

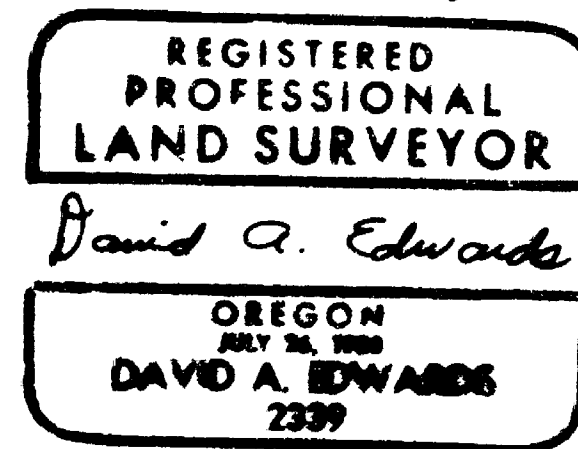
PARTITION PLAT NO. P-54-1990

A MAJOR LAND PARTITION located in the NW 1/4 of Section 15, the NE 1/4 of Section 16 & the SE 1/4 of Section 9, all in T. 38 S., R. 2 W., W.M., Jackson County, Oregon.

May 21, 1990

SURVEYED FOR: *Larry Briggs*
3730 Bancroft Street
San Diego, California 92104

SURVEYED BY: *Edwards Surveying and Land Planning Inc.*
1014 East Pine Street
Central Point, Oregon 97502
Phone: (503) 664-1539



APPROVALS 89-24-MJP

Approved by the Jackson County Department of Planning and Development.

By *Dick Conner* Date 6-20-90

EXAMINED and approved this 28 day of June, 1990.

Verlynn Thomas
County Surveyor

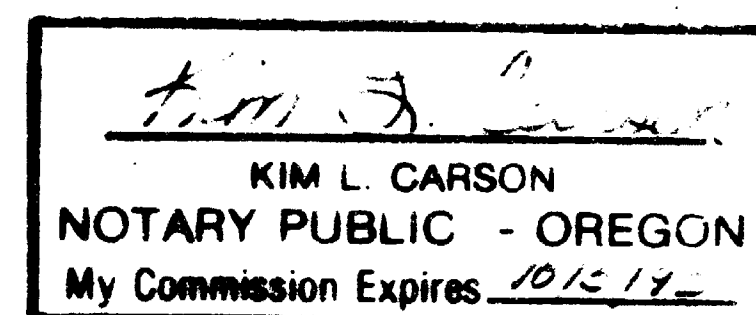
SURVEYOR'S CERTIFICATE

STATE OF OREGON ss
County of Jackson

I, David A. Edwards, a Registered Professional Land Surveyor of the State of Oregon, being first duly sworn, do hereby certify that I have correctly surveyed and marked with the proper monuments as provided by law, the tract of land as shown on sheet 2 and that this plat is a correct representation of said tract and that the following is an accurate description of the boundary lines:
Commencing at a brass capped iron pipe marking the corner common to Sections 9, 10, 15 and 16, Township 38 South, Range 2 West of the Willamette Meridian in Jackson County, Oregon; thence North 0° 01' 52" East, along the East line of said Section 9, 760.70 feet; thence South 89° 49' 12" West 230.00 feet to a 5/8 inch diameter steel pin marking a point on the Southeastly line of Andrews Road, said point being also the true point of beginning; thence South 0° 01' 52" West, parallel with said East line, 760.70 feet to a point on the South line of said Section; thence North 89° 49' 12" East 230.00 feet to said corner common to Sections 9, 10, 15 and 16; thence North 89° 43' 53" East, along the North line of the Northwest quarter of the Northwest quarter of said Section 15, 1326.04 feet to the Northeast corner thereof; thence South 0° 07' 13" East, along the East line of said quarter-quarter, 1315.385 feet to the Southeast corner thereof; thence South 89° 39' 10" West, along the South line of said Northwest quarter of the Northwest quarter of Section 15, 1329.97 feet to the Southwest corner thereof; thence South 0° 03' 03" West, along the East line of said Section 16, 237.225 feet to a 5/8 inch diameter steel pin which is 1080.00 feet North 0° 03' 03" East from the one-quarter corner common to said Sections 15 and 16; thence South 89° 58' 02" West, parallel with the East-West center line of said Section 16, 1372.51 feet to a 5/8 diameter steel pin marking a point on said Southeastly line of Andrews Road; thence Northeastly, along said Southeastly line, 2716.82 feet to the true point of beginning.

