

PARTITION PLAT
No. P-69-1990
 (Minor Partition)
 (Jackson County Planning Action No. 89-52-MP)
 Located In
 N.W. 1/4 of Sec. 34, T33S, R1E, W.M.
 JACKSON COUNTY, OREGON
 for
JoAnn Lichstein
 4000 Warner Blvd.
 Burbank, CA 91522

THE FOLLOWING STATEMENT IS A REQUIREMENT FOR FINAL APPROVAL:
 "Parcel No. 3, at the time of recording of the final plat was not shown to be suitable for development because of a potential lack of domestic water."

SURVEY BY: Richard L. Bath - RPLS No. 1069
JACKSON COUNTY TITLE
 Division of
 Continental Lawyers Title Co.
 502 West Main St.
 Medford, OR 97501
 (503) 779-2811

WATER RIGHT STATEMENT:

Document No. 90-19669 Official Records

SURVEYOR'S AFFIDAVIT:

I, Richard L. Bath, being first duly sworn, do hereby certify that I am a duly Registered Land Surveyor of the State of Oregon, License No. 1069, and I further do hereby declare that this plat correctly represents a survey made by me and that I have correctly surveyed and marked with the proper monuments the tract of land hereon shown, and that said plat and survey conform with the Ordinances of the County of Jackson and the Statutes of the State of Oregon, and that the following is an accurate survey and title description of the outside boundaries of said tract:

Beginning at a 1-1/2" iron pipe monumenting the Section Corner common to Sections 27, 28, 33, and 34 in Township 33 South, Range 1 East of the Willamette Meridian in Jackson County, Oregon; thence South 89° 55' 42" East, along the north boundary of said Section 34, a distance of 2527.48 feet (S/N 9193=South 88° 22' 08" East 2527.495 feet) to an aluminum monument being the northwest corner of the tract described in deed recorded as No. 68-03246 of the Official Records of Jackson County, Oregon; thence South 00° 10' 23" East (deed record South 01° 22' 21" West), along the west boundary of said described tract, 1284.46 feet to the northwesterly right-of-way line of old Crater Lake Highway; thence, along said right-of-way line, 246.06 feet along the arc of a 1402.394 foot radius curve to the right (the long chord to which bears South 30° 31' 18" West 245.75 feet; thence continue along said old Crater Lake Highway right of way, South 35° 32' 54" West (record South 34° 24' West Ahead) 581.20 feet to the most easterly corner of the tract described in Volume 226 page 640 of the Deed Records of Jackson County, Oregon; thence along the northerly boundary of said described tract 139.76 feet along the arc of a 447.50 foot radius curve to the right (the long chord to which bears South 44° 30' 31" West 139.20 feet [record South 43° 20' 30" West 139.1 feet]); thence North 36° 34' 06" West (deed record North 37° 43' West) 30.00 feet; thence 73.69 feet along the arc of a 417.50 foot radius curve to the right (the long chord to which bears South 58° 29' 40" West 73.59 feet) to intersect the northerly boundary of the tract described in deed recorded as No. 71-01493 of said Official Records; thence along the northerly boundary of said described tract, North 88° 22' 26" West 267.07 feet (deed record North 86° 49' West) to an angle point; thence North 83° 33' 26" West 385.05 feet (deed record North 82° 00' West 385.0 feet); thence South 74° 03' 34" West 390.05 feet (deed record South 75° 37' West 390.0 feet); thence North 64° 42' 26" West 492.07 feet (deed record North 63° 09' West 492.0 feet); thence North 82° 43' 26" West 438.65 feet (deed record North 81° 10' West 438.69 feet) to the northwest corner of said tract described in deed recorded as No. 71-01493 of said Official Records, being a point on the west boundary of aforesaid Section 34; thence North 00° 26' 00" East (deed record North 01° 59' East), along said west boundary, 1876.42 feet to the true point of beginning.

Section Corner
 FD. 1-1/2" PIPE PER 1969 RE-ESTAB

1/4 Section Corner
 FD. BRASS CAP PER 1984 RE-ESTAB

Parcel No. 1
 103.89 AC.

Parcel No. 3
 5.07 AC.

Parcel No. 2
 5.06 AC.

POWER EASEMENTS:
 V. 174 P.275; V. 207 P.447; V. 214 P.329;
 V.222 P.142; V. 352 P.227; V.492 P.432;

Scale: 1" = 200'
 June 20, 1990
 Basis of Bearing:
 S/N 9667 Sheet 8 of 10 rotated -01° 33' 26"
 which is the calculated theta angle

1/4 Section Corner
 (CALC. POSITION PER S/N 9667)

I HEREBY CERTIFY THIS PLAT TO BE AN
 EXACT PHOTOCOPY OF THE ORIGINAL PLAT
 Richard L. Bath

APPROVAL:
 Jackson County Planning Director

Examined and approved by the Planning Director of the
 Department of Planning and Development of Jackson County
 Oregon.

