

# PARTITION PLAT NO. P-99-1990

## SURVEYOR'S CERTIFICATE

I, RICHARD G. TEMPLIN, 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 REGULATIONS FOR "MAJOR LAND PARTITIONS" AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE PARENT TRACT OF LAND AS SET FORTH HEREON:

BEGINNING AT THE ONE QUARTER CORNER COMMON TO SECTIONS 10 AND 15, TOWNSHIP 37 SOUTH, RANGE 4 WEST, OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON; THENCE SOUTH 88° 32' 57" EAST ALONG THE NORTH LINE OF SAID SECTION 15, 1345.98 FEET TO A 5/8" IRON ROD AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE SOUTH 00° 05' 10" WEST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, 330.00 FEET TO A 5/8" IRON ROD; THENCE SOUTH 88° 34' 24" EAST PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, 1344.43 FEET TO THE EAST LINE OF SAID SECTION 15; THENCE SOUTH 00° 18' 18" WEST ALONG THE SAID EAST LINE OF SECTION 15, 998.91 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE NORTH 88° 36' 10" WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, 310.0 FEET MORE OR LESS TO THE WESTERLY RIGHT OF WAY LINE OF FOOT'S CREEK ROAD; THENCE NORTHERLY ALONG SAID WESTERLY LINE, 25.0 FEET MORE OR LESS TO A POINT WHICH IS 25.00 FEET NORTH OF THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND ON THE WESTERLY RIGHT OF WAY LINE OF FOOT'S CREEK ROAD; THENCE NORTH 88° 36' 10" WEST PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION, 1050.0 FEET MORE OR LESS TO A POINT WHICH BEARS NORTH, 25.51 FEET AND WEST, 20.78 FEET FROM THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER MONUMENTED WITH A 5/8" IRON ROD; THENCE NORTH 00° 08' 18" EAST, 305.00 FEET TO THE NORTHEAST CORNER OF THAT TRACT OF LAND MORE PARTICULARLY DESCRIBED IN 78-17064 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON; THENCE NORTH 88° 36' 10" WEST ALONG THE NORTH LINE OF SAID DOCUMENT PARALLEL WITH SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 15, 1320.00 FEET; THENCE NORTH 00° 08' 18" WEST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST, 1000.06 FEET TO THE POINT OF BEGINNING.

*M. G. Templin*

RICHARD G. TEMPLIN R.L.S. 2359

SUBSCRIBED AND SWORN BEFORE ME THIS 21<sup>st</sup> DAY OF August, 1990.

*Sharon A. Hylton*  
 SHARON A. HYLTON  
 NOTARY PUBLIC  
 My Commission Expires 11-30-91

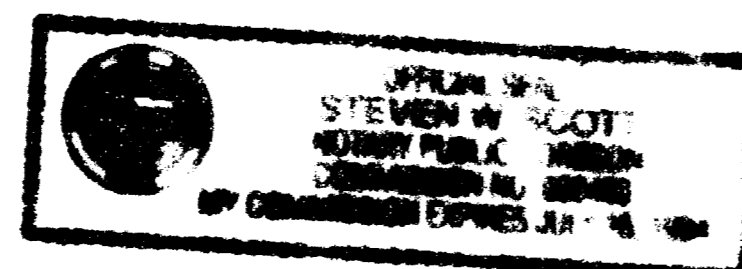
## DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, JAMES EZKIEL ROWLAND AND CLARA SILVA ROWLAND ARE THE OWNERS IN FEE SIMPLE OF THE LAND SHOWN HEREON AND THAT WE HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED INTO PARCELS AS SHOWN HEREON AND DO HEREBY DEDICATE THE 25.00 FOOT WIDE INGRESS- EGRESS ROAD AND P.U.E. EASEMENT FOR THE EXCLUSIVE USE OF PARCEL I.

*James Ezekiel Rowland*      *Clara Silva Rowland*  
*James Ezekiel Rowland*      *Clara Silva Rowland*  
 JAMES EZKIEL ROWLAND      CLARA SILVA ROWLAND

THIS CERTIFIES THAT ON THIS 20<sup>th</sup> DAY OF August, 1990, BEFORE ME A NOTARY PUBLIC PERSONALLY APPEARED JAMES EZKIEL ROWLAND AND CLARA SILVA ROWLAND, ACKNOWLEDGED THE FOREGOING TO BE A VOLUNTARY ACT AND DEED.