David A. Edwards
Surveyor

Subscribed and sworn to before me this 21st day of May, 1990.



STATEMENT OF WATER RIGHTS: Document Number 90-16194, Official Records.

I certify this plat to be an exact photocopy of the original.
David A. Edwards
SURVEYOR

RECORDER'S CERTIFICATE

Filed for record this 28 day of June, 1990, at 11:59 O'clock,

A M. and Recorded as Partion Plat No. P-54-1990 of the records of Jackson County, Oregon.

Index Volume 1 Page 54

Kathleen S. Beckett County Clerk
Glenda E. Bartlett Deputy

County Surveyor File No. 12093

TRINITY WAY CENTER LINE DATA

SEGMENT	BEARING & DISTANCE
(A)	S.60°35'12"E. 47.86'
(B)	N.74°21'02"E. 272.54'
(C)	N.86°05'38"E. 134.58'
(D)	S.78°28'49"E. 230.67'
(E)	S.71°24'53"E. 152.66'
(F)	S.56°57'57"E. 231.97'
(G)	N.20°34'03"E. 234.69'
(H)	N.3°49'13"W. 314.99'
(I)	S.57°56'19"E. 252.51'
(J)	S.57°16'59"E. 112.76'
(K)	S.1°49'09"W. 140.70'
(L)	S.35°37'04"E. 160.00'
(M)	S.13°4'37"E. 172.94'
(N)	S.37°07'14"E. 248.98'
(O)	S.15°56'03"E. 176.65'
(P)	S.75°18'13"E. 96.64'
(R)	N.21°15'04"E. 98.69'

SURVEY NUMBER 12093

Edwards Surveying and Land Planning Inc.
Registered Land Surveyors
1014 East Pine St.
Central Point, Oregon 97502
(503)664-1539

SURVEY NARRATIVE TO COMPLY WITH CHAPTER 209, PARAGRAPH 250,
OREGON REVISED STATUTES

SURVEY FOR: Larry Briggs
3730 Bancroft Street
San Diego, CA. 97537

LOCATION: In the NW 1/4 of Section 15, the NE 1/4 of Section 16 and the SE 1/4 of Section 9, T. 38 S., R. 2 W., W.M. in Jackson County, Oregon.

PURPOSE: MAJOR LAND PARTITION; 89-24-MJP: To locate and monument the new boundaries to be created by this partition, a portion of the existing boundaries and the center line of the new private road easement. Also, to locate and describe a Public Utility Easement as shown on the accompanying plat.

PROCEDURE: Utilizing extensive existing control points and data established by this office during the execution of Recorded Surveys Numbered 9270 & 11784 and additional ties to determine the East line of Section 9 and the existing center line of Andrews Road, computed the exterior boundary of the entire property. All new boundaries were then surveyed along the true lines, with a portion of the original parcel boundaries being surveyed in the process. Monuments set on this survey consist of 5/8" x 24" steel pins with red plastic caps mkd. "D.A. EDWARDS-RPLS 2339". Bearing trees were scribed according to the 1973 B.L.M. Manual, measured to center of tree at root crown, and are situated as follows:

At the NW 1/16 Corner of Section 15:
A 10" diam. B. Oak brs. N.82°E., 18.10 ft.
An 8" diam. B. Oak brs. S.8°E., 18.00 ft.

At the North 1/16 Cor. bet. Sections 15 & 16:
A 5" diam. Pine bears S.71°E., 4.40 ft.
A 9" diam. W. Oak brs. S.33°W., 14.10 ft.

BASIS OF BEARINGS: East line of Section 16 per R.S.N. 11784.

EQUIPMENT: Nikon NTD-4 Semi-automatic theodolite/E.D.M.

DATE COMPLETED: May 21, 1990.

