

APPROVAL: *Laurel Bruesch* 10-6-89
PLANNING DIRECTOR DATE
40-2E-5 TAX LOT 1701
89-1 MJP

MAJOR LAND PARTITION

LOCATED IN
S.W. 1/4, S.E. 1/4 SECTION 5
TWP. 40 S., R. 2 E., W.M.
JACKSON COUNTY OREGON
FOR

JOE DAUENHAUER

FILED FOR RECORD THIS THE 17 DAY OF October 1989
AT 3:48 O'CLOCK, P. M. AND RECORDED IN VOLUME 3
PAGE 26, OF "MAJOR LAND PARTITIONS" IN JACKSON COUNTY, OREGON.

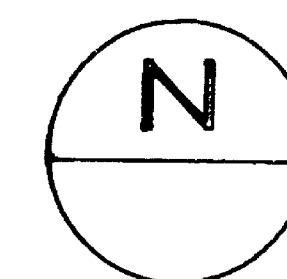
Kathleen S. Beckett COUNTY CLERK
Glenda E. Bartlett DEPUTY

WATER RIGHTS DOCUMENT 89-24044 "OFFICIAL RECORDS"

LEGEND

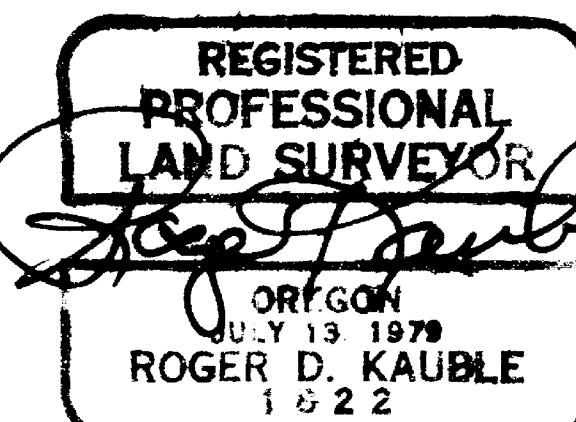
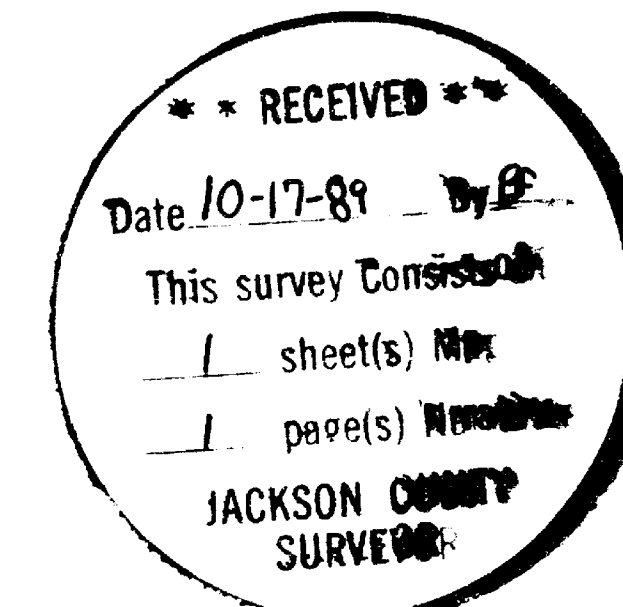
- SET 5/8" x 24" IRON PIN MKD: "KAUBLE, PLS 1822"
- FOUND MONUMENT AS NOTED
- ⊙ FOUND MONUMENT AS NOTED
- FD FOUND
- PR PLAT RECORD, JACKSON COUNTY
- DR DEED RECORD, JACKSON COUNTY
- RS RECORD OF SURVEY
- CL CENTERLINE

- (S) This property, at the time of the recording of the final map and deed recordation, not been shown to be suitable for development and will require, at a minimum, the provision of sewage facilities prior to the issuance of a building or mobile home set-up permit by the Department of Planning and Development.
- (W) This property, at the time of the recording of the final map and deed recordation, was shown to be suitable for development and will require, at a minimum, the provision of 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.



