

PARTITION PLAT NO. P-24-1990

MINOR LAND PARTITON (89-115-NF/89-37-MP)

LOCATED IN:

THE SE 1/4 OF SEC. 28, T39S, R3W, WM

JACKSON COUNTY, OREGON

FOR:

JOHN AND HELEN HOFFBUHR

RECORDING:

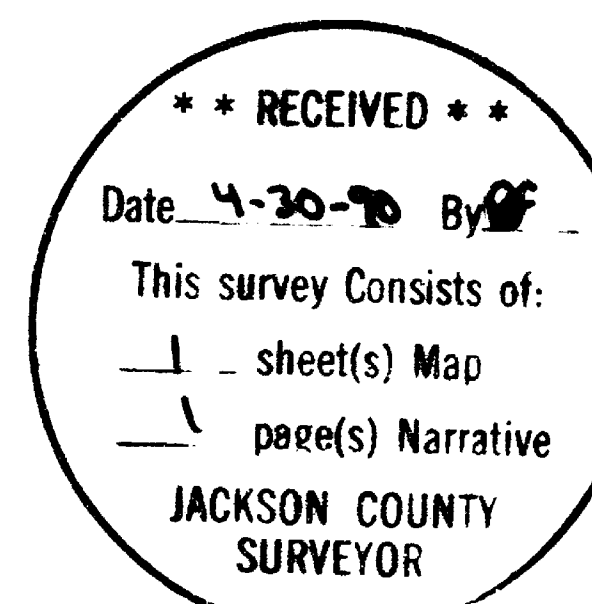
FILED FOR RECORD THIS 30 DAY OF April, 1990, AT 9:13 O'CLOCK, A M. AND RECORDED AS PARTITION PLAT NO. P-24-1990 OF "RECORD OF PARTITION PLATS" IN JACKSON

COUNTY, OREGON. (INDEX VOLUME 1 PAGE 24.)

Kathleen J Bushett  
COUNTY CLERK

Joy A Remiter  
DEPUTY

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 12000

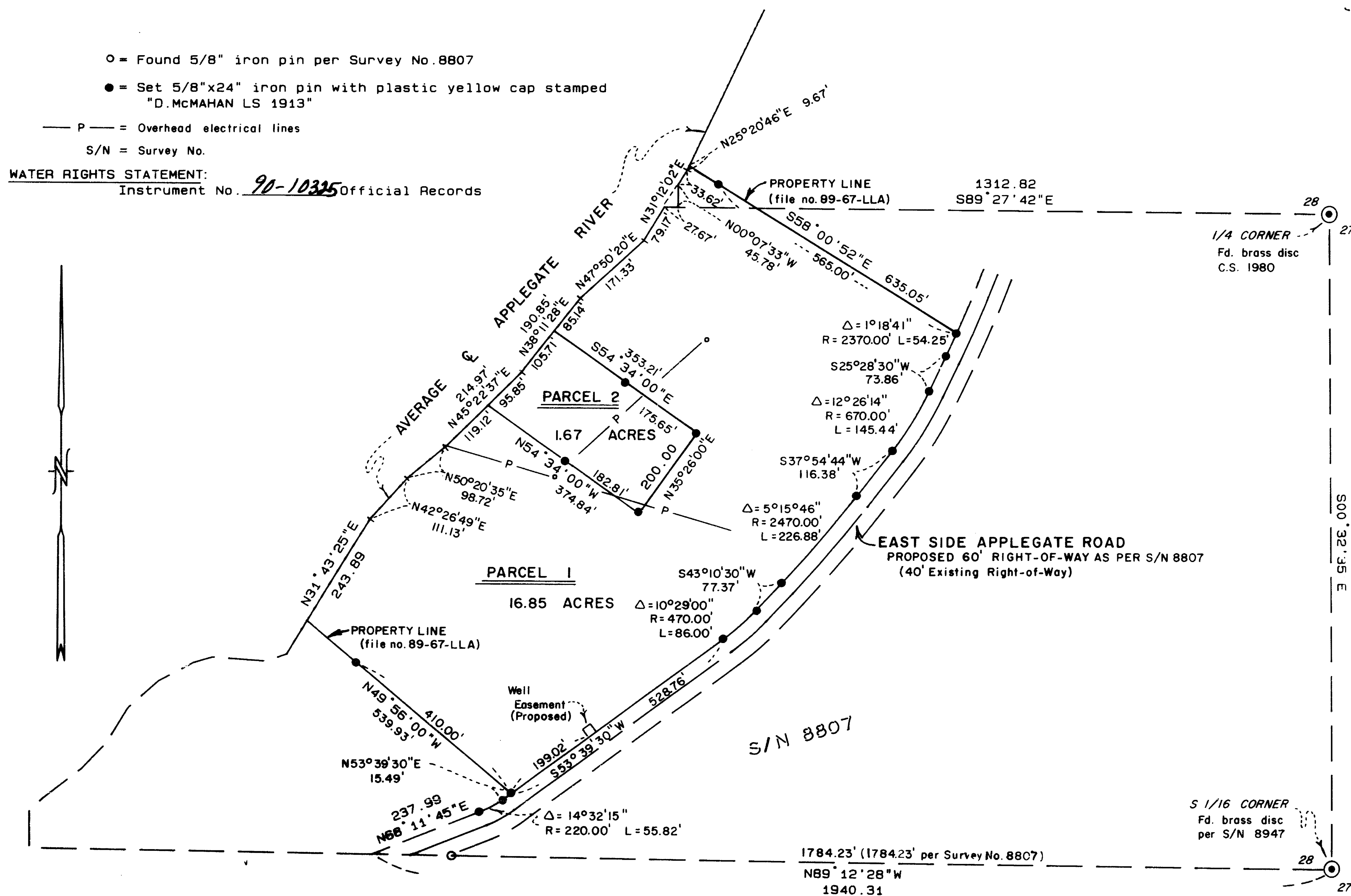


SURVEY BY: HOFFBUHR & ASSOC., INC. MEDFORD, OREGON  
Douglas C. McMahan R.L.S. 1913  
SCALE: 1"= 200' DATE: MARCH 27, 1990  
Basis of Bearing: Survey No. 8807

APPROVAL:  
Approved by the Jackson County Planning Department.