** RECEIVED **
Date 6-28-90 By CE
This survey Consists of:
2 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR

T38-2W-16 Tax Lots 113 & 114
T38-2W-15 Tax Lots 300 & 301
T38-2W-9 Tax Lot 2400

REGISTERED
PROFESSIONAL
LAND SURVEYOR
David A. Edwards
OREGON
JULY 26, 1998
DAVID A. EDWARDS
2339

LEGEND

● Indicates monument found as noted.
○ Indicates 5/8" x 24" Steel Pin w/plastic cap mkd. "D.A. EDWARDS-RPLS 2339" set.
() Denotes Deed Record Data except where noted.
J.C.S. = Jackson County Surveyor
R.S.N. = Recorded Survey Number
P.P. = Proportioned
SCALE: 1" = 200'
BASIS OF BEARINGS: East line of Section 16 per R.S.N. 11784.

CERTIFICATION

I hereby certify that the private road, including turnouts and cut and fill slopes, has been constructed within the private road easement, which lies 25 feet each side of the center line shown hereon.

David A. Edwards
David A. Edwards-R.P.L.S. No. 2339

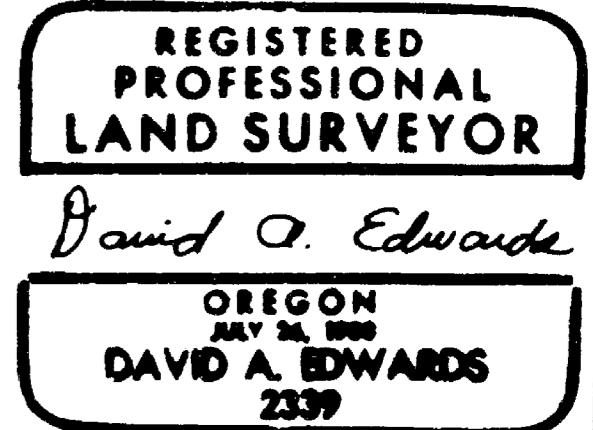
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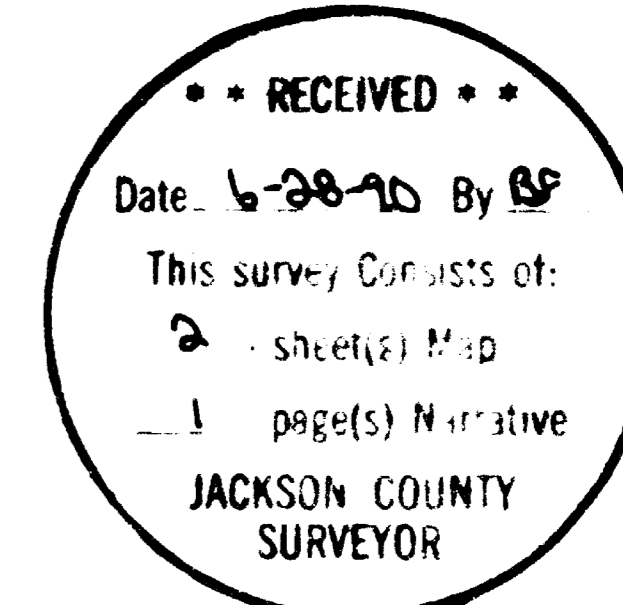
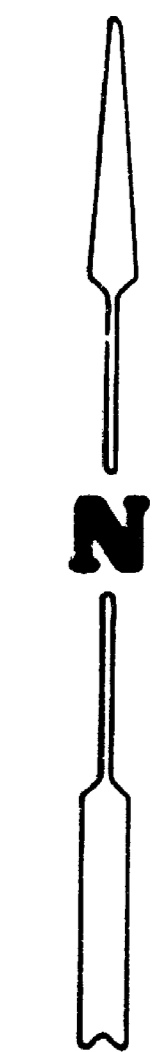
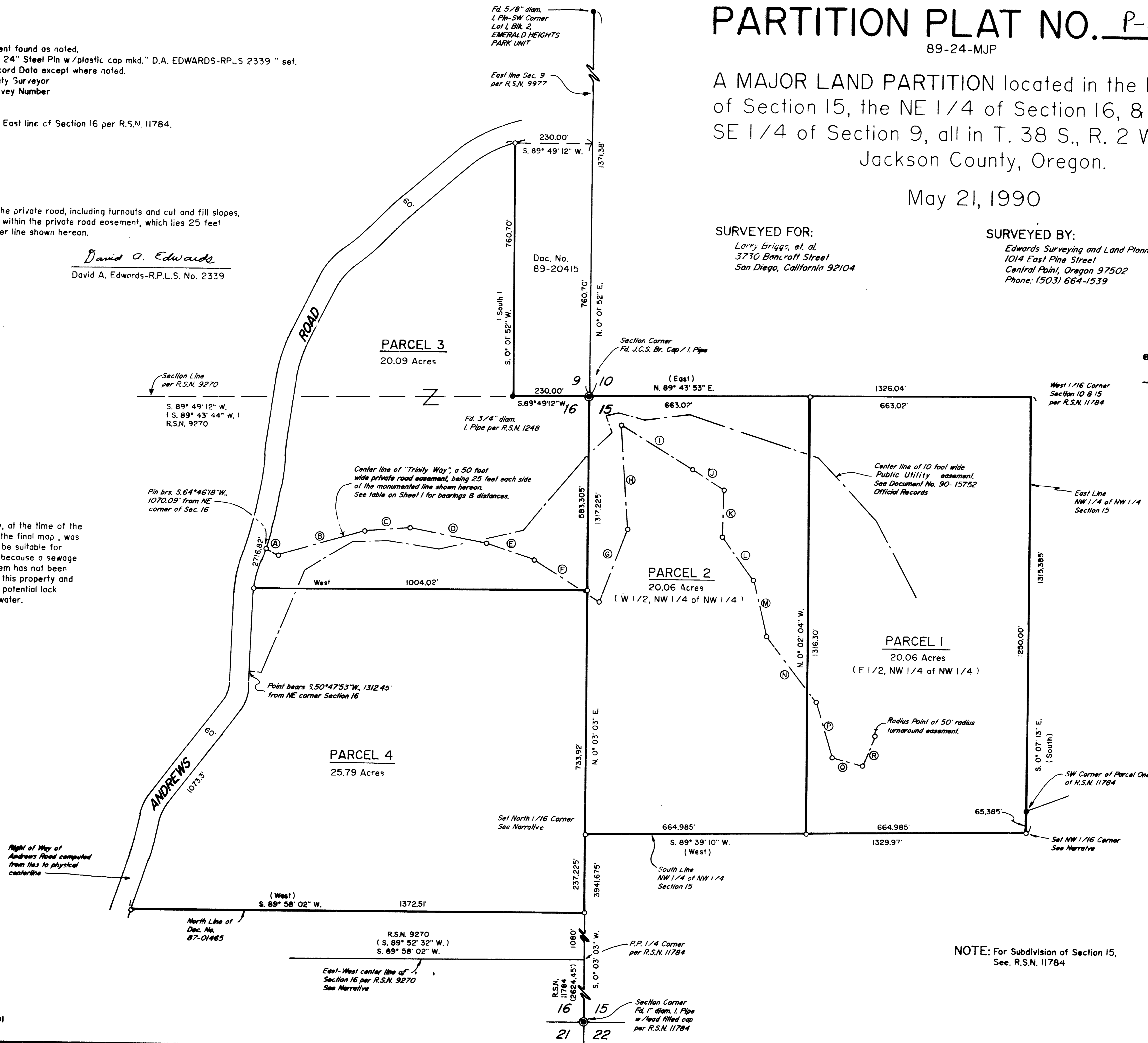
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David A. Edwards
SURVEYOR

NOTE: This property, at the time of the recording of the final map, was not shown to be suitable for development because a sewage disposal system has not been approved for this property and because of a potential lack of domestic water.



NOTE: For Subdivision of Section 15, See R.S.N. 11784

T38-2W-9 Tax Lot 2400
T38-2W-15 Tax Lots 300 & 301
T38-2W-16 Tax Lots 113 & 114