

Approval Jackson County Surveyor

Approved this 14<sup>th</sup> day of November, 2014

Jackson County Surveyor

21603 Jackson County Survey Number

Planning Approval

Community Development Department  
City of Talent

11/17/14 Date

Jackson County

All taxes, assessments, or any other charges as required by OREGON REVISED STATUTE 92.095 have been paid as of the 17<sup>th</sup> day of November, 2014

County Assessor/Tax Collector

FILED FOR RECORD THIS 17<sup>th</sup> DAY OF November 2014

AT 3:08 P.M. AND RECORDED AS PARTITION PLAT No. P-29-2014

OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON

County Clerk

DEPUTY CLERK

I, Martin C. Stewart, registered Professional Land Surveyor No.2057 hereby certify that this is an exact copy of the final plat.

Martin C. Stewart

Martin C. Stewart P.L.S. 2057

IN WITNESS WHEREOF, we have set hands and seals this 13 day of November 2014.

Bruce C. Bergstrom

Mary S. Bergstrom

STATE OF OREGON ) ss

Personally appeared the above named Bruce C. Bergstrom and Mary S. Bergstrom, husband wife, and acknowledge the foregoing instrument to be their voluntary act and deed. They executed the foregoing Declaration and they did so for the purposes therein set forth. Before me:

MY COMMISSION EXPIRES ON THE 25 DAY OF February, 2016 A.D.

Kristin Whisman

NOTARY PUBLIC OF OREGON (print name)

465592

COMMISSION NUMBER

Tax Lot 1500 of Assessor's Map No. 38-1w-26ad

This plat was prepared with a HP DesignJet 430 using HP product #51640A on Continental #JPC4m2 polyester film

PARTITION PLAT No. P-29-2014

located in

the Northeast One/Quarter of Section 26 Township 38 South of Range 1 West of the Willamette Base & Meridian in the City of Talent

JACKSON COUNTY OREGON

for

Bruce & Mary Bergstrom  
299 Rogue River Parkway  
Talent, Oregon 97540

SURVEYOR

Martin C. Stewart

4495 S.Pacific Highway  
Phoenix, Oregon 97535 October 19, 2014  
phone: 541-301-2096

BASIS OF BEARING: Filed Survey No. 12148  
SCALE: 1" = 60 FEET

SURVEYOR'S CERTIFICATE

I, Martin C. Stewart, registered Professional Land Surveyor of the State of Oregon No. 2057, hereby certify that this plat is conformable to the field notes and the survey has been correctly executed within the requirements and regulations of the State of Oregon and the following is an accurate description of the boundary lines of the parent tract of land as set forth hereon:---

All of that tract of land situated in the Northeast One/Quarter of Section 26, Township 38 South of Range 1 West of the Willamette Base and Meridian, Jackson County, Oregon and being more particularly described as follows:

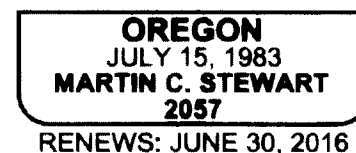
The INITIAL POINT of BEGINNING for this Partition is a 5/8 inch by 32 inch iron rod, firmly set from which the Southeast Corner of Donation Land Claim No.64, in the Northeast One/Quarter of Section 26 Township 38 South of Range 1 West of the Willamette Base and Meridian in the City of Talent in Jackson County, Oregon, bears North 300.14 feet and West 781.21 feet from said 5/8 inch iron rod which is at the Interior "ELL" corner on the Southerly line of that tract of land as described in Document No.89-29896 of the Official Records of Jackson County, Oregon; THENCE South 42°54'16" East (record South 42°54'56" East 294.67 feet) for a distance of 294.53 feet along said Southerly line to a 5/8 inch iron rod situated at the most Southerly Southeast corner of said tract, also being on the Westerly right of way line of that 40.00 foot wide road known as Rogue River Parkway; THENCE along said Westerly right of way line South 23°30'45" West for a distance of 325.73 feet to a point from which a 5/8" iron rod Witness Corner bears South 23°30'45" West for a distance of 2.00 feet; THENCE along a curve to the right with a delta angle of 116°13'26" and a radius of 29.92 feet the arc length of which is 60.71 feet, the chord bearing is South 81°39'48" West for a distance of 50.82 feet to a 5/8 inch iron rod; THENCE North 40°15'46" West for a distance 190.28 feet to a 5/8 inch iron rod; THENCE North 49°43'42" East for a distance of 35.00 feet to a 5/8 inch iron rod; THENCE North 40°15'49" West for a distance of 207.75 feet to a 5/8 inch iron rod; THENCE North 47°05'34" East for a distance of 287.07 feet to the INITIAL POINT of BEGINNING.

