

PARTITION PLAT NO. P-25-2006  
(File No. MP 05-03)

Located in:

in the Southwest 1/4 of Section 25,  
Township 38 South, Range 1 West, W.M.,  
City of Talent, Jackson County, Oregon

For:

Mable Davis  
1205 Talent Avenue  
Talent, Oregon

APPROVALS:

CITY OF TALENT PLANNING

John Adam  
DIRECTOR

3/15/2006  
DATE

EXAMINED AND APPROVED THIS 15<sup>TH</sup> DAY OF March, 2006.

Roger Roberts  
COUNTY SURVEYOR

RECORDER'S CERTIFICATE:

FILED FOR RECORD THIS 15<sup>th</sup> DAY OF March, 2006 AT 2:51 O'CLOCK, P.M.

AND RECORDED AS PARTITION PLAT NO. P-25-2006 OF "RECORD OF PARTITION PLATS"

IN JACKSON COUNTY, OREGON. (INDEX VOLUME 17 PAGE 25.)

Kathleen S. Beckett  
COUNTY CLERK

Carmen D. Helman

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 19109

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S.  
92.095 HAVE BEEN PAID AS OF THIS 15 DAY OF MARCH, 2006.

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, THAT MABLE E. DAVIS IS THE OWNER OF THE REAL PROPERTY REPRESENTED ON THE PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AS SHOWN ON THE PARTITION PLAT AND DOES HEREBY DEDICATE TO THE PUBLIC, FOR PUBLIC USE, A 10 FOOT PUBLIC UTILITY EASEMENT AND A 20 FOOT WIDE PUBLIC ACCESS EASEMENT AND PUBLIC UTILITY EASEMENT OVER AND ACROSS PARCEL 2, AS SHOWN. THE PUBLIC ACCESS EASEMENT IS TO BE KEPT FREE AND CLEAR OF ANY OBSTRUCTIONS, INCLUDING FENCES AND PARKED VEHICLES AT ALL TIMES. I HEREBY MAKE AND CREATE A 10.00 FOOT WIDE IRRIGATION EASEMENT OVER AND ACROSS PARCEL 3 FOR THE BENEFIT OF TALENT IRRIGATION DISTRICT. I ALSO MAKE AND CREATE A 10.00 FOOT PRIVATE IRRIGATION EASEMENT OVER AND ACROSS PARCELS 2 AND 3 FOR THE BENEFIT OF PARCELS 1, 2 AND 3.

IN WITNESS WHEREOF, SIGNED THIS THE 8<sup>th</sup> DAY OF MARCH, 2006

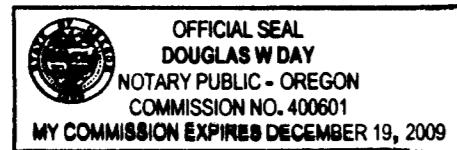
Mable E. Davis  
MABLE E. DAVIS

STATE OF OREGON }  
COUNTY OF JACKSON } SS.

PERSONALLY APPEARED THE ABOVE NAMED MABLE E. DAVIS AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HER VOLUNTARY ACT AND DEED.

BEFORE ME THIS 8<sup>th</sup> DAY OF March, 2006.

Douglas W Day  
NOTARY



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:

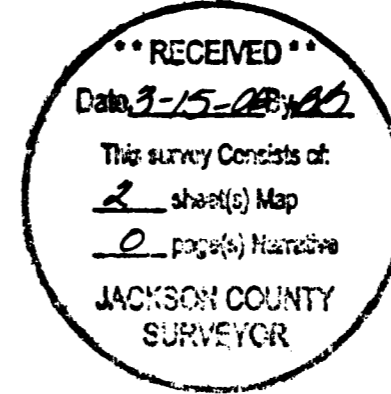
COMMENCING AT THE CORNER COMMON TO DONATION LAND CLAIM NO.'S 70, 71, 72 AND 73 IN TOWNSHIP 38 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON; THENCE NORTH 34° 42' 00" WEST 74.15 FEET TO A CONCRETE MONUMENT WITH NAIL, SITUATED ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF TALENT AVENUE (OLD PACIFIC HIGHWAY); THENCE, ALONG SAID RIGHT-OF-WAY LINE, NORTH 46° 25' 10" WEST 623.69 FEET TO THE MOST WESTERLY CORNER OF THAT TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 99-27345 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, FOR THE INITIAL POINT OF BEGINNING; THENCE, ALONG THE NORTHWESTERLY BOUNDARY OF SAID TRACT, NORTH 43° 32' 00" EAST (RECORD NORTH 43° 35' EAST) 322.00 FEET TO THE MOST EASTERLY CORNER OF THAT TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 89-23809, OFFICIAL RECORDS, JACKSON COUNTY, OREGON; THENCE, LEAVING THE NORTHWESTERLY BOUNDARY OF THE AFORESAID INSTRUMENT NO. 99-27345, ALONG THE ARC OF A 50.00 RADIUS NON-TANGENT CURVE TO THE RIGHT (THE LONG CHORD TO WHICH BEARS SOUTH 31°06'46" EAST 26.40 FEET) A DISTANCE OF 26.72 FEET; THENCE ALONG THE ARC OF A 150.00 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD TO WHICH BEARS SOUTH 33°50'08" EAST 92.85 FEET) A DISTANCE OF 94.40 FEET TO THE SOUTHEASTERLY BOUNDARY OF THAT TRACT OF LAND DESCRIBED IN THE AFORESAID INSTRUMENT NO. 99-27345; THENCE ALONG SAID SOUTHEASTERLY BOUNDARY, SOUTH 43°46'01" WEST (RECORD SOUTH 43°50' WEST) 294.80 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE AFORESAID TALENT AVENUE; THENCE, ALONG SAID RIGHT-OF-WAY LINE, NORTH 46°25'10" WEST 114.86 FEET TO THE INITIAL POINT OF BEGINNING.

