

PARTITION PLAT NO. P-123-1990

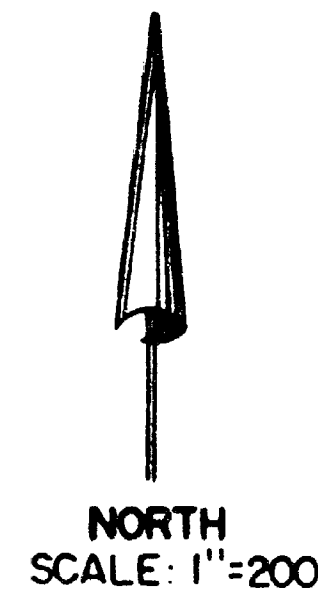
A MAJOR LAND PARTITION
for

RAYMOND & VONA URTON
P.O. BOX 3937
CENTRAL POINT, OR.

Date: AUGUST 26, 1990

Location: SE 1/4 SEC. 5 TWP. 37S. R. 2W. W.M.
JACKSON COUNTY, OREGON
JACKSON COUNTY FILE # 89-8 MJP

Survey by: BOYDEN SURVEYORS
108 MISTLETOE
MEDFORD, OR. 97501



SURVEYOR'S CERTIFICATE

I, Mark E. Boyden, a duly registered professional land surveyor of the State of Oregon, being first duly sworn, do hereby certify to the best of my knowledge and belief that I have correctly located and monumented the boundaries of the private road "Overview Drive" as shown hereon, and that said road is an easement for Ingress, Egress and public utilities and I have further described by previous deeds of record, the following described overall property, to wit:

Commencing at the South-Southeast corner of Donation Land Claim No. 48, Township 37 South, Range 2 West of the Willamette Meridian in Jackson County, Oregon; thence West, 139.07 feet; thence South, 156.79 feet to a 5/8" iron pin found set for the most-Easterly corner of tract described in Instrument No. 68-02831 of the Official Records of said County for the TRUE POINT OF BEGINNING; thence along the Southerly boundaries of said tract as follows:

South 47° 41' West, 281.00 feet (Record = South 47° 41' 40" West, 280.93 feet); thence North 63° 03' West, 31.86 feet (Record = North 63° 02' West, 31.86 feet); thence South 49° 02' West, 293.58 feet (Record = South 49° 02' 30" West, 293.50 feet) to a 5/8" iron pin found for the witness corner for the most-Southerly corner of said tract; thence continue South 49° 02' West, 18.41 feet (Record = South 49° 02' 30" West, 18.5 feet ±); thence leaving said Southerly tract boundary and proceeding along the Northeasterly boundary of tract described in Instrument No. 85-09791, said Official Records, South 44° 13' 30" East, (Record = South 44° 51' East) a more-or-less distance of 66 feet to a corner of said tract; thence South 27° 14' East, 328.6 feet (Record); thence South 27° 55' East, 227.4 feet (Record); thence South 82° 24' East, 78.5 feet (Record); thence South 41° 14' East, 417.0 feet (Record) more-or-less to the most-Northerly corner of tract described in Instrument No. 75-06432, said Official Records; thence South 37° 47' 50" West along the Northwesterly boundary of said tract, 342.92 feet to the Northeast corner of Parcel 2 described in Instrument No. 86-24247, said Official Records; thence South 89° 25' West, 833.34 feet, more-or-less to the Northwest corner of said Parcel 2; thence Northerly along the "North-South" centerline of Section 5 of said Township and Range, a more-or-less distance of 1530 feet to the Southwest corner of tract described in Volume 508 Deeds, Page 63, Jackson County Records; thence along the Northeasterly boundary of tract described in Instrument No. 85-09791, said Official Records, a record bearing and distance of South 61° 38' East, 267.4 feet; thence South 44° 22' 30" East (Record = South 45° 01' East) a more-or-less distance of 149 feet to the most-Westerly corner of tract described in Instrument No. 68-02831, said Official Records; thence North 45° 18' 45" East (Record = North 45° 19' 20" East), 11.82 feet to a found 5/8" iron pin witness corner; thence continue North 45° 18' 45" East, 491.81 (Record = North 45° 19' 20" East, 491.73 feet) to the most-Northerly corner of said tract described in Instrument No. 68-02831, said Official Records; thence along the Southwesterly right-of-way line of Old Stage Road, South 56° 56' East, 216.12 (Record = 216.14 feet) to the TRUE POINT OF BEGINNING.