(Record distances and bearings are noted on Sheet two of two of this Partition)

Martin C. Stewart  
SURVEYOR  
LS 2057



Martin C. Stewart



DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that we

Bruce C. Bergstrom and Mary S. Bergstrom, husband and wife, are the owners in fee simple of that certain real property as set forth in the SURVEYOR'S CERTIFICATE and as shown hereon.

That we do hereby cause and create Parcel No.1 (one) and Parcel No.2 (two) as set forth hereon, together with an Access and Utilities easement to benefit Parcel No.2 (two) but not limited exclusively thereto, for vehicular and pedestrian ingress, egress, customer parking, and utilities placement.

P-29-2014  
Partition Plat

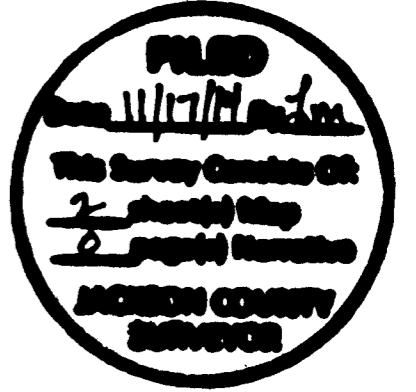
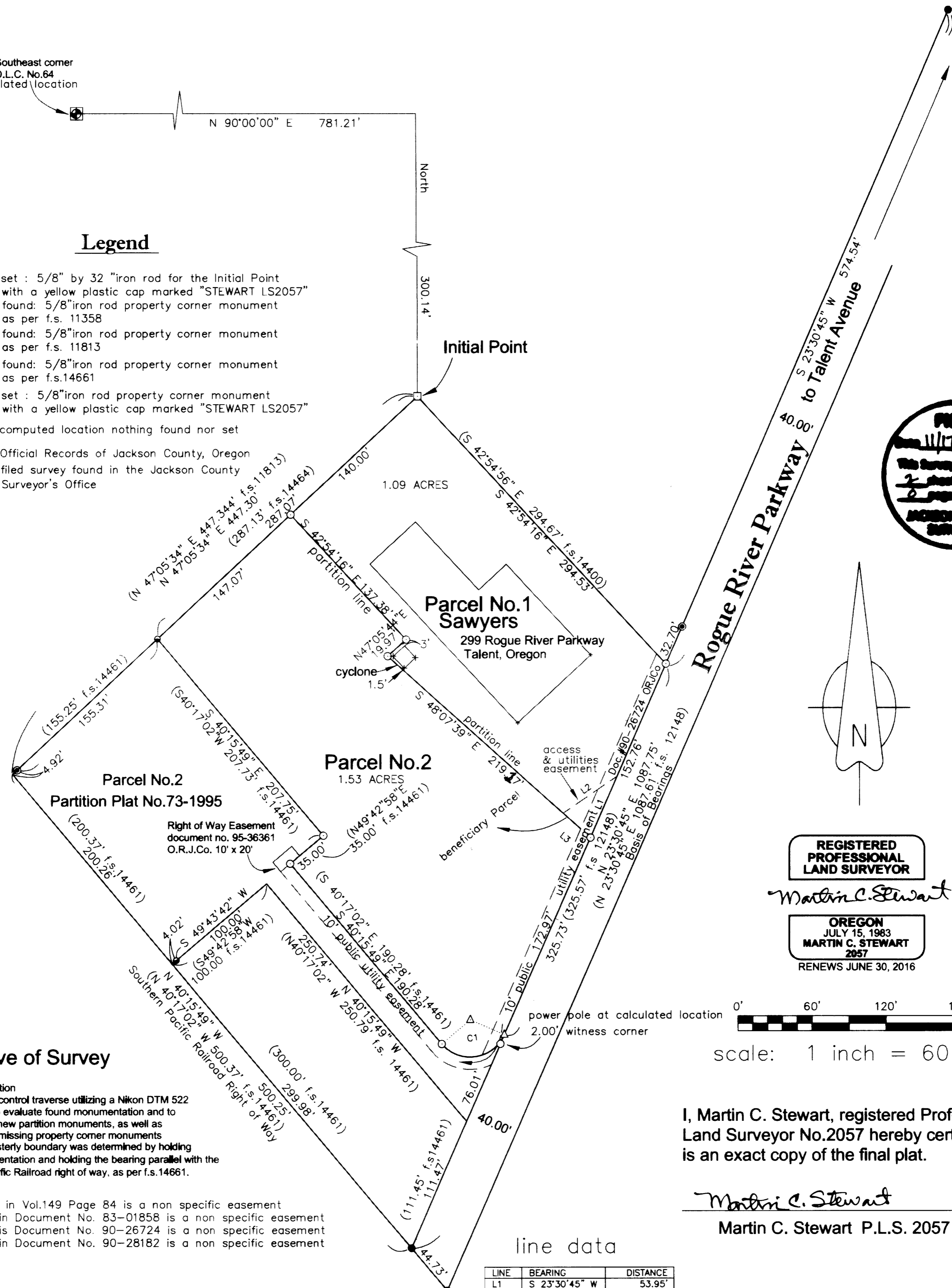
LYING WITHIN  
THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 38 SOUTH, RANGE 1 WEST,  
WILLAMETTE MERIDIAN, CITY OF TALENT, JACKSON COUNTY, OREGON