BEFORE ME: *Sharon Moss*      *Sharon W. Scott*  
 My Commission Expires 9-25-93



## RECORDER'S CERTIFICATE

FILED FOR RECORD THIS 27 DAY OF September, 19 90, AT 2:31 O'CLOCK P.M.  
 AND RECORDED AS PARTITION PLAT NO. P-99-1990 OF "RECORD OF PARTITION PLATS"  
 IN JACKSON COUNTY, OREGON (INDEX VOLUME 1 PAGE 99.)

*Kathleen S. Zerkott*      *Richard G. Templin*  
 COUNTY CLERK      DEPUTY

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS SURVEY NO. 12198

## WATER RIGHT STATEMENT

DOCUMENT NO. 90-24655 OFFICIAL RECORDS.

## APPROVALS

APPROVED BY THE JACKSON COUNTY PLANNING DEPARTMENT THIS 26<sup>th</sup> DAY OF September, 1990.

*Dick Conover*, Planner II  
 JACKSON COUNTY PLANNING

APPROVED BY THE JACKSON COUNTY SURVEYOR THIS 29<sup>th</sup> DAY OF August, 1990.

*Richard G. Templin*  
 JACKSON COUNTY SURVEYOR

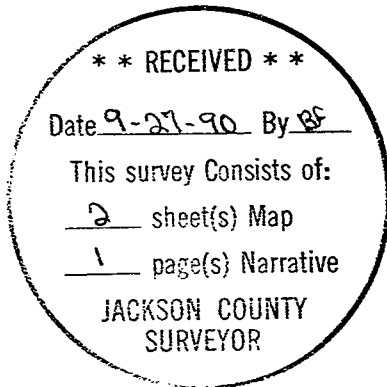
CERTIFY THAT THIS IS AN EXACT  
 PHOTOCOPY OF THE ORIGINAL PLAT  
*M. G. Templin*  
 RICHARD G. TEMPLIN RLS 2359

SHEET 2 OF 2

RICHARD TEMPLIN LAND SURVEYING 2042 SANDRA PL 776-0991 MEDFORD, OREGON	
<b>MAJOR PARTITION</b>	
LOCATED IN NE 1/4 OF SECTION 15, T.37S., R.4W., W.M., JACKSON COUNTY, OREGON	
SURVEY FOR: MR. JAMES ROWLAND 3536 FOOT'S CR. RD. GOLD HILL, OREGON	DATE: AUGUST, 1990

**RICHARD G. TEMPLIN**  
PROFESSIONAL LAND SURVEYOR

2042 Sandra Pl.  
Medford, Oregon 97504  
(503) 776-0991 • 474-7720



SURVEY NO. 12198

**MAJOR LAND PARTITION**

**SURVEY FOR:** James Rowland  
3536 Foots Cr. Rd.  
Gold Hill, Oregon

**LOCATION:** NE 1/4 of Section 15, Township 37 South, Range 4 West, Willamette Meridian, Jackson County, Oregon.

**PURPOSE:** To prepare a Final Major Land Partition Plat dividing Tax Lot 100 into (2) lots, with a private road to accessing the newly created parcel.