The following statements are requirements of the Jackson County Planning Department:

Parcel 2, 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.

Parcel No. 2, at the time of the recording of the final map, was not shown to be suitable for development because of a potential lack of domestic water.

For Private Road Maintenance, Access & Public Utilities Easement Agreement, see Instrument No. 90-27577 of the Official Records of Jackson County, Oregon.

STATEMENT OF WATER RIGHTS

Instrument No. 90-27576, Official Records.

RECORDER'S CERTIFICATE

Filed for record this 31 day of October, 1990 at 1:38 O'Clock P.M., and recorded as Partition Plat No. P-123-1990 of the records of Jackson County, Oregon.
Index Volume 1 Page 123
County Surveyor File No. 12264

Kathleen S. Beckett County Clerk
Gordon E. Bartlett Deputy

Subscribed and Sworn to before me this 24th day of September, 1990.

Sheryl Branscum
NOTARY PUBLIC - OREGON
My Commission Expires 1-15-94

REGISTERED PROFESSIONAL LAND SURVEYOR

MARK E. BOYDEN
281

I HEREBY CERTIFY THAT THIS IS A PHOTOCOPY OF THE ORIGINAL PLAT

Mark E. Boyden SURVEYOR

APPROVAL

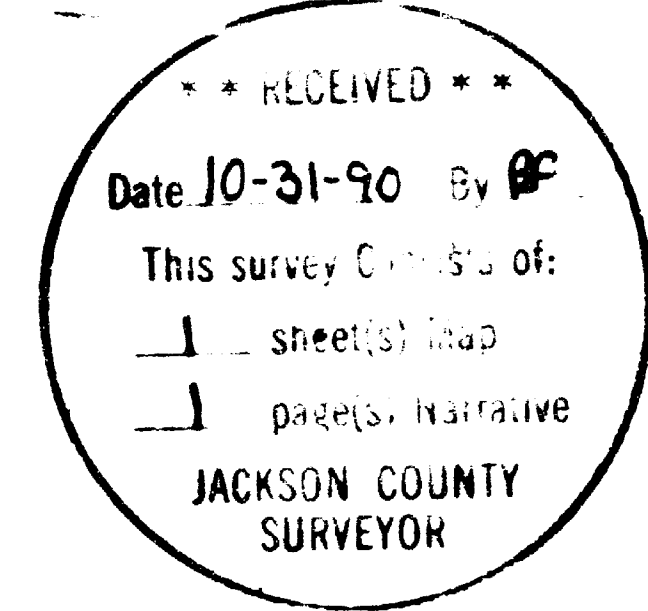
Examined and approved by the Planning Director of the Department of Planning and Development of Jackson County.

By Connie Foland 10/3/90
Planning Director Date

APPROVAL

Examined and approved this 29 day of October, 1990.

Wesley Thomas
JACKSON COUNTY SURVEYOR



OUTSIDE BOUNDARY PARCEL 1 and PARCEL 2

FROM	TO	BEARINGS	DISTANCE
1	2	S41° 41' 00" W	281.00'
2	3	S41° 41' 40" W	280.93' REC.
3	4	N63° 03' 00" W	31.86'
4	5	N63° 02' 00" W	31.86' REC.
5	6	S49° 02' 00" W	293.58'
6	7	S49° 02' 30" W	293.50' REC.
7	8	S49° 02' 00" W	18.41'
8	9	S49° 02' 30" W	18.50' REC.
9	10	S44° 13' 30" E	66'
10	11	S44° 51' 00" E	66' REC.
11	12	S21° 14' 00" E	328.60'
12	13	S21° 14' 00" E	328.60' REC.
13	14	S21° 55' 00" E	227.40'
14	15	S21° 55' 00" E	227.40' REC.
15	16	S82° 24' 00" E	78.50'
16	17	S41° 14' 00" E	417.00' REC.
17	18	S37° 47' 50" W	342.92' REC.
18	19	S89° 25' 00" W	833.34' REC.
19	20	NORTHERLY ALONG N 1/2 SEC. 5	1530.00' ±
20	21	S61° 38' 00" E	267.4'
21	22	S44° 22' 30" E	149' ±
22	23	S45° 01' 00" E	11.82'
23	24	N45° 18' 45" E	11.82' REC.
24	25	N45° 18' 45" E	491.81'
25	26	N45° 18' 45" E	491.73' REC.
26	27	S56° 56' 00" E	216.12'
27	28	S56° 56' 00" E	216.14' REC.

