


PARTITION PLAT NO. P-89-2006

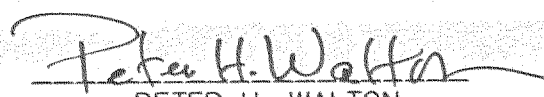
LOCATED IN
THE SOUTHWEST QUARTER OF SECTION 23
TOWNSHIP 38 SOUTH, RANGE 1 WEST,
WILLAMETTE MERIDIAN
JACKSON COUNTY, OREGON

FOR
PETER WALTON
P.O. BOX 453
TALENT, OREGON 97535
JULY 10, 2006

SURVEY BY:
 **TIMBERLINE**
LAND SURVEYING
INCORPORATED
KERRY K. BRADSHAW L.S. 2271
P.O. BOX 3084
CENTRAL POINT OREGON 97502
(541)664-7510 CELL 944-6692

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT, I, PETER H. WALTON AM THE OWNER, IN FEE SIMPLE OF THAT CERTAIN REAL PROPERTY AS SET FORTH IN THE SURVEYOR'S CERTIFICATE AS SHOWN HEREON AND HAS CAUSED THIS REAL PROPERTY TO BE SURVEYED AND PARTITIONED AND HEREBY CREATES AND ESTABLISHES PARCELS NUMBER 1 (ONE) AND NUMBER 2 (TWO) AS SHOWN HEREON. THE SIZES OF THE AFORE STATED 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. AND IN ADDITION DOES HEREBY CREATE AND ESTABLISH THE 5 FOOT WIDE PRIVATE MUTUAL INGRESS & EGRESS ACCESS FOR THE BENEFIT OF BOTH PARCEL 1 AND 2 SHOWN HEREON AND PARCELS 2 AND 3 OF PREVIOUS PARTITION PLAT P-17-2005.


PETER H. WALTON

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:

PARCEL NO. ONE (1) OF PARTITION PLAT NO. P-17-2005 RECORDED APRIL 18, 2005, IN THE RECORD OF PARTITION PLATS IN JACKSON COUNTY, OREGON, AND FILED AS SURVEY NO. 18697 IN THE OFFICE OF THE COUNTY SURVEYOR.

APPROVALS


TALENT PLANNING DEPARTMENT
(file no. MP 06-04) DATE 8/31/2006

EXAMINED THIS 31ST DAY OF August, 2006


JACKSON COUNTY SURVEYOR

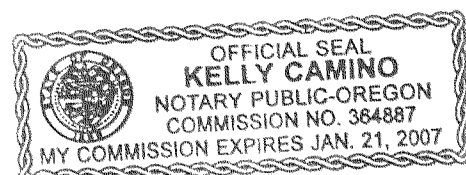
ACKNOWLEDGEMENT

STATE OF OREGON)
COUNTY OF JACKSON) ss.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS 29th DAY OF August, 2006 BY
PETER H. WALTON, KNOWN TO ME AS THE PERSON WHO EXECUTED

THE WITHIN INSTRUMENT AS HIS VOLUNTARY ACT AND DEED.



NOTARY PUBLIC



NARRATIVE

FIELD SURVEY CONTROL WAS ESTABLISHED USING A NIKON DTM 520 TOTAL STATION AND CARLSON DATA COLLECTOR. PREVIOUS WORK BY THIS OFFICE FOR PARTITION PLAT P-17-2005 HAD ESTABLISHED THE EXTERIOR BOUNDARY FOR THIS PROJECT. THE NEW PARTITION LINE WAS PLACED PER DIRECTION OF THE CLIENT AND THE PLAT PREPARED AS SHOWN HEREON.