Darrell L. Huck  
SURVEYOR

FROM RBC MORTGAGE COMPANY, AN ILLINOIS CORPORATION AND MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., (MERS), SOLELY AS NOMINEE FOR RBC MORTGAGE COMPANY, AN ILLINOIS CORPORATION, IS THE BENEFICIARY OF A CERTAIN TRUST DEED RECORDED AUGUST 30, 2005 AS INSTRUMENT NO. 2005-052906 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

SEE AFFIDAVIT OF CONSENT FILED FOR RECORD THE 28 DAY OF FEBRUARY AND RECORDED AS INSTRUMENT NO. 2006-010025, OFFICIAL RECORDS, JACKSON COUNTY, OREGON.

2 SCA 0040  
38S 1W 270; T.L. 2300  
2006



REGISTERED PROFESSIONAL LAND SURVEYOR

Darrell L. Huck  
OREGON  
FEBRUARY 4, 1983  
DARRELL L. HUCK  
2023

Expires 6/30/2003

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

(08008\_PART.DWG)  
SHEET 1 OF 2

**PARTITION PLAT NO. P-25-2006**  
**(File No. MP 05-03)**

LOCATED IN:

The S.W. 1/4 of Section 25, T.38S., R.1W., W.M.  
 City of Talent, Jackson County, Oregon

FOR:

MABEL DAVIS  
 1205 Talent Avenue  
 Talent, Oregon 97540

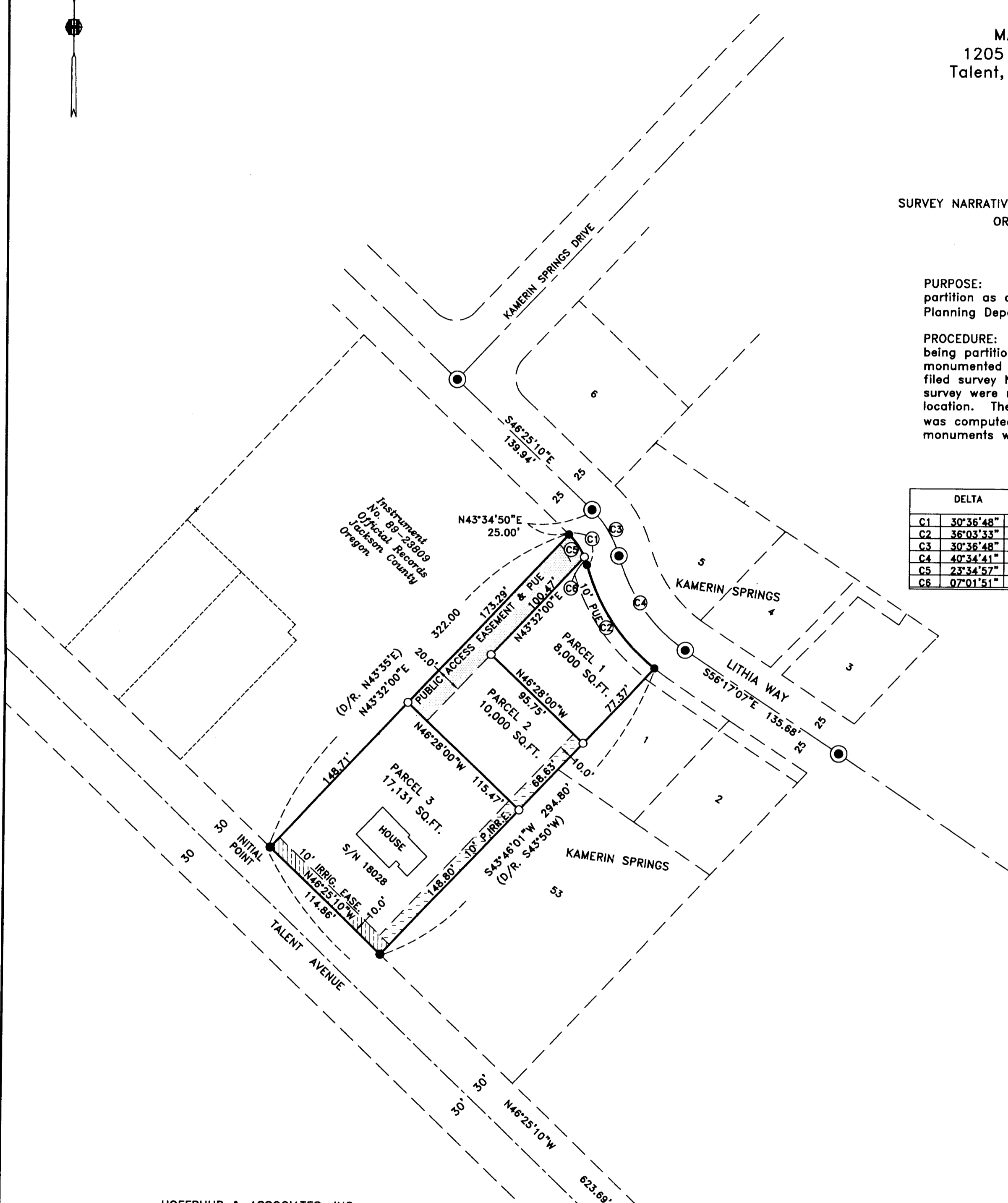
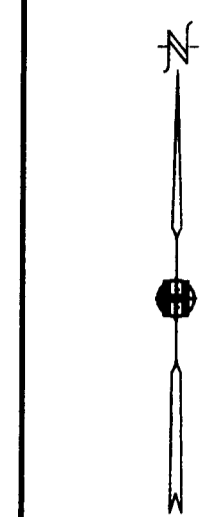
SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250  
 OREGON REVISED STATUTES

