

# MEADOWBROOK ESTATES SUBDIVISION

LOCATED IN DONATION LAND CLAIM NO. 68 & 69, SECTION 25, TOWNSHIP 38 SOUTH, RANGE 1 WEST, W.M.  
CITY OF TALENT, JACKSON COUNTY, OREGON

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That we, Joe D. Benbrook, Betty Jo Benbrook, Larry J. Benbrook, Deborah A. Benbrook, and Mobile Concepts, a California Partnership, are the owners in fee simple of the lands hereon described and that we have subdivided the same into lots, blocks and streets as shown hereon, and the number and size of the lots and the lengths of all lines are plainly set forth and that this plat is a correct representation of the said subdivision and we do hereby dedicate to the public for public use all streets shown hereon with all easements and that this plat and the dedication hereof is subject to the condition that Talent Irrigation District's obligation to deliver water is limited to delivery at the point indicated on the plat and is further subject to the statutory powers, rules and regulations of Talent Irrigation District and we do hereby designate said subdivision as: MEADOWBROOK ESTATES SUBDIVISION.

IN WITNESS WHEREOF, We have set our hands and seals this 31 day of MAY, 1978.

Joe D. Benbrook  
Joe D. Benbrook  
Larry J. Benbrook  
Larry J. Benbrook

Betty Jo Benbrook  
Betty Jo Benbrook  
Deborah A. Benbrook  
Deborah A. Benbrook

STATE OF OREGON)  
County of Jackson )

May 31, A.D. 1978

Personally appeared the above named Joe D. Benbrook, Betty Jo Benbrook, Larry J. Benbrook and Deborah A. Benbrook and acknowledged the foregoing instrument to be their voluntary act and deed. Before me:

Notary Public for Oregon

My Commission expires the 14 day of June, 1981.

IN WITNESS WHEREOF I have set my hand and seal this 30th day of May, 1978

MOBILE CONCEPT, A California Partnership  
President, Gerald Dole

STATE OF OREGON)  
County of Jackson )

May 30, A.D. 1978.

Personally appeared the above named Gerald Dole, President MOBILE CONCEPTS, a California Partnership and acknowledged the foregoing instrument to be their voluntary act and deed. Before me:

Notary Public for Oregon

My Commission expires the 9th day of July, 1980.

I certify that pursuant to authority granted to us by the City of Talent Planning Commission in open meeting on June 15, 1978 the above plat is hereby approved by the City of Talent Planning Commission. Dated this 15 day of June, 1978

Attest: \_\_\_\_\_ Secretary \_\_\_\_\_ President

Examined and approved by the Talent Irrigation District in regular session this 6th day of June, 1978

Attest: Walter J. Magnus Secretary \_\_\_\_\_ President

Examined and recommended for approval this 5th day of July, 1978.

Walter J. Magnus  
City Engineer

## SURVEYOR'S CERTIFICATE

STATE OF OREGON)  
County of Jackson )

I, Verlyn Thomas, a duly Registered Surveyor of the State of Oregon, being first duly sworn, do hereby certify that I have correctly surveyed and marked with proper monuments, as provided by law the tract of land hereon shown, and the said plat is a correct representation of the same, and the following is an accurate description of the boundary lines:  
Beginning at a concrete monument with metal disc, from which the Southeast corner of Donation Land Claim No. 69, Township 38 South, Range 1 West, Willamette Meridian, Jackson County, Oregon, bears North 127.46 feet and East, 16.19 feet; thence North 68°26'24" West, 342.71 feet; thence North 22°14'50" East, 697.60 feet to the southwestern line of Talent Avenue; thence along said line, North 46°25'10" West, 95.41 feet; thence South 24°09'53" West, 265.24 feet; thence North 46°19'31" West, 115.00 feet to the southeasterly line of MEADOW SLOPE SUBDIVISION, Jackson County, Oregon; thence along said southeasterly line, South 22°08'49" West, 1004.76 feet to the northeasterly line of the Southern Pacific Railroad; thence along said northeasterly line along the arc of a 1879.859 foot radius curve to the left (the chord of which arc bears South 73°03'05" East, 520.038 feet) 521.70 feet; thence continue along said northeasterly line, South 81°00'07" East, 198.60 feet; thence North 0°05'13" East, 438.49 feet to the Initial Point of Beginning

Verlyn Thomas  
Surveyor

PROF  
L.A.  
Verlyn Thomas  
JUL 12 1978  
TALENT, OREGON

Subscribed and sworn to before me this 25th day of MAY, 1978

Kenneth W. Paul  
Notary Public for Oregon

My Commission expires the 8th day of DECEMBER, 1980.

Examined and approved this 6 day of July, 1978.

by Gena Harden Deputy Ray Stewart Director of Assessment and Taxation

For order of the County Court approving this plat see Volume \_\_\_\_\_ page \_\_\_\_\_ of County Commissioner's Journal of Proceedings.

by Martha Baker Deputy Pat Watson County Clerk

Filed for record this the 26 day of July, 1978 at 2:55 o'clock P. M. and recorded in Volume 13 of Plats at page 44 of Records of Jackson County, Oregon.

by Martha Baker Deputy Pat Watson County Clerk

This is to certify that this tracing is an exact copy of the original plat.

