

APPROVALS:

[Signature] 1-6-12
CITY OF TALENT PLANNING DIRECTOR DATE
PLANNING FILE NO. MLP 2011-002 / MINOR LAND PARTITION

EXAMINED AND APPROVED THIS 6TH DAY OF JANUARY, 2012
Kerry K. Bradshaw
JACKSON COUNTY SURVEYOR

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, THAT I, COLIN NEILL STEVENS, AM THE OWNER 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. I HEREBY CREATE THE PUBLIC UTILITY EASEMENTS, OVER AND ACROSS PARCEL 1, PARCEL 2 AND PARCEL 3, AS SHOWN HEREON. I HEREBY CREATE THE VARIABLE WIDTH PRIVATE ACCESS EASEMENT, OVER AND ACROSS PARCEL 2 FOR THE BENEFIT OF THE PARCEL 1, AS SHOWN HEREON.

Colin Neill Stevens
COLIN NEILL STEVENS

STATE OF OREGON)
COUNTY OF JACKSON) SS

PERSONALLY APPEARED THE ABOVE NAMED COLIN NEILL STEVENS, ON THIS 6TH DAY OF January, 2012, AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

BEFORE ME: Sanni G. Miller
Laney M. Miller, NOTARY PUBLIC, STATE OF OREGON
COMMISSION NO. 454372
MY COMMISSION EXPIRES JANUARY 20, 2015

AFFIDAVIT OF CONSENT:

FOR MELANIE H. SMITH, TRUSTEE OF THE MELANIE H. SMITH REVOCABLE TRUST, AS BENEFICIARY OF THAT TRUST DEED RECORDED AUGUST 1, 2011, AS INSTRUMENT NO. 2011-023145 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. AN AFFIDAVIT OF CONSENT WAS RECORDED AS INSTRUMENT NO. 2011-383 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

SURVEY NOTES:

THE FOLLOWING ENCUMBRANCES ARE EITHER BLANKET IN NATURE, NOT APPLICABLE OR OTHERWISE INSUFFICIENTLY DESCRIBED, AND THEREFORE ARE NOT SHOWN GRAPHICALLY ON THIS PLAT.

- ▲ COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS, RECORDED AS INSTRUMENT NO. 79-25329 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- ▲ EASEMENT FOR DISTRIBUTION OF ELECTRICITY TO CALIFORNIA OREGON POWER COMPANY, RECORDED IN VOLUME 149, PAGE 81, VOLUME 171, PAGE 318, AND VOLUME 312, PAGE 333 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.
- ▲ AGREEMENT FOR CONSTRUCTION AND MAINTENANCE OF IRRIGATION LINE, RECORDED AS INSTRUMENT NO. 74-01146 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- ▲ EASEMENT FOR IRRIGATION, DRAINAGE AND PUBLIC UTILITIES PER GRIMES SUBDIVISION, AS RECORDED IN THE PLAT RECORDS OF JACKSON COUNTY, OREGON.
- ▲ TRUST DEED, RECORDED AS INSTRUMENT NO. 2011-023145 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

Assessor's Map No. 38 1W 25 BC, Tax Lot 100

LAND PARTITION
PARTITION PLAT NO. P - 01 - 2012

LYING SITUATE IN

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

FOR
COLIN NEILL STEVENS

714 Talent Avenue
Talent, Oregon 97540

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.

THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 2011-017858 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 38 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN IN SAID COUNTY, MORE PARTICULARLY DESCRIBED AND BOUNDED AS FOLLOWS, TO WIT;

BEGINNING AT A 5/8 INCH IRON PIN AT THE NORTHEAST CORNER OF LOT 1, BLOCK 2, MEADOW SLOPE SUBDIVISION, RECORDED JANUARY 7, 1948 IN VOLUME 6, PAGE 32 OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON, THENCE SOUTH 22°05'17" WEST, ALONG THE WESTERLY LINE OF MEADOW SLOPE DRIVE, A DISTANCE OF 155.35 FEET (DEED RECORD SOUTH 22°07'30" WEST, 155.57 FEET) TO A 3/4 INCH IRON PIPE AT THE SOUTHEAST CORNER OF THE NORTHERLY HALF OF SAID DESCRIBED LOT 1; THENCE NORTH 46°27'30" WEST, 139.91 FEET (DEED RECORD NORTH 46°21'50" WEST, 140.0 FEET) TO THE SOUTHEAST CORNER OF LOT 2, BLOCK 2, GRIMES SUBDIVISION, RECORDED MARCH 7, 1979 IN VOLUME 13, PAGE 79 OF SAID PLAT RECORDS, FROM WHICH A 5/8 INCH IRON PIN WITNESS CORNER REFERENCE MONUMENT BEARS NORTH 22°07'10" EAST, 1.00 FOOT; THENCE NORTH 22°07'10" EAST, 60.00 FEET TO THE NORTHEAST CORNER OF SAID DESCRIBED LOT 2; THENCE NORTH 62°10'44" WEST, 18.86 FEET TO A 5/8 INCH IRON PIN ON THE NORTHERLY LINE SAID LOT 2; THENCE NORTH 35°53'30" EAST, 94.80 FEET TO A 5/8 INCH IRON PIN ON THE SOUTHWESTERLY LINE OF TALENT AVENUE; THENCE SOUTH 46°25'10" EAST, 135.77 FEET TO THE POINT OF BEGINNING.