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


KERRY K. BRADSHAW
L.S. 2271

TAX STATEMENT

ALL TAXES, FEES, ASSESSMENTS OR ANY OTHER CHARGES AS REQUIRED BY OREGON REVISED STATUE 92.095 HAVE BEEN PAID

AS OF THE 6th DAY OF September, 2006

 ASSESSOR
 DEPUTY TAX COLLECTOR

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS THE 6th DAY OF September

2006 AT 10:20 O'CLOCK A M. AND RECORDED AS

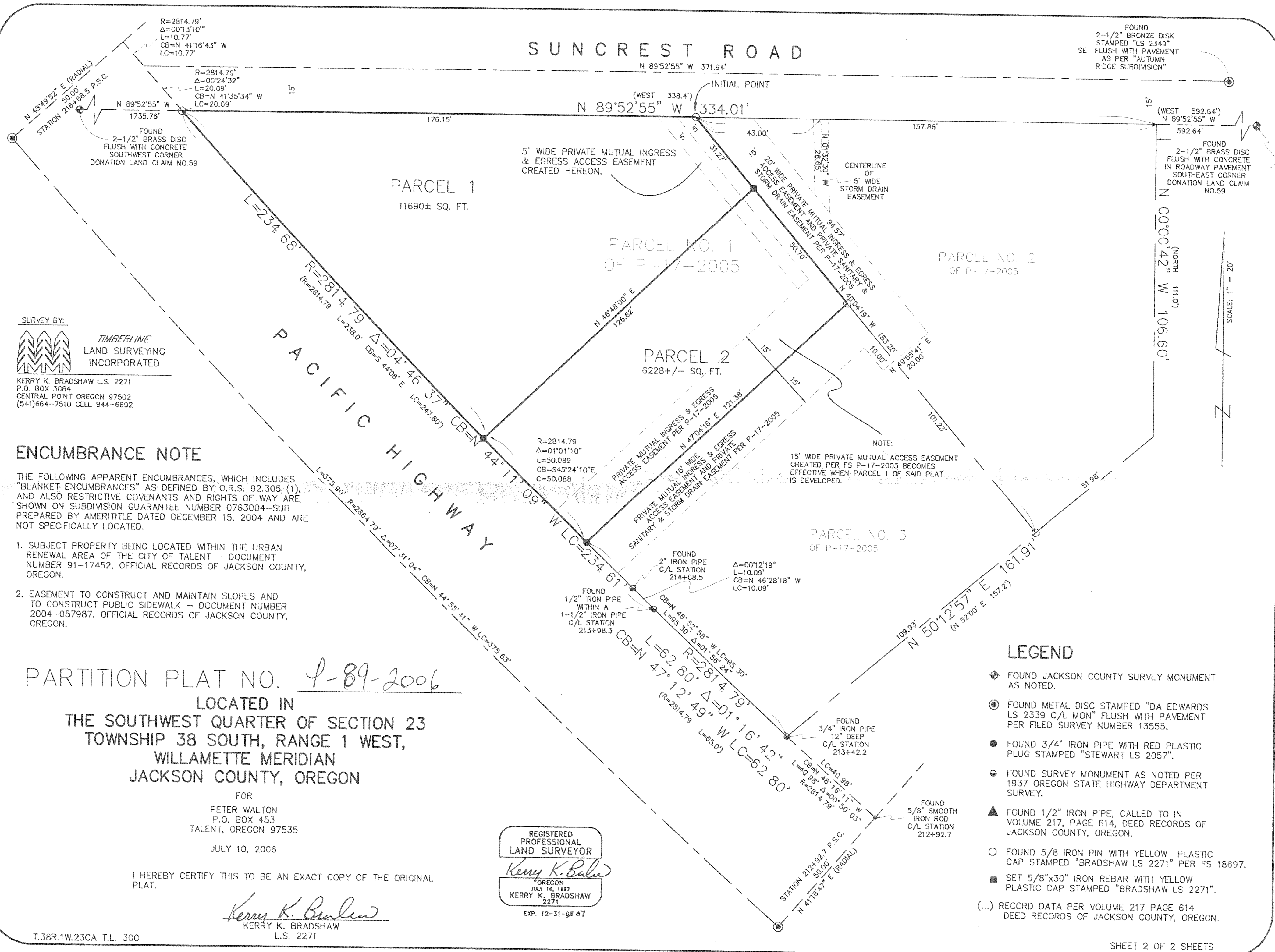
PARTITION PLAT NO. P-89-2006 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON

INDEX VOLUME 17 PAGE 89

 COUNTY CLERK
 DEPUTY

COUNTY SURVEYOR FILE NO. 19329

SUNCREST ROAD



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

FOUND
2-1/2" BRASS DISC
FLUSH WITH CONCRETE
SOUTHWEST CORNER
DONATION LAND CLAIM NO.59

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

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.

NOTE:
15' WIDE PRIVATE MUTUAL ACCESS EASEMENT
CREATED PER FS P-17-2005 BECOMES
EFFECTIVE WHEN PARCEL 1 OF SAID PLAT
IS DEVELOPED.

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 1937 OREGON STATE HIGHWAY DEPARTMENT SURVEY.
- ▲ FOUND 1/2" IRON PIPE, CALLED TO IN VOLUME 217, PAGE 614, DEED RECORDS OF JACKSON COUNTY, OREGON.
- FOUND 5/8" IRON PIN WITH YELLOW PLASTIC CAP STAMPED "BRADSHAW LS 2271" PER FS 18697.
- 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.

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LOCATED IN
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TOWNSHIP 38 SOUTH, RANGE 1 WEST,
WILLAMETTE MERIDIAN
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FOR
PETER WALTON
P.O. BOX 453
TALENT, OREGON 97535
JULY 10, 2006

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. 12-31-08 07