

# PARTITION PLAT NO. P-125-1990

LOCATED IN THE N. 1/2 OF SECTION 31, T. 33 S.,  
R. 1 E., W.M. JACKSON COUNTY, OREGON

\*\*\* SURVEYOR'S CERTIFICATE \*\*\*

STATE OF OREGON )  
COUNTY OF JACKSON )

I, LARRY J. FRIAR, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, BEING FIRST DULY SWORN, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME, AND CONFORMS WITH THE REGULATIONS FOR MINOR LAND PARTITIONS, AND REPRESENTS LAND, THE EXTERIOR OF WHICH BEING ACCURATELY DESCRIBED AS FOLLOWS:

The Northeast One-Quarter, and the Southeast One-Quarter of the Northwest One-Quarter of Section 31, Township 33 South, Range 1 East of the Willamette Meridian, Jackson County, Oregon. EXCEPTING THEREFROM the following: All that portion of the West One-Half of the Northwest One-Quarter of the Northeast One-Quarter, and the West One-Half of the Southwest One-Quarter of the Northeast One-Quarter lying Northerly of the centerline of the Rogue River, all in Section 31, Township 33 South, Range 1 East of the Willamette Meridian, Jackson County, Oregon.

*Larry J. Friar*  
Larry J. Friar

Subscribed and sworn before me this 19<sup>th</sup> day of November, 1990.

*Sharon A. Katzschbach*  
SHARON A. KATZSCHBACH  
NOTARY PUBLIC - OREGON  
My Commission Expires 11-30-91

\*\*\* APPROVALS \*\*\*

Approved by the Jackson County Surveyor:

By: *Vedya Thomas* Date: 10/31/90

Approved by the Jackson County Planning Department:

By: *Sandra Prineas Hunt* Date: 11/16/90

\*\*\* RECORDER'S CERTIFICATE \*\*\*

FILED for record this 19 day of November, 1990, at 2:26 o'clock P.M., and recorded as Partition Plat No. P-125-1990 of the records of Jackson County, Oregon.

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*Kathleen S. Burkett* County Clerk  
*Joy A. Ramirez* Deputy

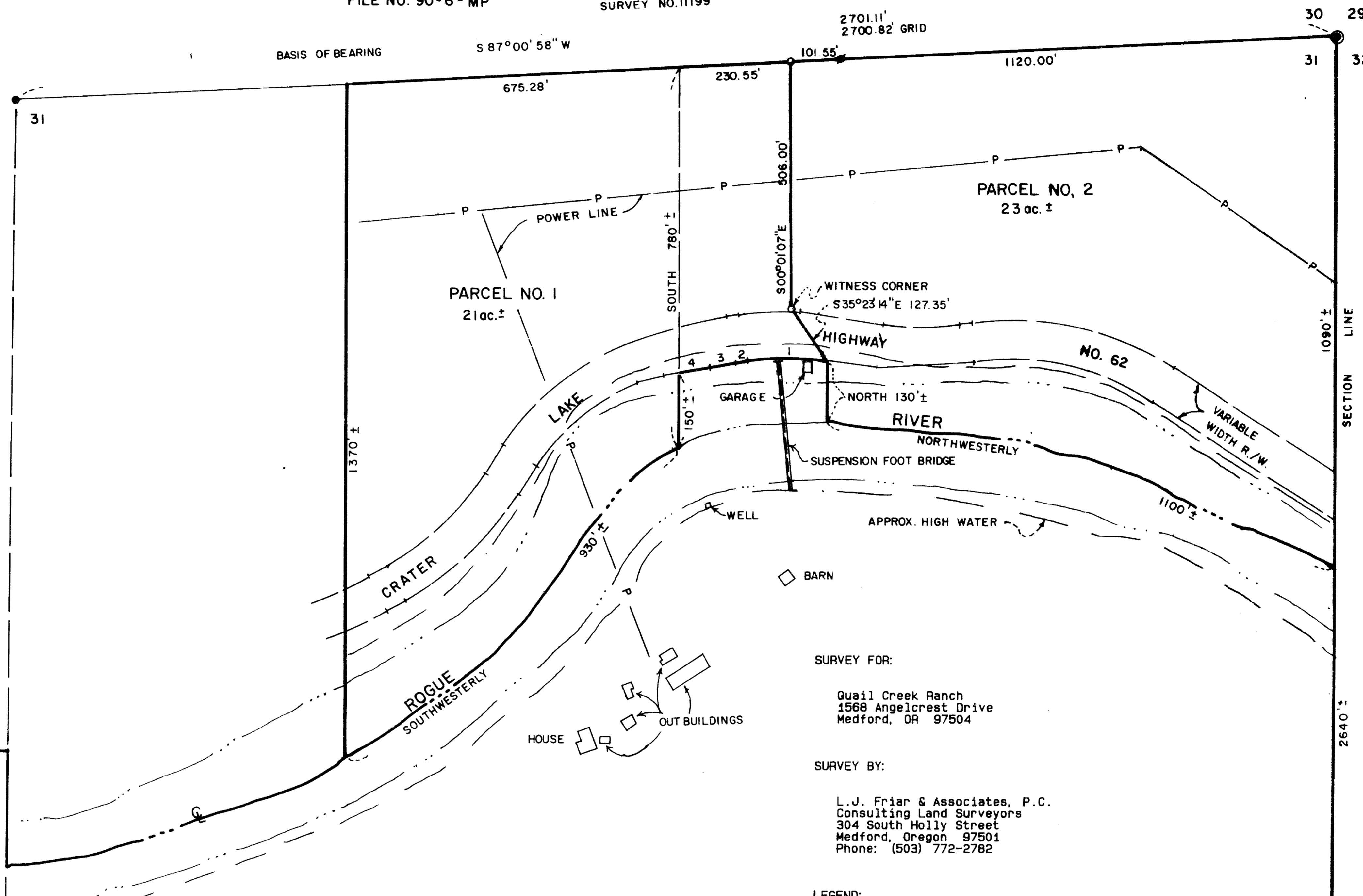
County Surveyor File No. 12295

\*\*\* WATER RIGHTS STATEMENT \*\*\*

Document No. 90-29119 Jackson County Official Records.

33 1E 31 TL100

FILE NO. 90-6-MP SURVEY NO. 11199



COURSE	BEARING	DISTANCE
1	R = 522.96', Δ = 18° 09' 59"	L = 165.81' LC = N 89° 27' 55" E, 165.12'
2	N 80° 22' 55" E,	22.66'
3	N 78° 52' 04" E,	53.91'
4	N 80° 37' 52" E,	64.67'

THIS PROPERTY, 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 AND BECAUSE A SEWAGE DISPOSAL SYSTEM HAS NOT BEEN APPROVED FOR THIS PROPERTY

RECEIVED  
Date 11-19-90  
1  
1

I HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

*Larry J. Friar*  
LARRY J. FRIAR

SURVEY FOR:  
Quail Creek Ranch  
1568 Angelcrest Drive  
Medford, OR 97504

SURVEY BY:  
L.J. Friar & Associates, P.C.  
Consulting Land Surveyors  
304 South Holly Street  
Medford, Oregon 97501  
Phone: (503) 772-2782

LEGEND:

- - Fd. B.L.M. Brass capped monument and accessories.
- - Fd. County Surveyor Brass capped monument and accessories.
- ★ - Fd. 3 1/2" Alum. capped monument mkd. 30/31-04-L 1988 LS 1656 per R.S. 11199.
- - Set 5/8" x 24" iron pin with plastic cap stamped FRIAR PLS 961.

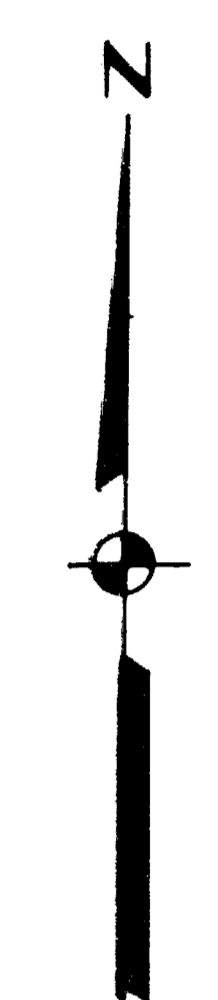
NOTE: DISTANCES SHOWN ARE GROUND DISTANCE UNLESS NOTED. ALL BEARINGS SHOWN HEREON MUST BE ROTATED COUNTER-CLOCKWISE 1° 32' 09" TO DETERMINE TRUE BEARINGS.

BASIS OF BEARINGS:  
STATE PLANE COORDINATE GRID  
PER SURVEY NO. 11199  
θ = - 1° 32' 09"

DATE:  
October 8, 1990

SCALE:  
1" = 200'

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Larry J. Friar*  
OREGON  
JULY 16, 1971  
LARRY J. FRIAR  
961



SECTION LINE  
1090' ±  
2640' ±

12295

Survey No. \_\_\_\_\_

Survey Narrative To Comply With O.R.S. 209.250

Survey for: Quail Creek Ranch  
1568 Angelcrest Drive  
Medford Oregon 97504

Location: The North 1/2 of Section 31, T.33 S., R. 1 E., W.M.  
Jackson County, Oregon.

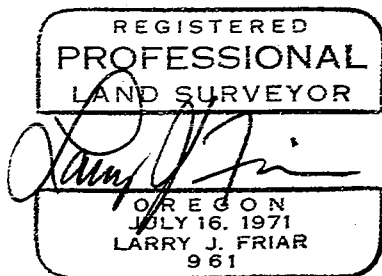
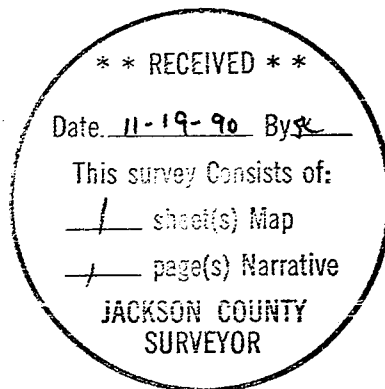
Purpose: To divide the subject tract into three Parcels  
according to the approval of a Minor Partition  
by the Jackson County Department of Planning and  
Development. File no. 90-06- MP.

Procedure: A traverse was ran from the N. E. Corner to the  
N. W. Corner of Section 31 for the purpose of  
tying to the State Highway right of way mapping  
which has coordinate values shown on the Section  
corners.  
Using the coordinate values shown for the section  
corners on right of way maps obtained from the  
State Highway Dept. The right of way was calculated  
for the purpose of this partition; since no right  
of way monuments are existing.

Basis of Bearing: State Plane Coordinate Grid per Survey No. 11199.

Date: October 9, 1990

T.33 S., R.1 E. SEC.31 T.L. 100



Larry J. Friar  
L.J. Friar & Associates P.C.  
Consulting Land Surveyors  
304 South Holly Street  
Medford, OR 97501  
(503) 772-2782