

# PARTITION PLAT NO. P-34-1990

## A MINOR LAND PARTITION

LOCATED IN: THE NE 1/4, SECTION 3, TWP 39 S.,  
R 1 W, WILL. MER., JACKSON COUNTY, OREGON

MARCH, 1990

SCALE: 1"=200'

SURVEYED FOR: KATHLEEN BERLIN

### SURVEYOR'S CERTIFICATE

I, James E. Andrews, certify that I am a duly Registered Land Surveyor in the State of Oregon, License no. 1626, being first duly sworn, do hereby certify that this plat correctly represents a survey made by me and that I have correctly surveyed and marked with proper monuments the tract of land shown hereon, and that said plat and survey conform with the Ordinances of the County of Jackson and the Statutes of the State of Oregon, and the following is an accurate survey and title description of the boundaries of said tract:

Commencing at the Northeast corner of Section 3, Township 39 South Range 1 West, Willamette Meridian, Jackson County, Oregon; thence along the east line of Section 3 and the centerline of Yank Gulch Road, South 0° 30' 30" East, 1445.73 feet to the north bank of a canal and the TRUE POINT OF BEGINNING; thence continue along the east line of Section 3 and the centerline of Yank Gulch Road, South 0° 30' 30" East, 179.88 feet; thence leaving the said east Section line, following the centerline of Yank Gulch Road, South 62° 03' 05" West, 699.24 feet; thence South 49° 32' 25" West, 851.58 feet; thence South 33° 35' 30" West, 176.68 feet; thence leaving said Yank Gulch Road centerline, North 0° 27' 55" West, 670.51 feet; thence South 89° 50' 35" East, 130.56 feet; thence North 0° 43' 06" East, 872.28 feet; thence North 89° 29' 30" East, 522.16 feet to the easterly bank of a canal; thence southerly and easterly along the easterly and northerly bank of said canal, 920.5 feet more or less to the True Point of Beginning.

Subscribed and Sworn to before me this 23rd day of March, 1990.

*Anita Thomas*  
ANITA THOMAS  
NOTARY PUBLIC - OREGON  
My Commission Expires 12-07-92

REGISTERED PROFESSIONAL SURVEYOR  
*James E. Andrews*  
Surveyor  
OREGON  
JAMES E. ANDREWS  
1626

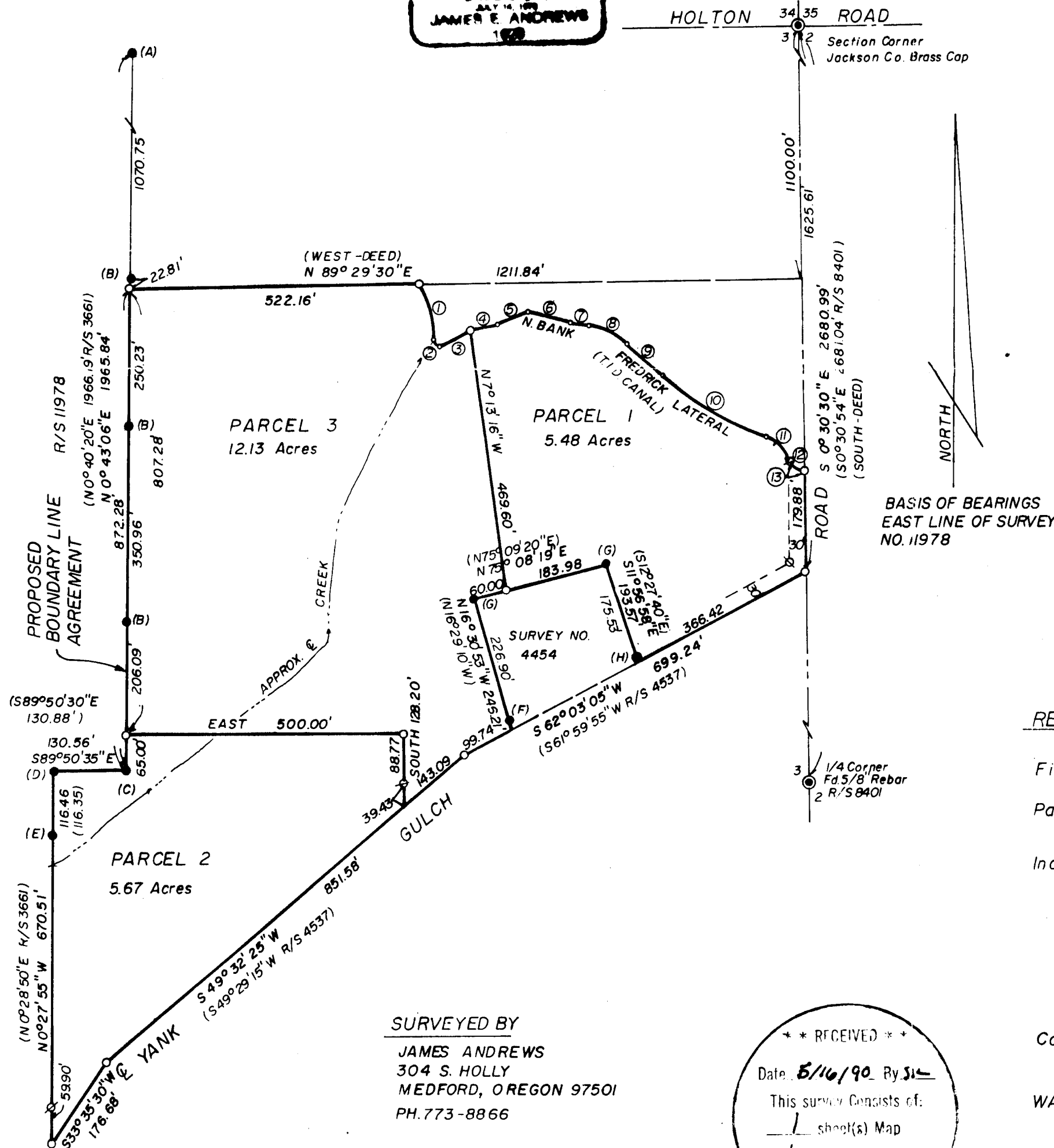
### PARCEL 1, 2, & 3

This property, at the time of the recording of the final map and deed recordation, was not shown to be suitable for development as of this date because a sewage disposal system has not been approved for this property.

