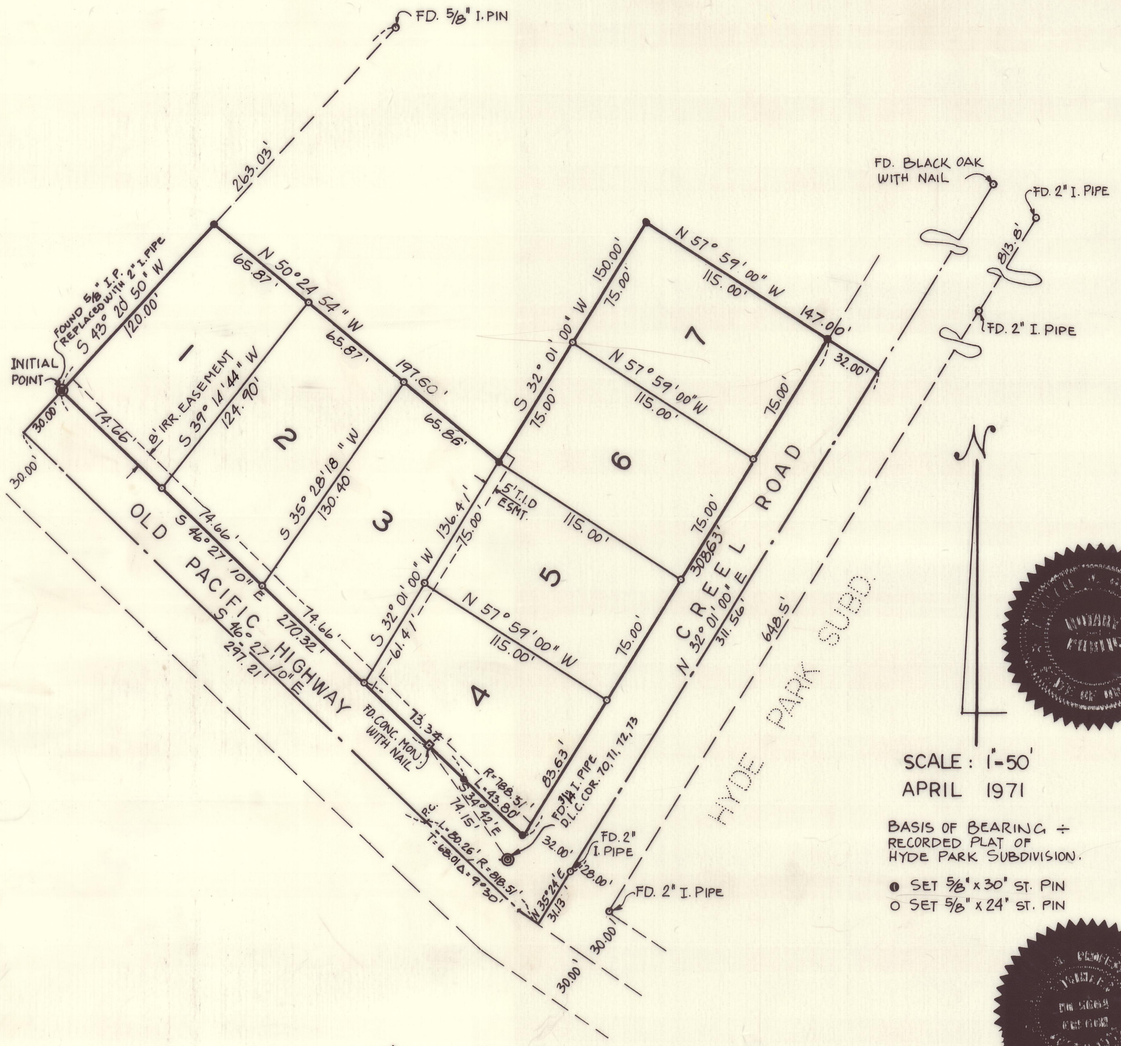
# MOUNTAIN VISTA SUBDIVISION

## LOCATED IN S.W. 1/4 SEC. 25, T. 38 S., R. 1 W., W.M.

Jackson County, Oregon




SCALE: 1" = 50'

APRIL 1971

BASIS OF BEARING ÷ RECORDED PLAT OF HYDE PARK SUBDIVISION.