I HEREBY CERTIFY THAT THIS PLAT IS AN EXACT COPY OF THE ORIGINAL.

Shawn Kampmann
SURVEYOR

** RECEIVED **
Date 1-6-11 By [Signature]
This survey consists of
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

RECORDING:

FILED FOR RECORD THIS 6 DAY OF JANUARY, 2012 AT 3:22 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT NO. P-01-2012 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON, INDEX VOLUME 23, PAGE 01.

Christine D Walker Barbara J Shaw
COUNTY CLERK DEPUTY

COUNTY SURVEYOR FILE NO. 21001

TAX STATEMENT APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF JANUARY 6, 2012.

[Signature] 1-6-2012
TAX COLLECTOR DATE

William Johnson 1-6-2012
ASSESSOR DEPUTY DATE

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

PURPOSE: TO SURVEY AND MONUMENT A LAND PARTITION OF THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 2011-017858 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
PROCEDURE: UTILIZING A LEICA 1200 SMART STATION GNSS SURVEY GRADE RECEIVER AND A LEICA TCRA 1203 ROBOTIC TOTAL STATION AND RANGING PRISMS, I PARTITION THE LAND AS SHOWN HEREON. THE EXTERIOR OF THE SUBJECT PROPERTY BOUNDARY WAS PREVIOUSLY SURVEYED BY THIS OFFICE DURING THE PERFORMANCE OF SURVEY NO. 20890, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR. MONUMENTS WERE ESTABLISHED AT THE NEW PARCEL CORNERS AS SHOWN HEREON.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Shawn Kampmann
OREGON
JULY 14, 1998
SHAWN KAMPMANN
2883 LS

RENEWAL DATE: 6/30/2013

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

DATE: DECEMBER 1, 2011
PROJECT NO. 626-10

PARTITION PLAT NO. P-01-2012

LYING SITUATE WITHIN
 NORTHWEST QUARTER OF SECTION 25,
 TOWNSHIP 38 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN
 CITY OF TALENT, JACKSON COUNTY, OREGON

FOR
COLIN NEILL STEVENS
 714 Talent Avenue
 Talent, Oregon

FLAG	Δ	R	A	T	CHORD
①	21°41'28"	200.00'	75.72'	38.32'	S 32°42'25" W - 75.26'
②	21°41'39"	175.00'	66.26'	33.53'	S 32°42'20" W - 65.87'
③	90°01'40"	20.00'	31.43'	20.01'	S 88°34'00" W - 28.29'
④	19°17'55"	175.00'	58.95'	29.75'	S 33°54'12" W - 58.67'
⑤	02°23'43"	175.00'	7.32'	3.66'	S 23°03'22" W - 7.32'
⑥	59°19'28"	22.00'	22.78'	12.53'	S 73°14'33" W - 21.78'

LEGEND

- ⊗ 2-1/2" BRASS CAP DONATION LAND CLAIM CORNER PER JACKSON COUNTY SURVEYOR RE-ESTAB. NOTES AND S/N 7912 (RECORD)
- 2" BRASS CAPPED IRON PIN w/ PUNCH MARK FLUSH IN PAVEMENT PER S/N 7912 & 20890 (RECORD)
- ⊙ 1-1/2" ALUMINUM CAPPED IRON PIN STAMPED "SWAIN RLS 759" PER S/N 5493 & 20890 (RECORD)
- 5/8" IRON PIN, NO OTHER MARKINGS, PER GRIMES SUBDIVISION S/N 7912 & 20890 (RECORD)
- ⊗ 3/4" IRON PIPE, NO OTHER MARKINGS, PER MEADOW SLOPE SUBDIVISION & S/N 5493 & 20890 (RECORD)
- 5/8" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" PER S/N 20890 (RECORD)
- ⊙ 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
- — — — — PROPERTY LINE
- — — — — NEW PARTITION LINE
- — — — — BOUNDARY LINE
- — — — — CENTERLINE
- — — — — PREVIOUS DEED LINE
- — — — — EASEMENT LINE
- x-x-x-x- FENCELINE
- O.R. OFFICIAL RECORDS, JACKSON COUNTY CLERK
- D.R. DEED RECORDS, JACKSON COUNTY CLERK
- S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
- W.C. WITNESS CORNER REFERENCE MONUMENT

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE CENTERLINE OF TALENT AVENUE, HAVING A RECORD PLAT BEARING OF NORTH 46°25'10" WEST, AS REFERENCED ON SURVEY NO. 7912 & 20890, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

I HEREBY CERTIFY THAT THIS PLAT IS AN EXACT COPY OF THE ORIGINAL.