SCALE: 1" = 200'

BASIS OF BEARING: N. LINE OF N.W. 1/4 OF N.E. 1/4 OF SEC. 8 PER R.S. No. 10833



SURVEYOR'S CERTIFICATE

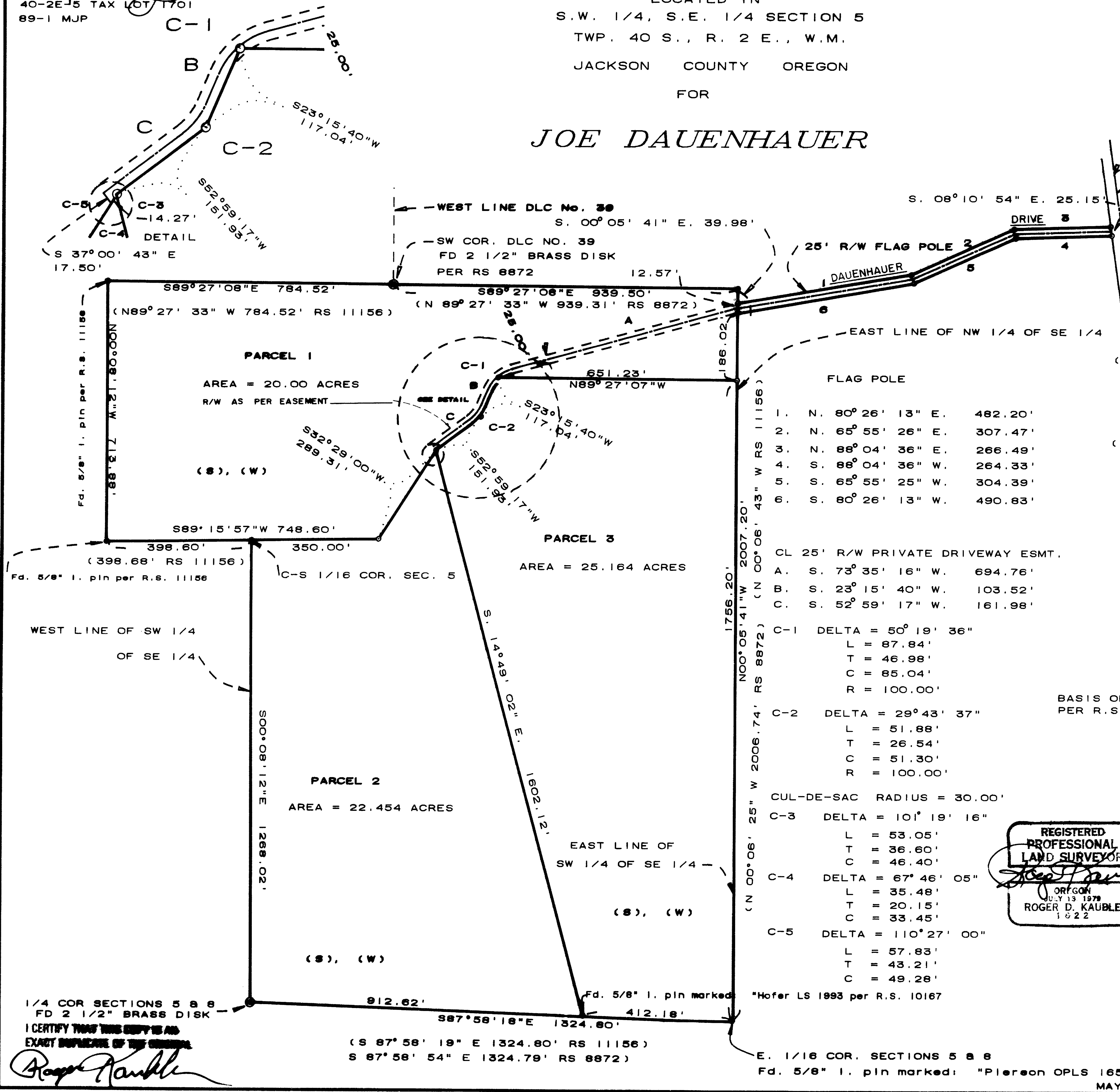
I, ROGER KAUBLE, A PROFESSIONAL LAND SURVEYOR OF THE STATE OF OREGON, NUMBER 1822, CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS THE SURVEY MADE UNDER MY DIRECTION AND COMPLIES WITH THE REQUIREMENTS AND REGULATIONS OF THE STATE OF OREGON.

