

**PARTITION PLAT NO. P-158-1990**  
**MAJOR LAND PARTITION (89-31-MJP)**  
 LOCATED IN:  
**The West 1/2 of Sec.16,T35S,R1W,WM**  
**Jackson County,Oregon**  
 FOR:  
**"THOMAS CALDWELL"**

NOTE: Parcel 1, at the time of the recording of the final map, was not shown to be suitable for development as of this date because of a potential lack of domestic water and because a sewage disposal system has not been approved for this property.

APPROVALS:  
 JACKSON COUNTY PLANNING:  
 BY C. E. Feland Director 12/18/90 Date  
 Examined and approved this 5 day of October, 1990.  
Vanessa Thomas County Surveyor

RECORDER'S CERTIFICATE:  
 FILED FOR RECORD THIS 28 DAY OF December, 1990, AT 1:37 O'CLOCK, P.M. AND RECORDED AS PARTITION PLAT NO. P-158-1990 OF RECORD OF PARTITION PLATS IN JACKSON COUNTY, OREGON. (INDEX VOLUME 1 PAGE 158)  
Kathleen S. Bennett County Clerk

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 12347  
 WATER RIGHTS STATEMENT: Instrument No. 90-32140 Official Records

SURVEYOR'S CERTIFICATE:  
 I, Douglas C. McMahan, 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 the regulations for Major Land Partitions and the following is an accurate description of the parent tract of land as set forth hereon:

Lots One (1) and Two (2), and the East Half of the Northwest Quarter of Section 16 in Township 35 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon. ALSO, beginning at the Northeast corner of the North Half of the Southwest Quarter of Section 16 in Township 35 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon; thence West 110 rods; thence South 80 rods; thence East 110 rods; and thence North 80 rods to the point of beginning. EXCEPTING therefrom the following: A strip of land 50 feet in width, lying on the Northerly side of the center line of the Sams Valley Highway as said highway has been relocated over and across said property; the location of said strip of land being determined by the said center line from Station 760+98.4 to Station 779+18.6 which portion of center line is described as follows: Beginning at a point which is Engineer's center line Station 760+98.4 Opposite and 50.0 feet distant from which point the Northerly line of said strip of land intersects the Westerly line of said property; said point being 1357.2 feet North and 822.1 feet East of the Southwest corner of Section 16, Township 35 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon; thence on a 5729.58 foot radius curve left (the long chord of which bears South 87°34'30" East) a distance of 151.2 feet; thence on a spiral curve left (the long chord of which bears South 89°40' East) a distance of 400.0 feet; thence North 89°40' East a distance of 1269.0 feet to the East line of the Southwest Quarter of Section 16 at Engineer's Station 779+18.6. ALSO, TOGETHER WITH the following: Beginning at a 1 1/2 inch pipe at the center of Section 16, Township 35 South, Range 1 West of the Willamette Meridian, Jackson County, Oregon; thence South 0°03'55" West along the North-South centerline of said Section, 629.13 feet; thence North 89°42' East parallel with the North line of State Highway 234, 346.4 feet; thence North 0°03'55" West, parallel with the North-South centerline of said Section 16, 629.13 feet, more or less, to the East-West centerline of said Section 16; thence South 89°42'35" West, along said East-West centerline, 346 feet, more or less, to the point of beginning.

Before me this 27th day of Sept., 1990.  
Douglas C. McMahan SURVEYOR

Cheryl A. Fernald  
 COUNTY CLERK  
12-23-93

I certify this plat to be an exact photocopy of the original  
Douglas C. McMahan SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR  
Douglas C. McMahan  
 OREGON  
 DOUGLAS C. McMAHAN  
 1913

HOFFBUHR & ASSOCIATES, INC.  
 219 NORTH OAKDALE AVENUE MEDFORD, OREGON  
 BY: DOUGLAS C. McMAHAN RPLS No. 1913  
 SCALE: 1 inch = 300 feet September 28, 1990  
 BASIS OF BEARING FILED SURVEY No. 1582

- = Set 5/8"x24" Iron pin with plastic cap stamped "D. McMahan LS 1913".
- = Found 3/4" iron pin per O.S.H.D.
- ⊙ = Found brass cap monument
- PUE = Easement for public utilities, storm drainage, gas, electric, cable television, sanitary sewer construction and maintenance, and road purposes.

SURVEY NO. 12347

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250  
OREGON REVISED STATUTES

SURVEY FOR: Thomas Caldwell  
800 Highway 234  
Eagle Point, Oregon

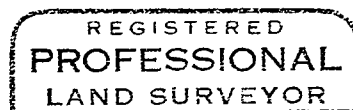
LOCATION: The West one-half (1/2) of Section 16,  
Township, 35 South, Range 1 West,  
Willamette Meridian, Jackson County,  
Oregon

PURPOSE: To survey the boundary of the clients  
tract, monument a partition line and  
private road, and prepare a Minor Land  
Partition Plat for recording per  
clients request.

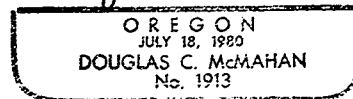
PROCEDURE: The East lines of Parcels 1 and 2 were  
established by traversing between found  
monuments on the North-South centerline  
of Section 16, and utilizing record  
information per deed description. The  
South line of Parcel 2 was established  
from ties to the existing centerline of  
Reese Creek. The private road was  
monumented in its existing location.  
The West line of Parcel 1 was  
established from ties to the high water  
line on the easterly bank of the Rogue  
River. Because of the absence of a  
monument at the Northwest corner of  
Section 16, record bearing per Survey  
No. 1592 was used for the North line of  
Parcel 1.

Basis of Bearing: Filed Survey No. 1592

Date: September 26, 1990



*Douglas C. McMahan*



Douglas C. McMahan  
Hoffbuhr & Associates, Inc.  
219 North Oakdale  
Medford, Oregon 97501