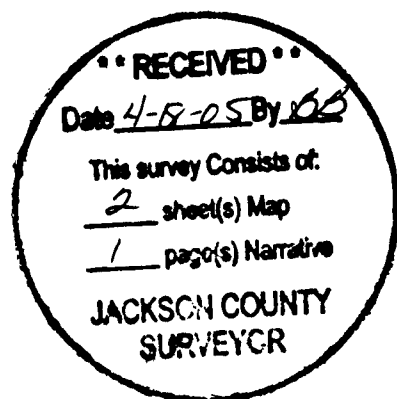
Kerry K. Bradshaw
KERRY K. BRADSHAW
L.S. 2271

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Kerry K. Bradshaw
OREGON
JULY 16, 1987
KERRY K. BRADSHAW
2271
EXP. 12-31-05

LEGEND

- ◆ FOUND JACKSON COUNTY SURVEY MONUMENT AS NOTED.
- ⊙ FOUND METAL DISC STAMPED "DA EDWARDS LS 2339 C/L MON" FLUSH WITH PAVEMENT PER FILED SURVEY NUMBER 13555.
- FOUND 3/4" IRON PIPE WITH RED PLASTIC PLUG STAMPED "STEWART LS 2057".
- FOUND SURVEY MONUMENT AS NOTED PER 1987 OREGON STATE HIGHWAY DEPARTMENT SURVEY.
- ▲ FOUND 1/2" IRON PIPE, CALLED TO IN VOLUME 217, PAGE 614, DEED RECORDS OF JACKSON COUNTY, OREGON.
- SET 5/8"x30" IRON REBAR WITH YELLOW PLASTIC CAP STAMPED "BRADSHAW LS 2271".
- (...) RECORD DATA PER VOLUME 217 PAGE 614 DEED RECORDS OF JACKSON COUNTY, OREGON.





PARTITION PLAT NO. P-17-2005

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

FOR DAVID HOYE P.O. BOX 3048 ASHLAND, OREGON 97520

APRIL 7, 2005

SURVEY BY: TIMBERLINE LAND SURVEYING INCORPORATED KERRY K. BRADSHAW L.S. 2271 P.O. BOX 3064 CENTRAL POINT OREGON 97502 (541)664-7510 CELL 944-6692

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT DATZKOO LLC. IS THE OWNER IN FEE SIMPLE OF THAT CERTAIN REAL PROPERTY AS SET FORTH IN THE SURVEYOR'S CERTIFICATE AS SHOWN HEREON. DATZKOO LLC. HAS CAUSED THIS REAL PROPERTY TO BE SURVEYED AND PARTITIONED AND HEREBY CREATES AND ESTABLISHES PARCELS NUMBER 1 (ONE), NUMBER 2 (TWO) AND NUMBER 3 (THREE) AS SHOWN HEREON. THE SIZES OF THE PARCELS AS WELL AS THE COURSES AND LENGTHS OF ALL BOUNDARY LINES ARE PLAINLY SET FORTH AND THIS IS A CORRECT REPRESENTATION OF THE PARTITION AND SURVEY. IN ADDITION DATZKOO LLC. CREATES AND ESTABLISHES 15 FOOT AND 20 FOOT WIDE PRIVATE MUTUAL INGRESS & EGRESS ACCESS AND PRIVATE SANITARY & STORM DRAIN EASEMENTS AND A 5 FOOT WIDE STORM DRAIN EASEMENT AS SHOWN HEREON FOR THE MUTUAL BENEFIT OF ALL THE PARCELS HEREON.

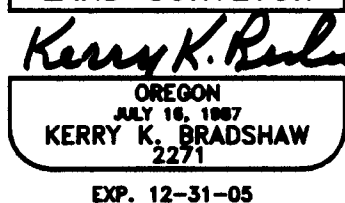
[Signature] DAVID HOYE

ACKNOWLEDGEMENT

STATE OF OREGON } ss. COUNTY OF JACKSON }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15 DAY OF April, 2005 BY DAVID HOYE AS Owner OF DATZKOO, LLC. KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS HIS VOLUNTARY ACT AND DEED.

[Signature] NOTARY PUBLIC



SURVEYOR'S CERTIFICATE

I, KERRY K. BRADSHAW, 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 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 SOUTHEAST CORNER OF DONATION LAND CLAIM NUMBER 59, TOWNSHIP 38 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON; THENCE ALONG THE SOUTH LINE OF SAID DONATION LAND CLAIM, NORTH 89°52'55" WEST, 592.64 FEET (WEST, 592.64'); THENCE CONTINUING ALONG SAID SOUTH LINE, NORTH 89°52'55" WEST, 0.69 FEET TO 3/4" IRON PIPE WITH A RED PLASTIC PLUG, ALSO BEING THE INITIAL POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH LINE, NORTH 89°52'55" WEST, 333.32 FEET (WEST, 333.4') TO INTERSECT THE ARC OF A 2614.79 FOOT RADIUS CURVE, ALSO BEING THE NORTHEASTERLY RIGHT-OF-WAY LINE OF PACIFIC HIGHWAY; THENCE ALONG SAID RIGHT-OF-WAY LINE AND CURVE TO THE LEFT (THE CHORD OF WHICH BEARS SOUTH 44°11'09" EAST, 234.61 FEET (S 44°06' E, 247.80')) A DISTANCE OF 234.68 FEET (238.0') TO A 1/2" IRON PIPE WITHIN A 1-1/2" IRON PIPE; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE AND CURVE TO THE LEFT (THE CHORD WHICH BEARS SOUTH 47°12'49" EAST, 62.80 FEET) A DISTANCE OF 62.80 FEET (65.0') TO A 3/4" IRON PIPE; THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 50°12'57" EAST, 161.91 FEET (N 52°00', 157.2') TO A 1/2" IRON PIPE; THENCE NORTH 0°00'42" WEST, 106.60 FEET (NORTH, 111.0') TO THE AFOREMENTIONED SOUTH LINE OF DONATION LAND CLAIM NUMBER 59; THENCE ALONG SAID LINE, NORTH 89°52'55" WEST, 0.69 FEET TO THE INITIAL POINT OF BEGINNING.

NARRATIVE

SEE SEPARATE DOCUMENT

I HEREBY CERTIFY THIS TO BE AN EXACT COPY OF THE ORIGINAL PLAT.

[Signature] KERRY K. BRADSHAW L.S. 2271

APPROVALS

[Signature] TALENT PLANNING DEPARTMENT 4/13/2005 DATE

EXAMINED THIS 18th DAY OF April, 2005. [Signature] JACKSON COUNTY SURVEYOR

TAX STATEMENT

ALL TAXES, FEES, ASSESSMENTS OR ANY OTHER CHARGES AS REQUIRED BY OREGON REVISED STATUTE 92.095 HAVE BEEN PAID AS OF THE 18 DAY OF April, 2005.

[Signature] ASSESSOR deputy [Signature] TAX COLLECTOR

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS THE 18th DAY OF April, 2005 AT 1:39 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT NO. P-17-2005 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON INDEX VOLUME 16 PAGE 17

[Signature] COUNTY CLERK [Signature] DEPUTY

COUNTY SURVEYOR FILE NO. 18697