BOUNDARY LINE BETWEEN PARCEL 1 and PARCEL 2

5	10	N44° 13' 30" W	62.32' ±
10	11	N44° 51' 00" W	66' REC.
11	12	N20° 02' 30" E	57.30'
12	13	N19° 25' 00" E	57.30' REC.
13	14	N44° 22' 30" W	62.32' ±
14	15	N45° 00' 00" W	66' REC.

BOUNDARY LINE PRIVATE RD. (OVERVIEW DRIVE)

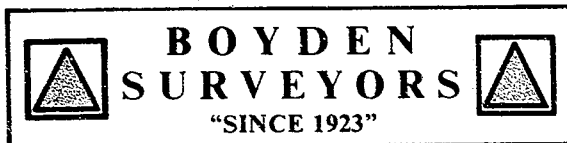
2	21	S45° 18' 45" W	260.68'
21	22	S22° 40' 44" W	65.00'
22	23	S01° 17' 48" W	106.40'
23	24	S26° 15' 32" W	94.40'
24	25	N80° 13' 43" W	43.71'
25	26	N29° 24' 39" W	50.94'
26	27	N40° 20' 41" E	89.35'
27	28	N44° 22' 30" W	62.32'
28	29	N45° 18' 45" E	11.82' W.C.
29	30	N45° 18' 45" E	11.82' REC.
30	31	N45° 18' 45" E	491.81'
31	32	N45° 18' 45" E	491.73' REC.
32	33	S56° 56' 00" E	216.12' T.P.

LEGEND

- FOUND 5/8" IRON PIN
- SET 5/8" x 24" REBAR WITH RED CAP STAMPED "BOYDEN RLS 281"
- BASIS OF BEARINGS FS# 3672
- SCOTT LATERAL EXISTING PVT. IRRIGATION DITCH

NOTE: OVERVIEW DRIVE IS A PRIVATE ROAD WITH EASEMENT FOR INGRESS, EGRESS and PUBLIC UTILITIES.

For a recorded restrictive covenant for Parcel 2 (See Ins. # 89-17077, Official Records).



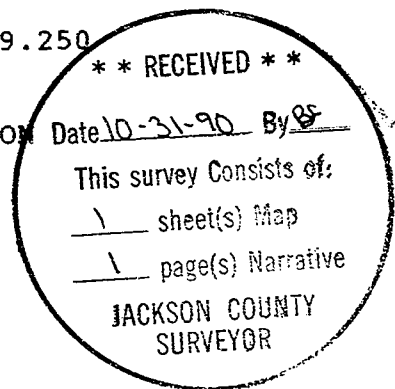
MARK E. BOYDEN
R.P.L.S. ORE. 281
108 MISTLETOE ST., MEDFORD, OREGON 97501
PHONE (503) 773-6000

SURVEY NO. 12264

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

SURVEY FOR: RAYMOND W. & VONA B. URTON
P. O. BOX 3937
CENTRAL POINT, OR 97502

SURVEY BY: BOYDEN SURVEYORS
108 MISTLETOE STREET
MEDFORD, OR 97501



LOCATION: SE ¼ OF SECTION 5,
TOWNSHIP 37 SOUTH, RANGE 2 WEST, W.M.

BASIS OF BEARINGS: F. S. NO. 3672

DATE: AUGUST 28, 1990

PURPOSE: TO MONUMENT A PRIVATE ROAD AND
PREPARE A MAJOR LAND PARTITION PLAT
(SEE COUNTY PLANNING FILE 89-8-MJP).

PROCEDURE: From the country re-established
South, Southeast corner of DLC NO. 48, traversed to and
around the tract previously monumented on Filed Survey No.
3672, utilizing EDM equipment. The most-Northerly corner had
been destroyed by road construction and the two monuments
near the middle of the Southerly boundary of said tract were
not searched for. The remaining monuments were found as
shown.

Monumented the private road and public utility easement
as shown.

By utilizing various surveys and deed descriptions, the
boundaries of tract described in Instrument No. 85-09791,
Official Records were recalculated, principally being based
on Filed Survey No. 1153, 1802, 3672, 5346 & 6028, to
determine an approximate area.

It should be noted that the record boundaries of
Instrument No. 85-09791 shown do not represent accurate
positions, but merely describe the property location in
general terms, according to previous records.

From said data, set monuments at positions as shown on
the annexed map.