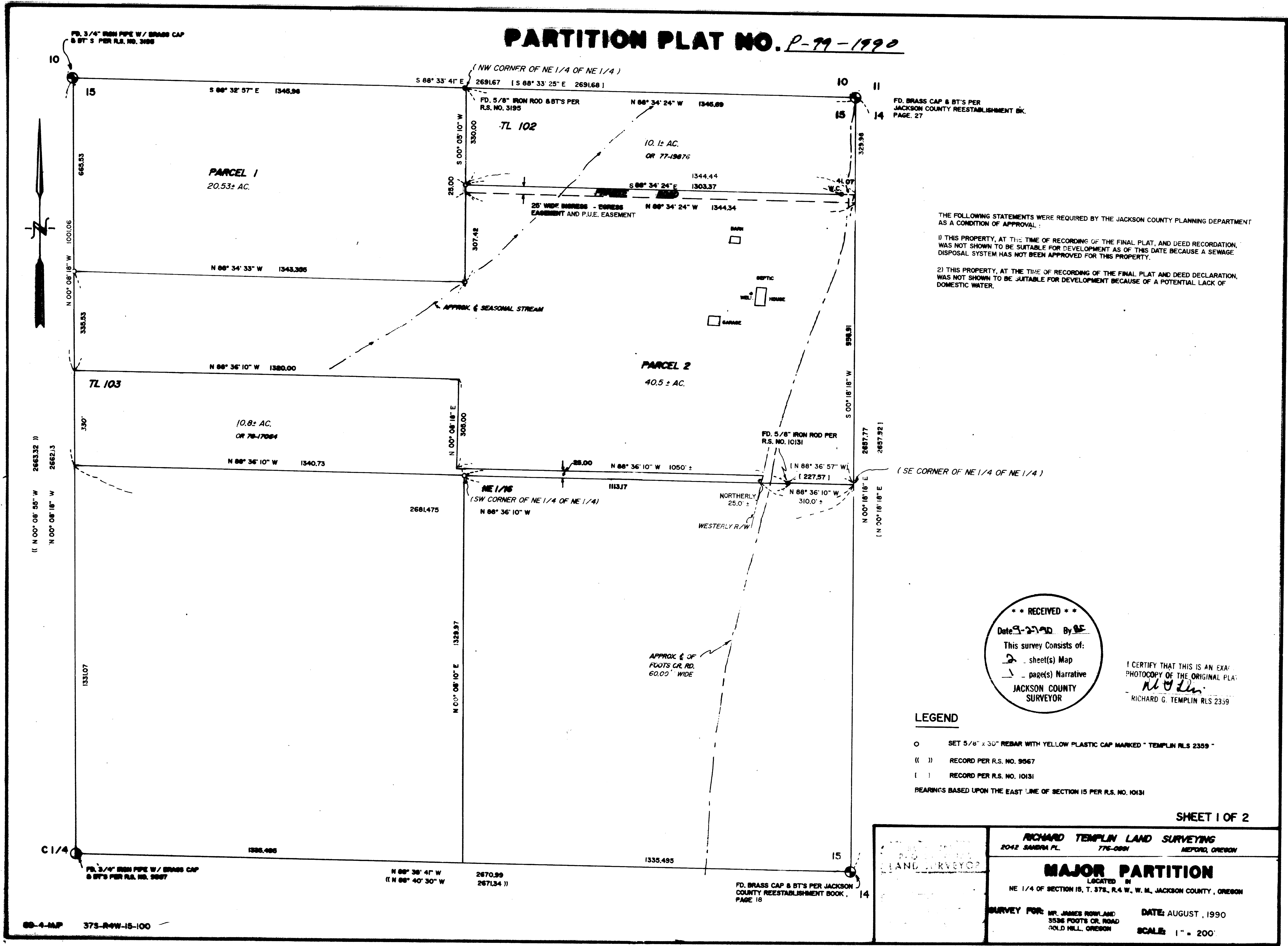
**DATE:** August 30, 1990

**BASIS OF BEARING:** Based upon the East line of Section 15 per Recorded Survey No. 10131.

**PROCEDURE:** Tied the N 1/4, E 1/4, C 1/4 and the NE Section Corner of Section 15. Computed and set the Northeast 1/16 corner, at said point set:  
  
A 5/8" x 30" Rebar, with a yellow plastic cap marked "TEMPLIN 2359", from which I scribe the following bearing trees:  
  
A White Oak, 8" diameter bears S 66° E, 4.0 feet, scribed "NE1/16" "BT".  
A Madrone, 12" diameter bears S 33 ° W, 13.3 feet, scribed "NE1/16" "BT".  
  
I then set partition corners as shown on accompanying plat. The center line of Foots creek road was not tied in on this survey. Survey work commenced on June 1989 and Final Plat was completed August, 1990.



# PARTITION PLAT NO. P-99-1990



THE FOLLOWING STATEMENTS WERE REQUIRED BY THE JACKSON COUNTY PLANNING DEPARTMENT AS A CONDITION OF APPROVAL:

1) THIS PROPERTY, AT THE TIME OF RECORDING OF THE FINAL PLAT, 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.

2) THIS PROPERTY, AT THE TIME OF RECORDING OF THE FINAL PLAT AND DEED DECLARATION, WAS NOT SHOWN TO BE SUITABLE FOR DEVELOPMENT BECAUSE OF A POTENTIAL LACK OF DOMESTIC WATER.

**\*\* RECEIVED \*\***  
Date 8-27-90 By RS  
This survey consists of:  
2 sheet(s) Map  
1 page(s) Narrative  
JACKSON COUNTY SURVEYOR

I CERTIFY THAT THIS IS AN EXACT PHOTOCOPY OF THE ORIGINAL PLAT.  
*R.G. Templin*  
RICHARD G. TEMPLIN RLS 2359

SHEET 1 OF 2

	<b>RICHARD TEMPLIN LAND SURVEYING</b> 2042 SAMARA PL. T76-0891 MEDFORD, OREGON
	<b>MAJOR PARTITION</b> LOCATED IN NE 1/4 OF SECTION 15, T. 37S., R. 4 W., W. M., JACKSON COUNTY, OREGON
SURVEY FOR: MR. JAMES ROWLAND 5536 FOOFS CR. ROAD GOLD HILL, OREGON	DATE: AUGUST, 1990 SCALE: 1" = 200'