APPROVALS:
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TALENT BLANDING DEPARTMENT
TALENT PLANNING DEPARTMENT DATE FILE NO. MP 06-07 / LLA 06-03
19 TH 0 T 1
EXAMINED AND APPROVED THIS 19 DAY OF Sigtember, 2008
Sogue Reluty
JACKSON COUNTY SURVEYOR
DECLARATION:
KNOW ALL PERSONS BY THESE PRESENTS, THAT PAUL J. CREEL AND NELLIE M. CREEL, TRUSTEES OF THE CREEL FAMILY TRUST AND
MARK T. ANDERSON AND MARJI C. ANDERSON ARE THE OWNERS OF THE LANDS HEREON DESCRIBED, AND HAVE PARTITIONED THE SAME
INTO PARCELS SHOWN HEREON, AND THAT THE SIZE OF THE PARCELS AND THE LENGTHS OF ALL LINES ARE PLAINLY SET FORTH AND THAT
THIS PLAT IS A CORRECT REPRESENTATION OF THE PARTITION. WE HEREBY CREATE A 13.00 FOOT WIDE SHARED ACCESS AND UTILITY
EASEMENT, AS SHOWN HEREON.
m Mai A Marie A Roade
Mark T. Anderson Mari C. anderson
MARK 1. ANDERSON
ACKNOWLEDGEMENT
STATE OF OREGON)
JACKSON COUNTY)
PERSONALLY APPEARED THE ABOVE NAMED MARK T. ANDERSON AND
MARJI C. ANDERSON, ON THIS // DAY OF September, 2008 AND ACKNOWLEDGED THE FORGOING TO BE THEIR VOLUNTARY ACT AND
DEED.
NOTARY SIGNATURE Sami G. Miller NOTARY PUBLIC - OREGON LAURIE A. Miller
NOTARY PUBLIC - OREGON LOUR A. MILLUR COMMISSION NO. 412791
MY COMMISSION EXPIRES Jan. 20, 2011
Could Creed Mellie M Creek
PAUL J. CREEL, TRUSTEE OF NELLIE M. CREEL, TRUSTEE OF
THE CREEL FAMILY TRUST THE CREEL FAMILY TRUST
ACKNOWLEDGEMENT
STATE OF OREGON)
JACKSON COUNTY)
PERSONALLY APPEARED THE ABOVE NAMED PAUL J. CREEL AND
NELLIE M. CREEL, AS TRUSTEES OF THE CREEL FAMILY TRUST, ON THIS 18 DAY OF Septem , 2008 AND ACKNOWLEDGED
THE FORGOING TO BE THEIR VOLUNTARY ACT AND DEED.
NOTARY SIGNATURE Can Ca Malla
NOTARY PUBLIC - OREGON <u>LAURIL H. M. ULL</u>
COMMISSION NO. 4/279/
MY COMMISSION EXPIRES Jan. 20, 2011
I HEREBY CERTIFY THAT THIS PLAT IS AN EXACT COPY OF THE ORIGINAL.
Shu Kuyum
<i>SURVEYOR</i>

Assessor's Map No. 38 1W 25 DC, Tax Lots 101 & 102

MINOR LAND PARITITION & PROPERTY LINE ADJUSTMENT

PARTITION PLAT NO. P - <u>58</u> - 2008

LYING SITUATE WITHIN

SOUTHWEST QUARTER OF SECTION 25 TOWNSHIP 38 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN CITY OF TALENT, JACKSON COUNTY, OREGON

FOR

MARK ANDERSON

414 Creel Road Talent, Oregon

SURVEYOR'S CERTIFICATE

I, SHAWN KAMPMANN, DULY REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH THE PROPER MONUMENTS AS PROVIDED BY LAW, THE TRACT OF LAND HEREON SHOWN, THIS SAID PLAT BEING A CORRECT REPRESENTATION OF THE SAME, AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES.

COMMENCING AT THE MOST WESTERLY CORNER OF LOT 1, BLOCK 2 OF HYDE PARK SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD IN JACKSON COUNTY, OREGON; THENCE NORTH 32°01'48" EAST (DEED RECORD NORTH 32°01'35" EAST), ALONG THE NORTHWESTERLY LINE OF SAID LOT 1, COMMON WITH THE SOUTHEASTERLY LINE OF CREEK ROAD, A DISTANCE OF 99.03 FEET TO AN ALUMINUM CAPPED IRON PIN, THE INITIAL POP SEGNNING; THENCE CONTINUING NORTH 32°01'48" EAST, ALONG SAID NORTHEASTERLY LINE OF LOT 1, A DISTANCE OF 91.09 FEET TO A 5/8 INCH IRON PIN AT THE MOST NORTHERLY CORNER OF PARCEL 3 OF THAT MINOR LAND PARTITION RECORDED ON MAY 23, 1989 IN VOLUME 9, PAGE 40 OF THE PARTITION PLAT RECORDS OF SAID COUNTY, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 89-10722; THENCE SOUTH 55°57'15" EAST, 208.77 FEET TO THE MOST EASTERLY CORNER OF SAID DESCRIBED PARCEL 3, FROM WHICH A SENTENCE WITHIN WITNESS CORNER REFERENCE MONUMENT BEARS NORTH 55°57'15" WEST, 1.00 FEET; THENCE SOUTH 34°03'11" WEST, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 1, BLOCK 2, HYDE PARK, A DISTANCE OF 189.88 FEET TO A 5/8 INCH IRON PIN AT THE MOST SOUTHERLY CORNER OF SAID LOT 1 (SURVEY RECORD SOUTH 34°03'49" WEST, 189.88 FEET); THENCE NORTH 55°59'18" WEST, 202.06 FEET (SURVEY RECORD NORTH 55°56'44" WEST, 202.03 FEET) TO THE MOST WESTERLY CORNER OF SAID LOT 1, FROM WHICH A 5/8 INCH IRON PIN BEARS SOUTH 55°59'18" EAST, 0.22 FEET; THENCE NORTH 32°01'48" EAST, 99.03 FEET TO THE INITIAL POINT OF BEGINNING.