● SET 5/8" x 30" ST. PIN

○ SET 5/8" x 24" ST. PIN

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS; That I, Jeanne Vaughan, a single woman, am the owner in fee simple of the lands hereon described and that I have subdivided the same into lots 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 I do hereby dedicate to the public for public use all streets hereon with all easements and I do hereby designate said subdivision as: MOUNTAIN VISTA SUBDIVISION.

IN WITNESS WHEREOF I have set my hand and seal this 5th day of April 1971

Jeanne Vaughan

STATE OF OREGON } ss
County of Jackson

April 5 A.D. 1971

Personally appeared the above named Jeanne Vaughan and acknowledged the foregoing instrument to be her voluntary act and deed. Before me: Vivian D. Gordon
Notary Public for Oregon

My Commission expires the 20th day of July 1973

I certify that pursuant to authority granted to us by the City of Talent Planning Commission in open meeting at April 21 1971 the above plat is hereby approved by the City of Talent Planning Commission.

Dated this 21st day of April 1971

Attest: Gwen Hood, Secretary — James L. Ingersoll Jr., President

Examined and approved by the Talent Irrigation District in regular session this 4th day of MAY 1971

Attest: President — W. A. Hoffhuhr, Secretary

Examined and approved this 14th day of May 1971
Ray E. Stewart by [illegible]
County Assessor

All taxes paid in full to date this 17th day of May 1971
[illegible]
County Sheriff

Examined and recommended for approval by the County Court this 18th day of APRIL 1971.
Jack E. Boyle
County Surveyor

For order of the County Court approving this plat see Volume ____ Page ____ of County Commissioners' Journal of Proceedings.
Harry Crippen
County Clerk

Filed for record this the 19th day of April 1971 at o'Clock 3:56 P.M. and recorded in Volume 11 of Plats at Page 44 of Records of Jackson County, Oregon
Harry Crippen
County Clerk

## ENGINEER'S CERTIFICATE

I, Bryce W. Townley, a duly registered Engineer 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:

Commencing at a 3/4" Iron Pipe being the Corner of Donation Land Claims 70, 71, 72 and 73, Sec. 25, T 38 S, R. 1 W, W.M. Jackson County, thence North 34°42' West, 74.15 feet to a Concrete Monument; thence North 46°27'10" West, 270.32 feet, to a 2" Iron Pipe being the Initial Point of Beginning, thence South 43°20'50" West, 30.00 feet to the Centerline of Old Pacific Highway; thence along said centerline South 46°27'10" East 297.21 feet; thence along the arc of a 818.51 foot radius curve to the left 80.26 feet (L.C. = S 44°15'43" E, 80.23 feet) to the intersection with the northwesterly Boundary of Hyde Park Subdivision; thence along said boundary North 35°24' East, 31.13 feet to a 2" Iron Pipe; thence continuing on said Boundary North 32°01'00" East, 311.56 feet; thence North 57°59'00" West, 147.00 feet; thence South 32°01'00" West, 150.00 feet; thence North 58°24'54" West, 197.60 feet; thence South 43°20'50" West, 120.00 feet to the Initial Point of Beginning.

Subject to the Rights of the Public in and to that portion lying within the Old Pacific Highway and Creek Road.

Subscribed and sworn to before me this 2 day of April 1971

Bryce Townley
Engineer

My commission expires the 18 day of May 1972

Dorothy J. McQuet
Notary Public for Oregon

I hereby certify that this tracing is an exact copy of the original plat filed with the County Clerk

Bryce Townley
Engineer

REGISTERED PROFESSIONAL ENGINEER #P.E. 5604 OREGON JULY 8, 1966 BRYCE W. TOWNLEY

7R/62