

MONARCH ADDITION

LYING WITHIN
THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 38 SOUTH, RANGE 1 WEST,
WILLAMETTE MERIDIAN, CITY OF TALENT, JACKSON COUNTY, OREGON

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT I, ELIE MONARCH, AM THE OWNER OF THE REAL PROPERTY DEPICTED HEREON AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AS SHOWN HEREON AND THE NUMBER OF EACH LOT AND THE COURSE AND LENGTH OF ALL LINES ARE PLAINLY SET FORTH AND DO HEREBY CREATE THE 2.00-FOOT WIDE IRRIGATION EASEMENT ACROSS LOTS 1 THROUGH 4 FOR THE BENEFIT OF LOTS 1 THROUGH 4 AS SHOWN HEREON AND DO HEREBY CREATE THE 5.00-FOOT WIDE STORM DRAIN EASEMENT ACROSS LOTS 1 AND 4 FOR THE BENEFIT OF LOT 4 AND DO HEREBY CREATE THE SHARED ACCESS EASEMENT ACROSS LOTS 1 AND 2 FOR THE BENEFIT OF LOTS 1 AND 2 AS SHOWN HEREON AND DO HEREBY DEDICATE TO PUBLIC FOR PUBLIC USE THE 10-FOOT WIDE PUBLIC UTILITY EASEMENT AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SUBDIVISION AND DO HEREBY DESIGNATE THIS SUBDIVISION AS "MONARCH ADDITION".

Elie Monarch
ELIE MONARCH

STATE OF OREGON)
) SS
COUNTY OF JACKSON)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF November, 2008, BY ELIE MONARCH AND ACKNOWLEDGED THIS TO BE HIS VOLUNTARY ACT AND DEED.

[Signature]
NOTARY PUBLIC
421642
COMMISSION NO.

DIANE PETERMANN
PRINTED NAME
10-3-2011
MY COMMISSION EXPIRES



APPROVALS

[Signature] 11-20-08
CITY OF TALENT PLANNING DEPARTMENT (FILE NO. SUB 07-01) DATE

(NOT APPLICABLE) -RRR, C.S.
JACKSON COUNTY ENGINEER DATE

EXAMINED AND APPROVED THIS 12th DAY OF November, 2008.

[Signature]
JACKSON COUNTY SURVEYOR

[Signature] 11/21/08
APPROVED FOR RECORDING: COUNTY COMMISSIONER/ADMINISTRATOR DATE

TAX STATEMENT

ALL FEES, TAXES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF 11-21, 2008.

TAX COLLECTOR
[Signature]
DEPUTY

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS 21 DAY OF November, 2008.

[Signature] Assessor
[Signature] Deputy

ASSESSOR'S MAP: 38-1W-25CA SITE ADDRESS: 1119 TALENT AVE, TALENT, OR 97540

SURVEYOR'S CERTIFICATE

I, KERRY K. BRADSHAW, A DULY REGISTERED SURVEYOR IN 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 SHOWN HEREON AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAID TRACT AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE BOUNDARY:

COMMENCING AT THE BRASS CAP MONUMENTING THE NORTHWEST CORNER OF DONATION LAND CLAIM NO. 72 LOCATED IN TOWNSHIP 38 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF TALENT, JACKSON COUNTY, OREGON; THENCE NORTH 34°43'31" WEST, 74.15 FEET (RECORD NORTH 34°42'00" WEST, 74.15 FEET) TO A CONCRETE MONUMENT WITH A NAIL ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF TALENT AVENUE; THENCE, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE NORTH 46°25'10" WEST, 704.34 FEET TO THE MOST SOUTHERLY NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 89-23809 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, FROM WHICH A 5/8" PIN BEARS NORTH 70°03'25" EAST, 0.12 FEET; THENCE, CONTINUING ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE AND EXTERIOR BOUNDARY OF SAID TRACT SOUTH 46°25'10" EAST, 80.67 FEET (RECORD 80.30 FEET) TO THE MOST SOUTHERLY CORNER OF SAID TRACT, SAID SOUTHERLY CORNER ALSO BEING THE MOST WESTERLY CORNER OF PARCEL 3 OF PARTITION PLAT RECORDED MARCH 15, 2006 IN THE "RECORDS OF PARTITION PLATS" OF JACKSON COUNTY, OREGON AS PARTITION NO. P-25-2006 AND FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS SURVEY NO. 19109, FROM WHICH A 5/8" PIN BEARS NORTH 88°36'44" EAST, 0.13 FEET; THENCE LEAVING SAID NORTHEASTERLY RIGHT-OF-WAY LINE NORTH 43°42'00" EAST, ALONG SAID EXTERIOR BOUNDARY AND NORTHWESTERLY LINE OF SAID PARTITION PLAT, 322.00 FEET TO A 5/8" PIN ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF LITHIA WAY MARKING THE MOST EASTERLY CORNER OF SAID TRACT AND THE MOST NORTHERLY CORNER OF PARCEL 2 OF SAID PARTITION PLAT, AND THE INITIAL POINT OF BEGINNING OF THIS SUBDIVISION; THENCE NORTH 46°25'10" WEST, ALONG SAID EXTERIOR BOUNDARY AND SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF LITHIA WAY, 213.57 FEET (RECORD 200.71 FEET MORE OR LESS) TO A 5/8" PIN ON THE SOUTHEASTERLY BOUNDARY OF THAT PARCEL OF LAND DESCRIBED IN VOLUME 309, PAGE 11 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON, SAID 5/8" PIN BEING THE MOST NORTHERLY CORNER OF SAID TRACT; THENCE LEAVING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE SOUTH 43°34'50" WEST, ALONG SAID EXTERIOR BOUNDARY AND SAID SOUTHEASTERLY BOUNDARY, 179.90 FEET TO A 5/8" PIN; THENCE, CONTINUING ALONG SAID EXTERIOR BOUNDARY AND SAID SOUTHEASTERLY BOUNDARY SOUTH 43°34'50" WEST, 22.10 FEET TO A 5/8" PIN BEING THE MOST WESTERLY CORNER OF SAID TRACT; THENCE LEAVING SAID SOUTHEASTERLY BOUNDARY AND CONTINUING ALONG SAID EXTERIOR BOUNDARY SOUTH 46°25'10" EAST, 128.06 FEET TO A 5/8" PIN BEING AN ANGLE POINT IN SAID EXTERIOR BOUNDARY; THENCE SOUTH 43°31'40" WEST, 20.00 FEET TO A 5/8" PIN BEING AN ANGLE POINT IN SAID EXTERIOR BOUNDARY; THENCE SOUTH 46°25'10" EAST, 5.00 FEET TO A 5/8" PIN BEING AN ANGLE POINT IN SAID EXTERIOR BOUNDARY; THENCE SOUTH 43°31'40" WEST, 100.00 FEET TO THE SAID MOST SOUTHERLY NORTHWEST CORNER OF SAID TRACT ON SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF TALENT AVENUE; THENCE ALONG SAID EXTERIOR BOUNDARY AND SAID NORTHEASTERLY RIGHT-OF-WAY LINE SOUTH 46°25'10" EAST, 80.67 FEET (RECORD 80.30 FEET) TO THE SAID MOST SOUTHERLY CORNER OF SAID TRACT; THENCE LEAVING SAID NORTHEASTERLY RIGHT-OF-WAY LINE NORTH 43°32'00" EAST, ALONG SAID EXTERIOR BOUNDARY AND SAID NORTHWESTERLY LINE OF SAID PARTITION PLAT, 322.00 FEET TO THE INITIAL POINT OF BEGINNING.

[Signature]
I CERTIFY THIS TO BE AN EXACT COPY OF THE ORIGINAL PLAT.



RECORDING STATEMENT

FILED FOR RECORD THIS 21st DAY OF November, 2008 AT 2:27 O'CLOCK P M. AND RECORDED IN

VOLUME 34 OF PLATS AT PAGE 59 OF THE RECORDS OF JACKSON COUNTY, OREGON.

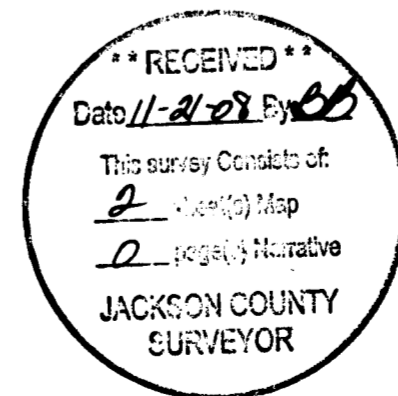
[Signature]
COUNTY CLERK

[Signature]
DEPUTY

NARRATIVE

PURPOSE:
TO SUBDIVIDE THE REAL PROPERTY DESCRIBED IN INSTRUMENT NUMBER 89-23809 AS DIRECTED BY THE CLIENT AND AS APPROVED BY JACKSON COUNTY PLANNING DEPARTMENT (FILE NO. SUB 07-01).