Shawn Kampmann
 SURVEYOR

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

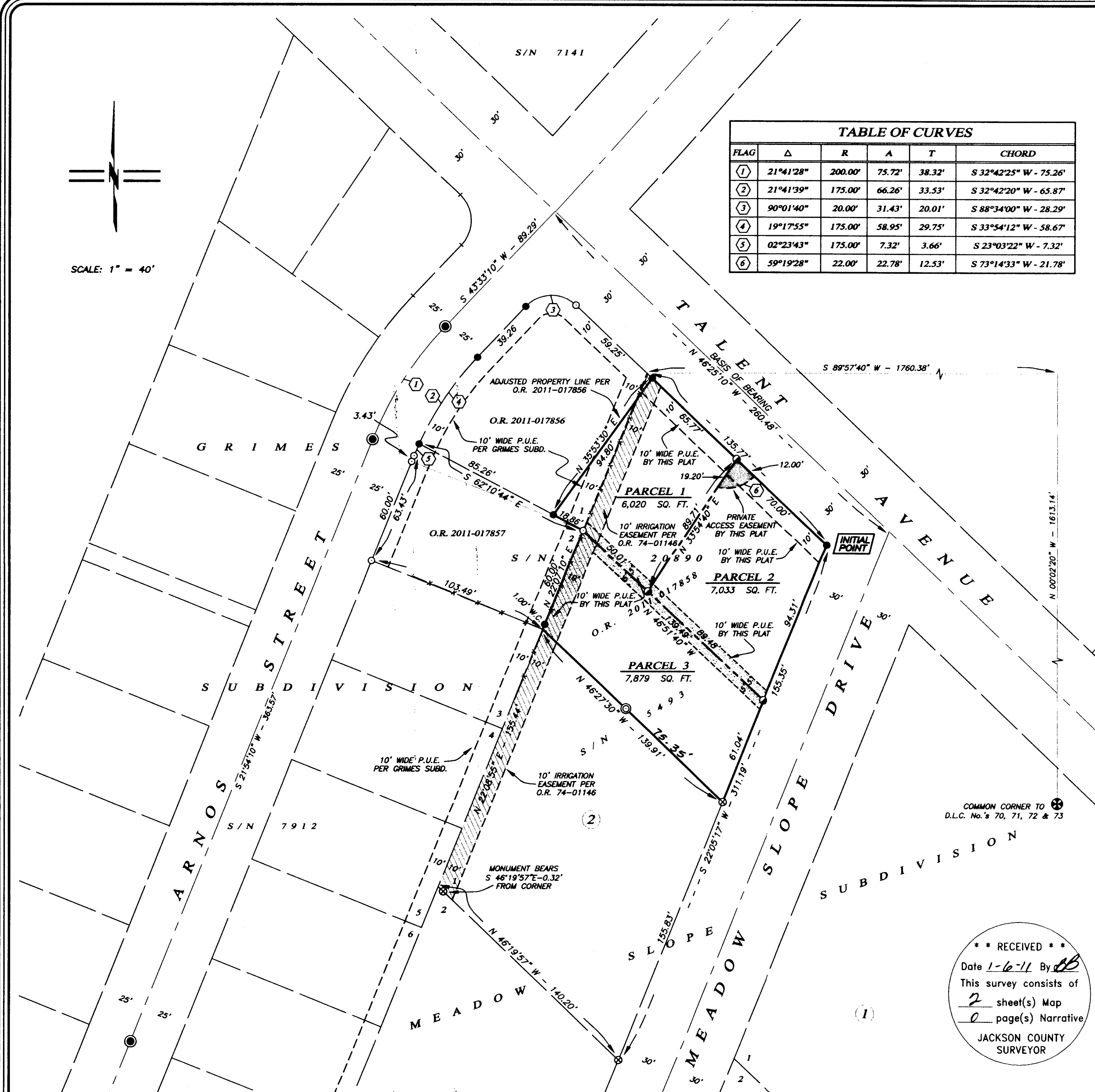
Shawn Kampmann
 OREGON
 JULY 14, 1998
 SHAWN KAMPMANN
 2883 LS

RENEWAL DATE: 6/30/2013

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 JACKSON COUNTY
 SURVEYOR

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

DATE: DECEMBER 1, 2011
 PROJECT NO. 626-10



SCALE: 1" = 40'