By: [Signature] Date: April 26, 1990.

o = Found 5/8" iron pin per Survey No. 8807  
● = Set 5/8"x24" iron pin with plastic yellow cap stamped "D. McMAHAN LS 1913"  
— P — = Overhead electrical lines  
S/N = Survey No.  
WATER RIGHTS STATEMENT:  
Instrument No. 90-10325 Official Records



SURVEYOR'S CERTIFICATE:

I, Douglas C. McMahan, a duly Registered Surveyor of the State of Oregon, do hereby certify that this map correctly represents a survey made by me and complies with the regulations for Minor Land Partitions and the following is an accurate description of the parent tract of land as set forth hereon:

Commencing at a brass cap monument marking the one-quarter (1/4) corner common to Sections 27 and 28 in Township 39 South, Range 3 West of the Willamette Meridian in Jackson County, Oregon; thence South 00° 32' 35" East along the Section line common to said Sections a distance of 1322.72 feet to a brass cap marking the South one-sixteenth (1/16) corner common to said Sections; thence North 89° 12' 28" West along the North line of the South half of the Southeast quarter of said Section 28, a distance of 1940.31 feet; thence North 68° 11' 45" East 237.99 feet; thence along the arc of a 220.00 foot radius curve to the left (the long chord to which bears North 60° 55' 38" East 55.67 feet) an arc distance of 55.82 feet; thence North 53° 39' 30" East 15.49 feet to the POINT OF BEGINNING; thence North 49° 56' 00" West 539.93 feet to intersect the average center line of the Applegate River; thence following downstream along the meanders of the average river center line the following courses: North 31° 43' 25" East 243.89 feet, North 42° 26' 49" East 111.13 feet, North 50° 20' 35" East 98.72 feet, North 45° 22' 37" East 214.97 feet, North 38° 11' 28" East 190.85 feet, North 47° 50' 20" East 171.33 feet, North 31° 12' 02" East 79.17 feet, to intersect the South line of the Southwest quarter of the Northeast quarter of said Section 28; thence South 89° 27' 42" East 27.67 feet to the Southeast corner of said quarter-quarter; thence North 00° 07' 33" West, along the East line of said quarter-quarter 45.78 feet to intersect the average center line of the Applegate River; thence following downstream along the meanders of the average river center line the following courses: North 31° 12' 02" East 33.62 feet, North 25° 20' 46" East 9.67 feet; thence leaving said Applegate River South 58° 00' 52" East 635.05 feet; thence along the arc of a 2370.00 foot radius curve to the right (the long chord to which bears South 24° 49' 09" West 54.24 feet) an arc distance of 54.25 feet; thence South 25° 28' 30" West 73.86 feet; thence along the arc of a 670.00 foot radius curve to the right (the long chord to which bears South 31° 41' 37" West 145.15 feet) an arc distance of 145.44 feet; thence South 37° 54' 44" West 116.38 feet; thence along the arc of a 2470.00 foot radius curve to the right (the long chord to which bears South 40° 32' 37" West 226.80 feet) an arc distance of 226.88 feet; thence South 43° 10' 30" West 77.37 feet; thence along the arc of a 470.00 foot radius curve to the right (the long chord to which bears South 48° 25' 00" West 85.88 feet) an arc distance of 86.00 feet; thence South 53° 39' 30" West 528.76 feet to the point of beginning.

Douglas C. McMahan  
SURVEYOR

Subscribed and sworn to before me this 30 day of April, 1990.

I certify this plat to be an exact photocopy of the original.  
Douglas C. McMahan  
SURVEYOR

Charles A. Mans  
NOTARY PUBLIC - OREGON  
My Commission Expires 11-23-93

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Douglas C. McMahan  
OREGON  
JULY 18, 1988  
DOUGLAS C. McMAHAN  
No. 1913

Examined and approved this 30 day of April, 1990.

Verdell Thomas  
County Surveyor

SURVEY NO. 12000

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250  
OREGON REVISED STATUTES

SURVEY FOR: John and Helen Hoffbuhr  
2726 Eastside Road  
Jacksonville, Oregon 97530

LOCATION: In the Southeast one quarter (1/4) Section 28 Township  
39 South, Range 3 West Willamette Meridian Jackson  
County, Oregon.

PURPOSE: To survey, monument and prepare a minor partition Plat  
of a non farm dwelling site as shown on the attached  
map as required by Jackson County Planning and  
Development.

PROCEDURE: Utilizing for control the found monumentation as per  
filed survey No. 8807, which was done previously by  
this office, I set monuments as shown on the attached  
map. Deeds have been prepared for recordation to  
establish the new lines proposed by Lot Line  
Adjustments.

BASIS OF BEARING: Filed Survey No. 8807

DATE: March 27, 1990