PROCEDURE:
A NIKON DTM-520 TOTAL STATION AND CARLSON DATA COLLECTOR WAS USED IN A CONTROL TRAVERSE TO THE FOUND MONUMENTS FROM FILED SURVEY NUMBERS 19109, 18999, 18028, AND 5007. SAID FOUND MONUMENTS AND DEED RECORD WERE USED TO ESTABLISH THE EXTERIOR BOUNDARY AS SHOWN HEREON. FOUND MONUMENTS, DEED RECORD AND PREVIOUS WORK PERFORMED BY THIS OFFICE ON CRIMSON COURT SUBDIVISION WERE USED TO DETERMINE THE RIGHT OF WAY BOUNDARY FOR TALENT AVENUE AS SHOWN HEREON. MONUMENTS WERE SET AS SHOWN HEREON AND THIS PLAT PREPARED.

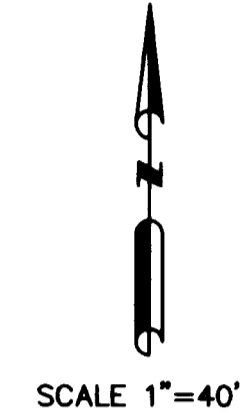
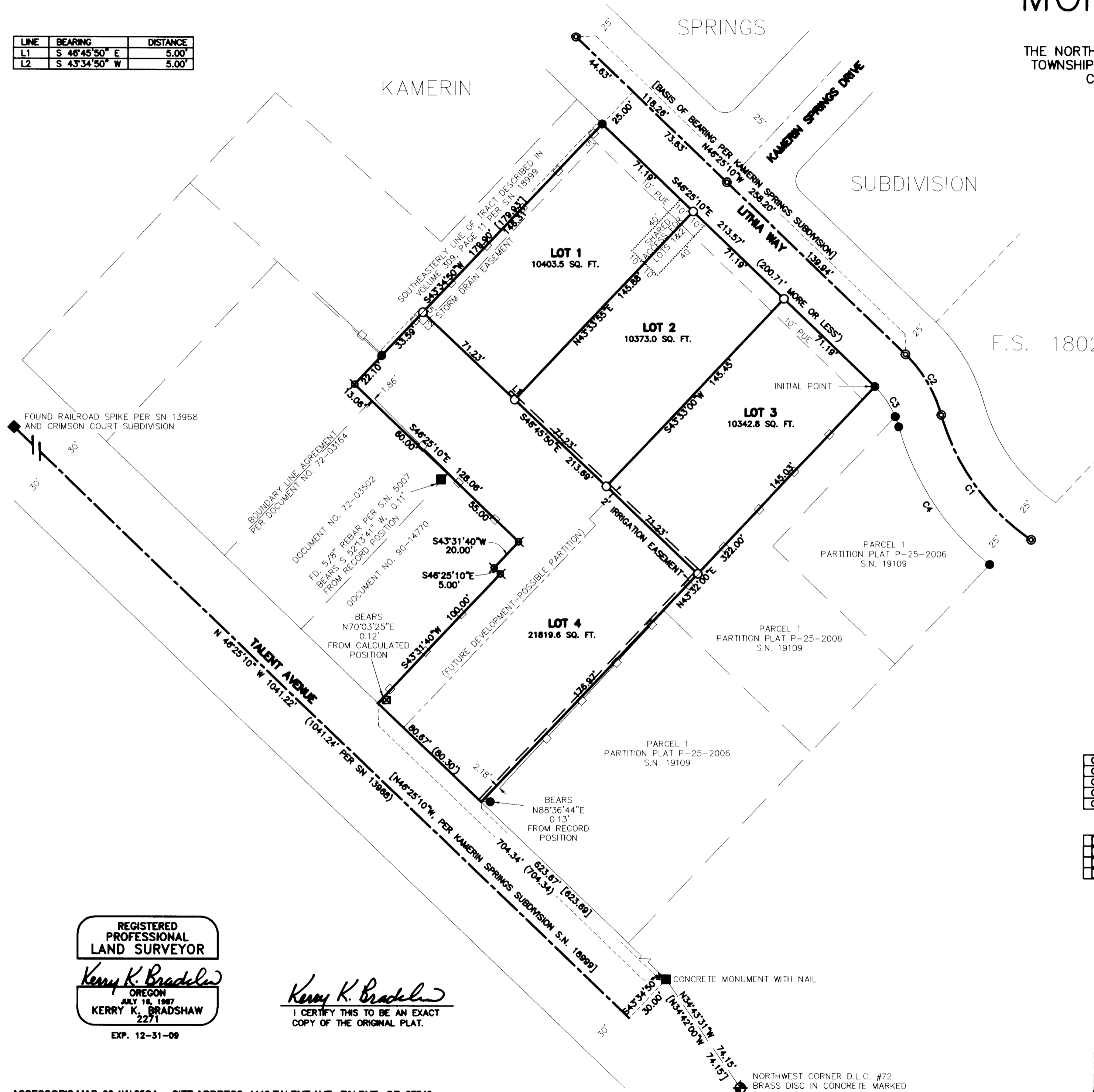