PURPOSE: To survey and monument a land partition as approved by the City of Talent Planning Department (File No. 05-03)

PROCEDURE: The boundary of the property now being partitioned was previously surveyed and monumented for a property line adjustment. See filed survey No.18028. Monuments per that survey were recovered and verified for correct location. The location of the partition parcels was computed according to client's direction and monuments were set as shown.

CURVE TABLE

	DELTA	RADIUS	LENGTH	CHORD	BEARING
C1	30°36'48"	50.00'	26.72'	26.40'	S 31°06'46" E
C2	36°03'33"	150.00'	94.40'	92.85'	S 33°50'08" E
C3	30°36'48"	75.00'	40.07'	39.60'	S 31°06'46" E
C4	40°34'41"	125.00'	88.53'	86.69'	S 36°05'42" E
C5	23°34'57"	50.00'	20.58'	20.43'	S 34°37'42" E
C6	07°01'51"	50.00'	6.14'	6.13'	S 19°19'18" E



HOFFBUHR & ASSOCIATES, INC.  
 880 Golfview Drive, Suite 201  
 MEDFORD, OREGON 97504  
 (541)779-4641

BY: DARRELL L. HUCK PLS No. 2023  
 SCALE: 1 Inch = 60' January 20, 2006  
 BASIS OF BEARING: S/N 18028

- = Set 5/8"x24" iron reinforcing pin with plastic cap stamped "D. Huck LS 2023".
- = Found 5/8" iron pin w/plastic cap marked "D.HUCK L.S. 2023" per S/N 16624, S/N 18028 & KAMERIN SPRINGS
- ⊙ = Found 5/8" iron rebar w/ Alum. cap per Creel Estates & Kamerin Springs
- P.IRR.E. = PRIVATE IRRIGATION EASEMENT
- = FENCE LINE
- D/R = DEED RECORD PER INST. NO. 99-27345
- PUE = Easement for public utilities, storm drainage, irrigation, gas, water, electric, telephone, cable television and sanitary sewer, construction and maintenance

**\*\* RECEIVED \*\***  
 Date 2-15-06 By DS  
 This survey consists of:  
2 sheet(s) Map  
0 page(s) Narrative  
**JACKSON COUNTY SURVEYOR**

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

REGISTERED PROFESSIONAL LAND SURVEYOR

Darrell L. Huck  
 OREGON  
 FEBRUARY 4, 1983  
 DARRELL L. HUCK  
 2023  
 Expires 6/30/2007

Concrete Monument with nail marked T-38S-R1W  
 (NOT VISITED THIS SURVEY)  
 Brass disc in concrete N.W. CORNER D.L.C. No. 72 marked T38S R1W  
 71 | 73  
 70 | 72  
 1983  
 per Jackson County Surveyor Re-establishment