Verlyn Thomas  
Surveyor

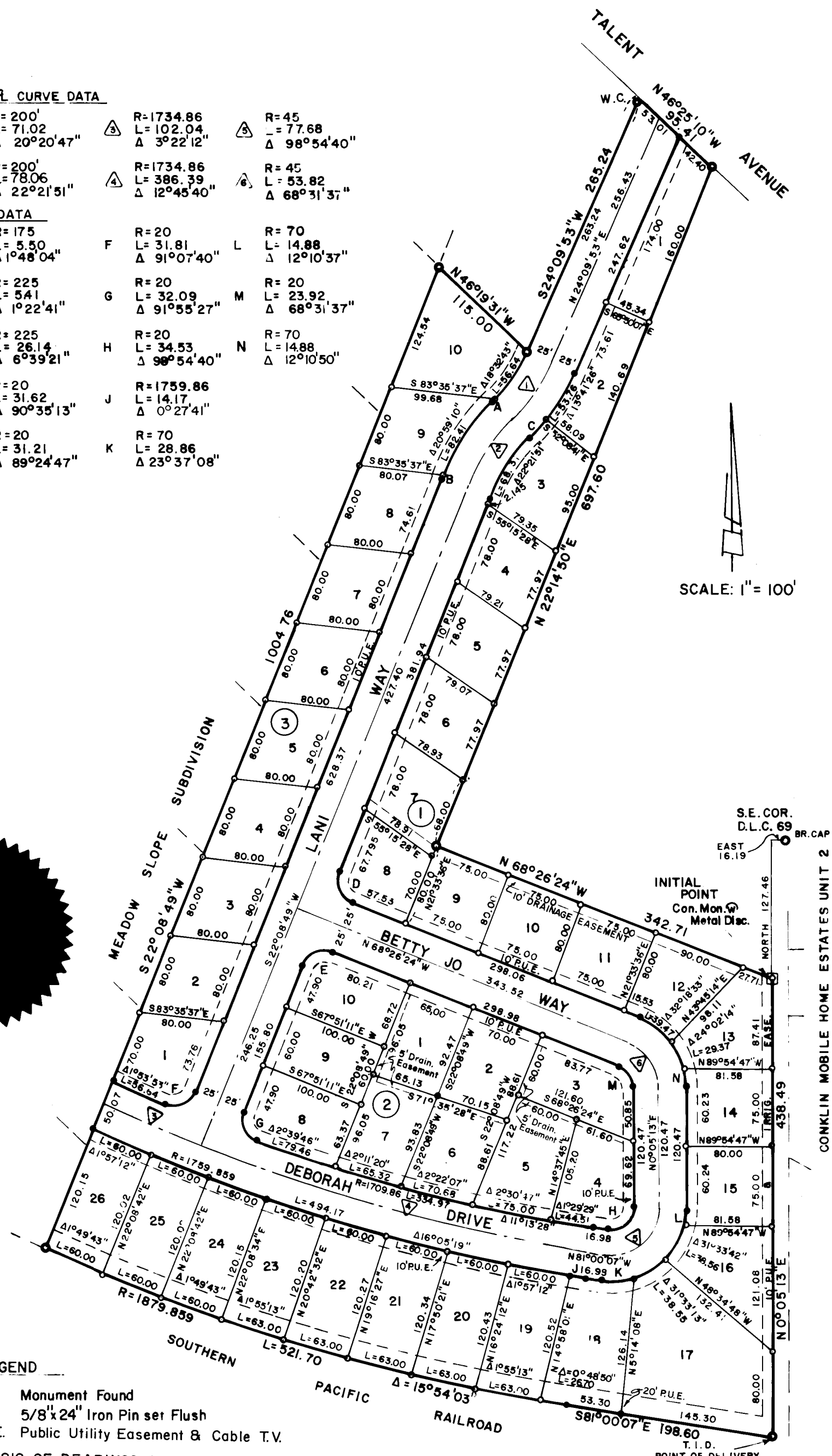
JACKSON COUNTY  
RECEIVED  
JUL 26 1978  
SURVEYOR

### STREET & CURVE DATA

R=200' L=71.02 Δ 20°20'47"	R=1734.86 L=102.04 Δ 3°22'12"	R=45 L=77.68 Δ 98°54'40"
R=200' L=78.06 Δ 22°21'51"	R=1734.86 L=386.39 Δ 12°45'40"	R=45 L=53.82 Δ 68°31'37"
R=175 L=5.50 Δ 1°48'04"	R=20 L=31.81 Δ 91°07'40"	R=70 L=14.88 Δ 12°10'37"
R=225 L=54.1 Δ 1°22'41"	R=20 L=32.09 Δ 91°55'27"	R=20 L=23.92 Δ 68°31'37"
R=225 L=26.14 Δ 6°39'21"	R=20 L=34.53 Δ 98°54'40"	R=70 L=14.88 Δ 12°10'50"
R=20 L=31.62 Δ 90°35'13"	R=1759.86 L=14.17 Δ 0°27'41"	R=70 L=28.86 Δ 23°37'08"
R=20 L=31.21 Δ 89°24'47"		

### CURVE DATA

A R=175 L=5.50 Δ 1°48'04"	F R=20 L=31.81 Δ 91°07'40"	L R=70 L=14.88 Δ 12°10'37"
B R=225 L=54.1 Δ 1°22'41"	G R=20 L=32.09 Δ 91°55'27"	M R=20 L=23.92 Δ 68°31'37"
C R=225 L=26.14 Δ 6°39'21"	H R=20 L=34.53 Δ 98°54'40"	N R=70 L=14.88 Δ 12°10'50"
D R=20 L=31.62 Δ 90°35'13"	J R=1759.86 L=14.17 Δ 0°27'41"	
E R=20 L=31.21 Δ 89°24'47"	K R=70 L=28.86 Δ 23°37'08"	



SCALE: 1" = 100'

### LEGEND

- Monument Found
  - 5/8" x 24" Iron Pin set Flush
  - P.U.E. Public Utility Easement & Cable T.V.
- BASIS OF BEARINGS: Survey No. 5207

7345

7L/198