


PARTITION PLAT NO. P-64-2007

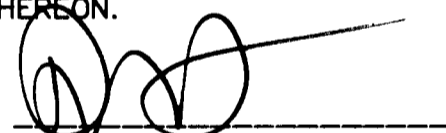
LOCATED IN  
THE SOUTHWEST QUARTER OF SECTION 23  
TOWNSHIP 38 SOUTH, RANGE 1 WEST,  
WILLAMETTE MERIDIAN, CITY OF TALENT,  
JACKSON COUNTY, OREGON

FOR  
DAVID HOYE  
P.O. BOX 3048  
ASHLAND, OREGON 97520  
AUGUST 17, 2007

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 4 (FOUR), NUMBER 5 (FIVE), AND NUMBER 6 (SIX) 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. DEDICATES AND ESTABLISHES A 5 FOOT WIDE PUBLIC PEDESTRIAN SIDEWALK EASEMENT TO BENEFIT THE PUBLIC AND A WALL AND LIGHT EASEMENT TO BENEFIT PARCEL 2 OF PARTITION PLAT NO. P-17-2005 OF THE OFFICIAL PLAT RECORDS OF JACKSON COUNTY, OREGON AND FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS SURVEY NO. 18697. WE ALSO CREATE A 7.5 FOOT WIDE STORM DRAIN EASEMENT TO BENEFIT ALL THE PARCELS HEREON AS WELL AS THAT TRACT OF LAND AS DESCRIBED IN DOCUMENT NO. 2006-016430 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. DATZKOO LLC. ALSO CREATES AND ESTABLISHES THE 5 FOOT WIDE PRIVATE SIDEWALK AND PEDESTRIAN EASEMENT, THE PRIVATE MUTUAL INGRESS AND EGRESS ACCESS AND STORM DRAIN EASEMENT AND THE 5 FOOT WIDE PRIVATE GAS LINE EASEMENT AS SHOWN HEREON FOR THE MUTUAL BENEFIT OF ALL THE PARCELS HEREON.

  
DAVID HOYE

ACKNOWLEDGEMENT

STATE OF OREGON )  
COUNTY OF JACKSON) ss.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

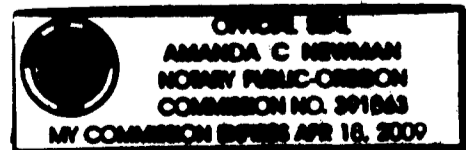
THIS 15<sup>TH</sup> DAY OF OCTOBER, 2007 BY

DAVID HOYE AS A MEMBER OF DATZKOO, LLC.  
KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN  
INSTRUMENT AS HIS VOLUNTARY ACT AND DEED.

  
NOTARY PUBLIC

Amanda C. Newman  
PRINTED NAME

April 18/2009  
MY COMMISSION EXPIRES



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

EXP. 12-31-07

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 3 OF PARTITION PLAT RECORDED APRIL 18, 2005 IN THE "RECORDS OF PARTITION PLATS" OF JACKSON COUNTY, OREGON AS PARTITION PLAT NO. P-17-2005 AND FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS SURVEY NO. 18697.

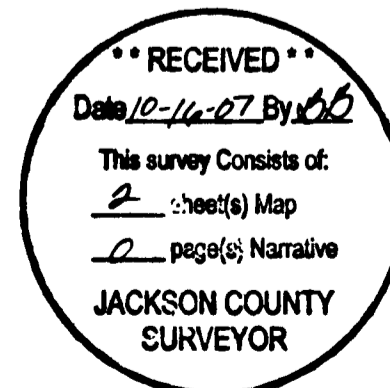
Kerry K. Bradshaw

NARRATIVE

A DTM 522 TOTAL STATION WAS USED TO TIE FOUND MONUMENTS FROM PREVIOUS FIELD WORK COMPLETED BY THIS OFFICE. THE PREVIOUS WORK WAS RE-MEASURED AND PROVED TO BE EXACTING IN MEASUREMENTS. THE PARCEL WAS THEN PARTITIONED INTO THREE PARCELS AS DIRECTED BY THE CLIENT AS SHOWN ON THE PLAT.

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

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



APPROVALS

John Damm  
TALENT PLANNING DEPARTMENT  
DATE 10/15/2007

EXAMINED THIS 10<sup>TH</sup> DAY OF October, 2007

Kerry K. Bradshaw  
JACKSON COUNTY SURVEYOR

TAX STATEMENT

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

AS OF THE 16<sup>TH</sup> DAY OF October, 2007

Amanda Kirkpatrick, Deputy ASSESSOR  
Carole Jensen, Deputy TAX COLLECTOR

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS THE 16<sup>TH</sup> DAY OF October

2007 AT 2:24 O'CLOCK P. M. AND RECORDED AS

PARTITION PLAT NO. P-64-2007 OF THE RECORDS OF  
PARTITION PLATS IN JACKSON COUNTY, OREGON

INDEX VOLUME 18 PAGE 64

Kathleen S. Beckett COUNTY CLERK  
Samuel S. Morgan DEPUTY

COUNTY SURVEYOR FILE NO. 19802

# SUNCREST ROAD

N 89°52'55" W 371.94'

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

R=2814.79'  
Δ=00°13'10"  
L=10.77'  
CB=N 41°16'43" W  
LC=10.77'

R=2814.79'  
Δ=00°24'32"  
L=20.09'  
CB=N 41°35'34" W  
LC=20.09'

(WEST 338.4')  
N 89°52'55" W 334.01'

S 00°00'00" E 2.14'

5'x5' POWER EASEMENT FOR A POWER POLE, DOCUMENT NO. 06-058278

(WEST 592.64')  
N 89°52'55" W 592.64'

N 48°49'32" E (RADIAL)  
STATION 216+88.5 P.S.C.

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

## PARTITION

PARCEL 1

## PLAT

PARCEL 3

PARCEL 5  
5516.4 SQ. FT.

PARCEL 6  
3005.8 SQ. FT.

PARCEL 4  
4653.2 SQ. FT.

PARCEL 2

LINE	BEARING	DISTANCE
A	S 02°39'12" E	13.76'
B	N 37°23'13" W	10.38'
C	N 55°02'14" W	16.71'
D	N 33°08'44" W	15.71'
E	S 10°44'21" E	13.23'

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

SURVEY BY:  
**TIMBERLINE LAND SURVEYING INCORPORATED**

KERRY K. BRADSHAW L.S. 2271  
P.O. BOX 3064  
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(541)664-2878 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 TITLE REPORT, AND ARE NOT SPECIFICALLY LOCATED.

- SUBJECT PROPERTY BEING LOCATED WITHIN THE URBAN RENEWAL AREA OF THE CITY OF TALENT - DOCUMENT NUMBER 91-17452, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- 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-64-2007  
LOCATED IN  
THE SOUTHWEST QUARTER OF SECTION 23  
TOWNSHIP 38 SOUTH, RANGE 1 WEST,  
WILLAMETTE MERIDIAN  
CITY OF TALENT, JACKSON COUNTY, OREGON

**RECEIVED**  
Date 10-11-07 By AS  
This survey consists of:  
2 sheet(s) Map  
2 page(s) Narrative  
**JACKSON COUNTY SURVEYOR**

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

AUGUST 17, 2007

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 18, 1987  
KERRY K. BRADSHAW  
2271

EXP. 12-31-07

### LEGEND

- ◆ FOUND JACKSON COUNTY SURVEY MONUMENT AS NOTED.
- SET 5/8" X 24" REBAR WITH PLASTIC CAP MARKED "BRADSHAW LS 2271"
- 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.
- 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.