Southeast corner  
D.L.C. No.64  
calculated location

**Legend**

- = set : 5/8" by 32 "iron rod for the Initial Point with a yellow plastic cap marked "STEWART LS2057"
- = found: 5/8"iron rod property corner monument as per f.s. 11358
- ⊙ = found: 5/8"iron rod property corner monument as per f.s. 11813
- ⊙ = found: 5/8"iron rod property corner monument as per f.s.14661
- = set : 5/8"iron rod property corner monument with a yellow plastic cap marked "STEWART LS2057"
- △ = computed location nothing found nor set

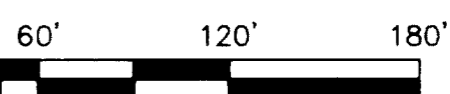
O.R.J.Co. = Official Records of Jackson County, Oregon  
f.s. = filed survey found in the Jackson County Surveyor's Office



**REGISTERED PROFESSIONAL LAND SURVEYOR**

*Martin C. Stewart*

**OREGON**  
JULY 15, 1983  
**MARTIN C. STEWART**  
2057  
RENEWS JUNE 30, 2016



scale: 1 inch = 60 feet

**Narrative of Survey**

purpose: partition  
procedure: A control traverse utilizing a Nikon DTM 522 total station to evaluate found monumentation and to establish the new partition monuments, as well as remonument missing property corner monuments. The Southwesterly boundary was determined by holding found monumentation and holding the bearing parallel with the Southern Pacific Railroad right of way, as per f.s.14661.

easement in Vol.149 Page 84 is a non specific easement  
easement in Document No. 83-01858 is a non specific easement  
easement is Document No. 90-26724 is a non specific easement  
easement in Document No. 90-28182 is a non specific easement

curve data

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	29.92'	60.71'	50.82'	S 81°39'48" W	116°13'26"
record	30.00'	60.84'	50.94'	S 81°36'52" W	116°12'13"

line data

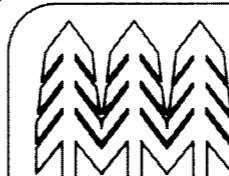
LINE	BEARING	DISTANCE
L1	S 23°30'45" W	53.95'
L2	S 55°37'24" W	52.72'
L3	S 48°07'39" E	29.5'

I, Martin C. Stewart, registered Professional Land Surveyor No.2057 hereby certify that this is an exact copy of the final plat.

*Martin C. Stewart*  
Martin C. Stewart P.L.S. 2057

ASSESSOR'S MAP NO.: 38-1W-26ad TL 1500

This plat was prepared with a H.P. Designjet 430 using HP product #51640a on continental #JPC4M2 polyester film



MARTIN C. STEWART  
LAND SURVEYING- FORESTRY  
MARTIN C. STEWART- PLS 2057  
4495 S. Pacific Highway  
PHOENIX, OREGON 97535  
PHONE: (541) 301-2096  
EMAIL: Marty.Stewart1@gmail.com

JOB #: 06-001	PREPARED FOR:	<b>Bruce Bergstrom</b> 299 Rogue River Parkway Talent, Oregon 97540
DATE: 10/19/2014	DRAWN BY: MCS	
CHECKED BY: JDP	FILE NAME: 381W26-1.crd & 381W26-1.dwg	SHEET 2 OF 2