		TIMBERLINE LAND SURVEYING, INC. LAND SURVEYING-WATER RIGHTS KERRY K. BRADSHAW, P.L.S. - C.W.R.E.	
		P.O. BOX 3064 CENTRAL POINT, OREGON 97502	PHONE: (541) 664-2878 FAX: (541) 664-7863
JOB #: 07-037	DATE: 7-25-08	PREPARED FOR: ELIE MONARCH 833 CARLISLE WAY SUNNYVALE, CALIFORNIA 94087	
DRAWN BY: MRH	CHECKED BY: KKB	2007/07-037 Monarch-Talent/07-037-final_Monarch.dwg	SHEET 1 OF 2

MONARCH ADDITION

LYING WITHIN
THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25,
TOWNSHIP 38 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,
CITY OF TALENT, JACKSON COUNTY OREGON

LINE	BEARING	DISTANCE
L1	S 46°45'50" E	5.00'
L2	S 43°34'50" W	5.00'



**** RECEIVED ****
Date 1-21-08 By [Signature]
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

LEGEND

- ⊙—FOUND 1.5" ALUMINUM CAP MARKED " HOFFBUHR & ASSOC. "
- FOUND MONUMENT AS NOTED
- FOUND 5/8" REBAR WITH PLASTIC CAP MARKED " D. HUCK LS 2023 " PER SURVEYS 18028, 18999, & 19109
- ⊠—FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "LJ FRIAR & ASSOC." (ORIGIN UNKNOWN)
- ⊗—SET 5/8"x30" REBAR STAMPED " BRADSHAW LS 2271"
- SET 5/8"x24" REBAR STAMPED " BRADSHAW LS 2271"
- () —DEED RECORD
- [] —RECORD PER KAMERIN SPRINGS SUBDIVISION, SURVEY NO. 18999
- S.N. —SURVEY NUMBER

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	125.00'	88.52'	86.69'	N 36°08'27" W	40°34'36"
C2	75.00'	40.05'	39.57'	S 31°04'38" E	30°35'36"
C3	50.00'	26.89'	26.38'	S 31°03'22" E	30°35'23"
C4	150.00'	94.42'	92.87'	N 33°51'10" W	36°04'03"

[RECORD]

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
[C1]	125.00'	88.53'	86.69'	N 36°05'42" W	40°34'41"
[C2]	75.00'	40.07'	39.60'	N 31°06'46" W	30°36'48"
[C3]	50.00'	26.72'	26.40'	N 31°08'48" W	30°36'48"
[C4]	150.00'	94.40'	92.85'	N 33°50'08" W	36°03'33"

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Kerry K. Bradshaw
OREGON
JULY 16, 1987
KERRY K. BRADSHAW
2271
EXP. 12-31-09

Kerry K. Bradshaw
I CERTIFY THIS TO BE AN EXACT
COPY OF THE ORIGINAL PLAT.

ASSESSOR'S MAP: 38-1W-25CA SITE ADDRESS: 1119 TALENT AVE, TALENT, OR 97540

TIMBERLINE LAND SURVEYING, INC.
LAND SURVEYING—WATER RIGHTS
KERRY K. BRADSHAW, P.L.S. - C.W.R.E.
P.O. BOX 3064
CENTRAL POINT, OREGON 97502
PHONE: (541) 664-2878
FAX: (541) 664-7863

ELIE MONARCH
633 CARLISLE WAY
SUNNYVALE, CALIFORNIA 94087

JOB #: 07-037
DATE: 7-25-08
DRAWN BY: MRH
CHECKED BY: KKB

PREPARED FOR:
ELIE MONARCH

2007/07-037 Monarch-Talent/07-037-final_Monarch.dwg
SHEET 2 OF 2

NORTHWEST CORNER D.L.C. #72
BRASS DISC IN CONCRETE MARKED
PER COUNTY SURVEYORS FIFTH RE-ESTABLISHMENT