> REGISTERED PROFESSIONAL LAND SURVEYOR

Show Krompon OREGON

RENEWAL DATE: 6/30/2009

SHAWN KAMPMANN

* * RECEIVED * Date 9-25-08 By This survey consists of 2 sheet(s) Map page(s) Narrative, JACKSON COUNTY SURVEYOR

RECORDING:

FILED FOR RECORD THIS 25 DAY OF SEPTEMBEV, 2008 AT 2:340'CLOCK & M AND RECORDED AS PARTITION PLAT NO. P-58 -2008 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON, INDEX VOLUME 19, PAGE 58.

COUNTY SURVEYOR FILE NO.

20180

TAX STATEMENT APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF Sept. 25, 2008.

SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

PURPOSE: TO SURVEY AND MONUMENT A PROPERTY LINE ADJUSTMENT BETWEEN THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 92-33733 (CREEL TRACT) AND THE SOUTHWESTERLY PORTION OF THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 89-10722 (ANDERSON TRACT) OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AND TO PARTITION SAID ANDERSON TRACT, LYING SITUATE WITHIN THE SOUTHWEST QUARTER OF SECTION 25 IN TOWNSHIP 38 SOUTH, RANGE I WEST OF THE WILLAMETTE MERIDIAN IN SAID COUNTY.

PROCEDURE: UTILIZING AN ELECTRONIC LEICA TCRP 1203 ROBOTIC TOTAL STATION WITH RANGING PRISMS, I SURVEY THE LAND AS SHOWN HEREON. THE SUBJECT PROPERTIES LIE WITHIN LOT 1, BLOCK 2 OF HYDE PARK SUBDIVISION AND HAVE BEEN PREVIOUSLY PARTITIONED, SURVEYED AND MONUMENTED BY VERLYN THOMAS DURING HIS PERFORMANCE OF SURVEY NO.'s 11197 AND 11603. ALSO, THE EXTERIOR BOUNDARY OF SAID BLOCK 2, HYDE PARK, WHICH IS BOUNDED BY THE RIGHTS OF WAY FOR TALENT AVENUE, CREEL ROAD AND LITHIA WAY, WAS RETRACED BY EVERETT SWAIN IN SURVEY NO. 7029 AND HAS BEEN SUBSEQUENTLY UTILIZED FOR CONTROL BY MANY ADDITIONAL SURVEYS WITHIN HYDE PARK. ORIGINAL IRON PIPES AT BLOCK CORNERS OF HYDE PARK WERE RECOVERED BY THIS SURVEY, ALONG WITH MONUMENTS ESTABLISHED BY GARY KAISER IN SURVEY NO. 12331 WHICH REFERENCED THE IRON PIPE AT THE MOST WESTERLY CORNER OF BLOCK 1, HYDE PARK, WHICH HAS SINCE BEEN DESTROYED. THESE MONUMENTS, ALONG WITH THE RECOVERED SOUTHWEST CORNER OF DONATION LAND CLAIM NO. 73, WERE UTILIZED TO DETERMINE THE RIGHTS OF WAY FOR CREEL ROAD, LITHIA WAY AND TALENT AVENUE, AND FIT VERY WELL WITH THE SURVEY RECORDS. ALL THE SUBJECT PROPERTY CORNER PINS WERE ALSO RECOVERED, EXCEPT FOR THE MOST EASTERLY CORNER OF THE ANDERSON TRACT. TO RE-ESTABLISH THIS CORNER I HELD THE SURVEY NO. 11603 RECORD DISTANCE OF 71.06 FEET ALONG THE RIGHT OF WAY OF LITHIA WAY FROM THE MOST NORTHERLY CORNER OF PARCEL 2 OF THAT PARTITION DEPICTED ON SURVEY NO. 11603, TO RE-ESTABLISH THE MOST EASTERLY CORNER OF SAID PARCEL 2. I THEN CALCULATE THE MOST EASTERLY CORNER OF SAID PARCEL 3 BY UTILIZING A PROPORTIONAL METHOD OF MEASUREMENT AGAINST THE SURVEY RECORD BETWEEN THE MOST EASTERLY CORNER OF SAID PARCEL 2, AND THE RECOVERED MONUMENT AT THE MOST SOUTHERLY CORNER OF SAID PARCEL 3 (ANDERSON TRACT). A PROPERTY LINE ADJUSTMENT OF ONE FOOT IN WIDTH BETWEEN THE CREEL AND ANDERSON TRACTS WAS PERFORMED BY THIS SURVEY TO ALLOW SUFFICIENT WIDTH OF THE FLAG POLE AND SIDE SETBACK REQUIREMENTS NECESSARY TO PARTITION THE ANDERSON

SURVEYED BY:

POLARIS LAND SURVEYING LLC P.O. BOX 459 ASHLAND, OREGON 97520 (541) 482-5009

> DATE: AUGUST 26, 2008 PROJECT NO. 504-08

FILE: SURVEYS\504-08\CREEL PARTITION PLAT.DWG

SHEET 1 of 2