Dated this 31st day of July, 1990.

Richard L. Bath
 Planning Director

Planning Action Number: 89-52-MP
 33,1E,(34), Tax Lot 9300

Jackson County Surveyor

Examined and Approved this 1st day of August, 1990.
Verlyn Thomas
 Verlyn Thomas, County Surveyor

LEGEND

- o = Set 5/8" x 30" iron pin w/yellow plastic cap stamped "R.BATH LS 1069"
- = Fd. 5/8" iron pin w/aluminum cap 1/2" below road surface per S/N 9667
- ⊙ = Fd. aluminum cast monument per S/N 9193
- (..) = Deed Record Measurement
- ((..)) = S/N 9193 Record Measurement
- <..> = S/N 9667 Record Measurement
- [..] = Calculated Measurement
- S/N = Filed Survey No. ---+--- = Power pole & lines
- D.R. = Deed Record O.R. = Official Record

RECEIVED
 Date 8-6-90 By RF
 This survey consists of
 1 sheet of maps
 1 plat of platmap
 JACKSON COUNTY
 SURVEYOR

Subscribed and sworn to before me
 this 25th day of June, 1990

Janet M. Merck
 Notary

REGISTERED
**PROFESSIONAL
 LAND SURVEYOR**
 Richard L. Bath
 OREGON
 SURVEYOR
 LICENSE NO. 1069
 Surveyor L.S.# 1069

FILED FOR RECORD THIS THE 6 DAY OF August, 1990, AT
NINE O'CLOCK, A.M. AND RECORDED AS PARTITION PLAT NO. P-69-1990
 OF "RECORD OF PARTITION PLATS" IN JACKSON COUNTY, OREGON. Vol. 1 page 69
Kathleen E. Beckett County Clerk
Glenda E. Bartlett Deputy
 County Surveyor File No. 12135 12135

**SURVEY NARRATIVE TO COMPLY WITH
OREGON REVISED STATUTES 209.250**

SURVEY FOR: JoAnn Lichstein
4000 Warner Blvd.
Burbank, CA 91522

LOCATION: Northwest 1/4 of Section 34 in Township 33 South, Range 1 East
of the Willamette Meridian in Jackson County, Oregon

DATE: June 20, 1990

EQUIPMENT: Nikon TopGun DTM-A5
S/N 250040

PURPOSE: To survey, monument, and plat three parcels of land created
by the Minor Land Partition as approved by the Jackson County
Planning Action No. 89-52-MP; 331E(34), Tax Lot 9300

PROCEDURE: Existing monuments set per Survey Nos. 9193 and 9667 were used
as a basis for control for the subject partition as shown on
the attached partition plat. The north and west boundaries
of the subject property are controlled by section lines. The
deed boundary along the southerly boundary of the subject
property is controlled by deeds recorded in Volume 226 Page
640, Deed Records, and Document No. 71-01493, Official
Records. According to Sheet 8 of 10 of Survey No. 9667,
monuments were previously set along the northerly boundary of
Tract 122-2 described in said Document No. 71-01493, but I
find no official survey filed of same. I therefore calculated
the theoretical position of said southerly boundary based on
deed calls and the coordinated position of Monument 34-2 shown
on said Sheet 8 of 10 of Survey No. 9667. The east boundary
of the subject property is controlled by monumentation set per
Survey No. 9193. These monuments represent the west boundary
of Tract 122-1 described in Document No. 68-03246, Official
Records.

The main problem encountered on determining the outside
boundary of the subject property was along the frontage of
Takelma Drive (formerly Crater Lake Hwy.). Title to the
subject property goes to the "northwesterly right of way line
of the old Crater Lake Highway" which is confirmed on page 8
of Document No. 86-06429, Official Records, which states that
the northwesterly right of way line of Takelma Drive is
coincident with the "former right of way line of Crater Lake
Highway". Correspondence with the Corps of Engineers produced
map LCR-7-3/15 titled "Right Bank - Bypass Road Plan" which
labels the "Former Highway R.O.W." as being 40.00 feet
northwesterly of and parallel with the monumented center line
of Takelma Drive. Also, drawing no. 2E 22-4, on file at the
County Surveyor's Office, was reviewed and measurement data
from said drawing was utilized to determine the most probable
right of way location of old Crater Lake Highway.

BASIS OF BEARING: Centerline of Takelma Drive
per S/N 9667 rotated -01° 33' 26"
which is the calculated theta angle

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Richard L. Bath
OREGON
JULY 30, 1976
RICHARD L. BATH
No. 1069

Tax Lot : 331E(34) TL 9300
File Ref.: 900620.MLP

**** RECEIVED ****
Date 8-6-90 By RS
This survey Consists of:
1 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR

Richard L. Bath RPLS NO. 1069
JACKSON COUNTY TITLE
Division of
CONTINENTAL LAWYERS TITLE CO.
502 West Main Street
Medford, OR 97501
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