Roger Kauble
ROGER KAUBLE, P.L.S. 1822

ROGER KAUBLE AND ASSOCIATES
P. O. BOX 1252
ASHLAND, OREGON 97520

MAY 23, 1989

40 2E 5 T1E 1701



FLAG POLE

1. N. 80° 26' 13" E. 482.20'
2. N. 65° 55' 26" E. 307.47'
3. N. 88° 04' 36" E. 266.49'
4. S. 88° 04' 36" W. 264.33'
5. S. 65° 55' 25" W. 304.39'
6. S. 80° 26' 13" W. 490.83'

CL 25' R/W PRIVATE DRIVEWAY ESMT.

- A. S. 73° 35' 16" W. 694.76'
- B. S. 23° 15' 40" W. 103.52'
- C. S. 52° 59' 17" W. 161.98'

C-1 DELTA = 50° 19' 36"
L = 87.84'
T = 46.98'
C = 85.04'
R = 100.00'

C-2 DELTA = 29° 43' 37"
L = 51.88'
T = 26.54'
C = 51.30'
R = 100.00'

CUL-DE-SAC RADIUS = 30.00'

C-3 DELTA = 101° 19' 16"
L = 53.05'
T = 36.60'
C = 46.40'

C-4 DELTA = 67° 46' 05"
L = 35.48'
T = 20.15'
C = 33.45'

C-5 DELTA = 110° 27' 00"
L = 57.83'
T = 43.21'
C = 49.28'

1/4 COR SECTIONS 5 & 8
FD 2 1/2" BRASS DISK
I CERTIFY THAT THIS COPY IS AN
EXACT DUPLICATE OF THE ORIGINAL

Roger Kauble

(S 87° 58' 19" E 1324.80' RS 11156)
(S 87° 58' 54" E 1324.79' RS 8872)

E. 1/16 COR. SECTIONS 5 & 8
Fd. 5/8" I. pin marked: "Piercon OPLS 1650"

11763

Survey No. _____

Survey Narrative to comply with Paragraph 209.250
Oregon Revised Statutes

Survey For:

Joe Dauenhauer
1685 Old Highway 99 South
Ashland, Oregon 97520

Location:

SW 1/4 of the SE 1/4 of Section 5, Township 40
South, Range 1 East, Willamette Meridian, Jackson
County, Oregon.

Purpose:

To partition an existing tract of land into three
lots including the creation of a flagpole drive
(25 feet in right of way width) into the subject
property as per clients request and according to
Planning Action 89-1 MJP Jackson County.

Procedure:

Survey control established during Record of Survey
11156 determined the outer boundary of the parent
tract and a preliminary road location from Old
Highway 99 to the easterly boundary of clients
property. An existing brushed line between
proposed Lot 2 and proposed Lot 3 defined the
common boundary between these two lots; the
southerly terminus of this boundary being a found
5/8 inch iron pin marked: "Hofer, PLS 1993", as
per Record of Survey 10167 situated on the common
line between Section 5 and Section 8.

The flagpole drive was monumented along the
northerly and southerly right of ways as shown on
the plat terminating at a Cul-De-Sac with a radius
of 30.00 feet which is situated at the common
intersection of Lots 1, 2, and 3.

Basis of
Bearing:

N.O.A.A. True Bearing at the North line of the
Northwest 1/4 of Northeast 1/4 of Section 8, as
per R.S. No. 11156.

Roger Kauble & Associates
Post Office Box 1252
Ashland, Oregon 97520

September 9, 1989