This property, at the time of the recording of the final map was not shown to be suitable for development because of a lack of domestic water.

### APPROXIMATE COURSES OF CANAL NO. BANK

- ① R=185.00', Δ=31°44'25", L=102.48, CHD. S13°05'01"E - 101.18'
- ② R=10.00', Δ=116°35'41", L=20.35', CHD. S55°30'39"E - 1702'
- ③ N 66°11'30"E 62.05'
- ④ N 79°27'30"E 46.88'
- ⑤ N 67°07'00"E 58.95'
- ⑥ S 75°39'00"E 79.71'
- ⑦ S 82°56'30"E 31.20'
- ⑧ R=130.00', Δ=35°20'00", L=80.17', CHD. S65°16'30"E - 78.90'
- ⑨ S 47°36'30"E 83.73'
- ⑩ R=565.00', Δ=22°14'18", L=219.30', CHD. S58°43'39"E - 21792'
- ⑪ R=65.00', Δ=49°50'12", L=56.54', CHD. S44°55'42"E - 5477'
- ⑫ R=35.00', Δ=68°29'53", L=41.84', CHD. S54°15'33"E - 39.40'
- ⑬ R=35.00', Δ=61°07'53", L=37.34', CHD. S57°56'33"E - 35.60'



### LEGEND

- = SET 5/8" x 24" REBAR W/CAP MKD. "ANDREWS PLS 1626"
- ⊗ = SET 5/8" x 24" REBAR W/CAP FOR WITNESS COR.
- (A) = FOUND 1/2" REBAR SURVEY NO. 3661
- (B) = FOUND 5/8" REBAR "BATH LS 1069"
- (C) = FOUND 5/8" REBAR SURVEY NO. 3661
- (D) = FOUND 1/2" REBAR SURVEY NO. 3661
- (E) = FOUND 5/8" REBAR SURVEY NO. 2376
- (F) = FOUND 1-1/4" I. PIPE SURVEY NO. 4454
- (G) = FOUND 3/4" I. PIPE SURVEY NO. 4454
- (H) = FOUND 1" I. PIPE SURVEY NO. 4454
- ( ) = RECORD DATA
- = COMPUTED POSITION ONLY

### APPROVALS

Approved by the Jackson County Department of Planning and Development

By *Barbara Gomez* Date April 24, 1990

EXAMINED and approved this 16 day of MAY, 1990.

*Verlan Thomas*  
County Surveyor

### RECORDER'S CERTIFICATE

Filed for Record this 16 day of May, 1990, at 3:59 O'Clock, P M. and Recorded as Partition Plat No. P-34-1990 of the Records of Jackson County, Oregon.

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*Kathleen S. Beckett*  
County Clerk

*Jay A. Ramirez*  
Deputy

County Surveyor File no. 12035

WATER RIGHTS STATEMENT Document No. 90-12026 Official Records

I, Certify that this is a true and exact copy of the original map

*James E. Andrews*  
Surveyor

\*\* RECEIVED \*\*  
Date 5/16/90 By Si  
This survey consists of:  
— sheet(s) Map  
— page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

### SURVEYED BY

JAMES ANDREWS  
304 S. HOLLY  
MEDFORD, OREGON 97501  
PH. 773-8866

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

DATE: March, 1990

SURVEY FOR: Kathleen Berlin  
171 Oak  
Ashland, Oregon 97520

LOCATION: Northeast Quarter of Section 3, Township 39 South, Range 1 West, Willamette Meridian, Jackson County, Oregon.

PURPOSE: To divide the parcel shown into three parcel per Jackson County Planning Department Minor Partition File 89-85-MP.

PROCEDURE: I began by tying the northeast corner and the east quarter corner of Section 3 and monuments found per Surveys no. 4454, 3661 2376, and 11978 with a closed traverse. The deed description follows the centerline of Yank Gulch Road. I tried to use the existing centerline of the road and the relationship of the centerline as shown in Surveys no. 4454 and 4537 and set monuments as shown. A portion of the north boundary by deed follows the bank of the canal but neither deed on each side of the canal specify which bank (north or south). The line was set on the north bank with the consent of the owner to the north. A portion of the west line follows the west line of D.L.C. no. 37 by deed. Survey no. 3661 set the approx. west line of said D.L.C. 37 and this line was used as the boundary line in Survey 11978. At this time a boundary line agreement is pending on this line. I set corners and witness corners as shown on the attached map.

BASIS OF BEARINGS: The basis of bearings is the east line of Survey no. 11978.

SURVEYED BY: James Andrews  
304 S. Holly  
Medford, Oregon 97501

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*James Andrews*

OREGON  
JULY 14, 1978  
JAMES E. ANDREWS  
1826

\*\* RECEIVED \*\*  
Date 5/16/90 By SK  
This survey Consists of:  
1 sheet(s) Map  
1 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR