

MINOR LAND PARTITION

(COUNTY PLANNING FILE NO'S 85-6-CPA & 85-16-CUP)

LOCATED IN THE NW 1/4 OF SECTION 25, T.35 S., R.3 W., W.M.
JACKSON COUNTY, OREGON

JUNE 27, 1986

SURVEY FOR

FRED WEINTRAUB
10202 WEST WASHINGTON BLVD.
CULVER CITY, CALIFORNIA 90230

SURVEY BY

GARY D. KAISER
787 SOUTH SHASTA AVENUE
EAGLE POINT, OREGON

THIS PROPERTY, AT THE TIME OF FINAL MAP RECORDING, WAS NOT SHOWN TO BE SUITABLE FOR DEVELOPMENT AND WILL REQUIRE, AT A MINIMUM, THE PROVISION OF SEWAGE DISPOSAL FACILITIES AND A POTABLE WATER SUPPLY PRIOR TO THE ISSUANCE OF BUILDING OR MOBILE HOME SET-UP PERMITS BY THE JACKSON COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT.

APPROVAL

APPROVED BY THE JACKSON COUNTY PLANNING DEPARTMENT.

BY: *[Signature]* DATE: *July 29, 1986*

RECORDERS CERTIFICATE

FILED FOR RECORD THIS *29* DAY OF *July*, 1986
AT *1:03* O'CLOCK *P.* M. IN VOLUME *71*, PAGE *12*, OF
"MINOR LAND PARTITIONS" IN JACKSON COUNTY, OREGON.

[Signature] DEPUTY
[Signature] COUNTY CLERK

LEGEND

- SET A 5/8" X 24' REBAR WITH PLASTIC CAP MARKED "KAISER R L S 803"

I HEREBY CERTIFY THAT THIS IS A PHOTOCOPY OF THE ORIGINAL MAP

[Signature]
SURVEYOR

1" G.I. PIPE/BR. CAP (C.S. 1978)
FOUND SET FOR THE CORNER COMMON
TO SECTIONS 23, 24, 25 & 26 BEARS
NORTH, 712.99' AND WEST, 1294.77'

PARCEL No. 1
17.5 Ac. ± (NET)

PARCEL No. 2
22 Ac. ± (NET)

SCALE 1" = 100'

BASIS OF BEARINGS

FILED SURVEY No. 9527

REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]

OREGON
MAY 18, 1967
GARY D. KAISER
No. 803

** RECEIVED **

Date *7/29/86* By *SL*

This survey Certificate

[Signature] checked

[Signature] prepared

JACKSON COUNTY
SURVEYOR

SOUTH BOUNDARY OF THE NORTH-HALF OF THE NW 1/4 OF SECTION 25

1848'

EAST BOUNDARY OF THE NE 1/4 OF THE NW 1/4 OF SECTION 25

720'

600'

792'
NORTH BOUNDARY OF SECTION 25

(COUNTY ROAD)

LANE

PELTON

SOUTHEASTERLY BOUNDARY VOL. 55A, PAGE 233 DR.

NORTHWESTERLY BOUNDARY VOL. 71, PAGE 407 DR.

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

SURVEY FOR: Fred Weintraub
10202 West Washington Blvd.
Culver City, Ca. 90230

SURVEY BY: Gary D. Kaiser
787 South Shasta Ave.
Eagle Point, OR. 97524

LOCATION: NW ¼ of Section 25, T. 35 S., R. 3 W., W.M.
Jackson County, Oregon

TAX LOT: 35 3W 25-200

BASIS OF BEARINGS: Filed Survey No. 9527

EQUIPMENT: one second theodolite, EDM equipment and chain

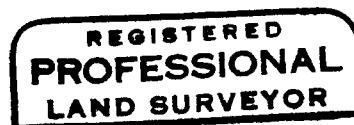
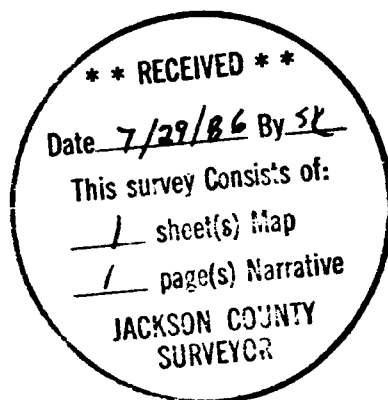
DATE: June 27, 1986

PURPOSE: To monument the new boundary being created by an approved
"MINOR LAND PARTITION" and to describe Parcel No's 1 and 2.
(for approval see Jackson County Dept of Planning and Develop-
ment file No's 85-6-CPA and 85-16-CUP)

PROCEDURE: Approximate sectional boundaries were computed from field ties
to existing government corners combined with surveys of record.
The new boundary was created per exhibit 1 in the county ap-
proval and witness corners set to fix the location as shown
by the annexed map.

Pelton Lane is sketched on the annexed map with a 60-foot right-of-way, 30 feet each side of the center of the existing traveled road. There is evidence (survey dated 1927 in filed book 11, County Surveyors Office for one thing) that the right-of-way was intended to be 40 feet in width. At the time of legalizing the right-of-way by survey and subsequent deeds to Jackson County or dedication to the public, the right-of-way will be fixed, until then the prescriptive right of use will continue.

The conveyance from C.E. Ninger to Clyde Rhodes (Vol. 71, Page 407 D.R.) is the senior conveyance creating the North-westerly boundary of the subject tract.



Gary D. Kaiser

