

APPROVAL:

PARTITION PLAT No. P-4-1991

RECORDING

Shirley Roberts 1-10-91  
JACKSON COUNTY PLANNING DEPARTMENT  
File: 90-33-NF-90-1-(UMP)  
NONFARM DWELLING & VARIANCE

Tax Lot 709

located in NE 1/4 & SE 1/4 of Sec. 33 and the SW 1/4 of Sec. 34,  
Township 38 South, Range 1 West of the W.B. & M.,  
JACKSON COUNTY OREGON

FILED FOR RECORD THIS THE 10 DAY OF January, 1990  
AT 11:58 O'CLOCK A.M. AND RECORDED AS PARTITION PLAT No.  
P-4-1991 OF THE RECORDS OF JACKSON COUNTY, OREGON.  
INDEX VOLUME 1, PAGE 4

Kathleen S. Buckitt  
County Clerk

Joy A. Dameter  
Deputy

COUNTY SURVEYOR File No. 12362

WATER RIGHTS STATEMENT:

See Document No. 91-00680 of the  
Official Records of Jackson County,  
Oregon.

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH. BEARING
C 1	15.00'	13.70'	52°19'48"	13.23'	N 84°49'32"W
C 2	415.00'	152.11'	21°00'00"	151.26'	N 48°09'38"W

ENCUMBRANCES of RECORD:

- "BALDWIN DITCH" for Irrigation per Vol. 30, Page 123 of the Deed Records of Jackson County, Oregon. Specific location not given or visible on the ground.
- Grant of Right of Way to THE CALIFORNIA OREGON POWER COMPANY per Vol. 284, Page 598 of the Deed Records of Jackson County, Oregon. Specific location not given or visible on the ground.
- Irrigation Easement as set forth on Minor Land Partition filed for record the 20th day of January, 1983 and recorded in Volume 5, Page 85 of "Minor Land Partitions" in Jackson County, Oregon. Specific location not given or visible on the ground.

Tax Lot 711

N 89°32'15"W 656.18'

N 89°32'15"W 426.18'

Parcel No. 1  
1.00 Acres, +/-

Parcel No. 2  
17.74 Acres, +/-

Examined and Approved this 20 day of December, 1990.

SURVEYOR'S CERTIFICATE

I, Everett L. Swain, Registered Professional Land Surveyor of the State of Oregon No. 759, hereby certify that this plat is conformable to the field notes and the survey has been correctly executed within the requirements and regulations of the State of Oregon and the following is an accurate description of the boundary lines of the parent tract of land as set forth hereon:--

Beginning at a found 1 inch galvanized iron pipe with brass cap situated at the Center East 1/16 section corner of Section 33, Township 38 South, Range 1 West of the Willamette Base and Meridian, Jackson County, Oregon; THENCE South 89 degrees 31 minutes 55 seconds East along the East-West centerline of Section 33 for a distance of 231.00 feet to a found 5/8 inch iron rod situated at the Interior E11 corner of that tract of land as set forth in Volume 479, Page 339 of the Deed Records of Jackson County, Oregon; THENCE South 00 degrees 18 minutes 10 seconds West (deed record South) along the Westerly boundary line of the last hereinabove referred to Volume and Page, for a distance of 774.27 feet, more or less, to the Northwest corner of that tract of land as set forth in Document No. 69-09265 of the Official Records of Jackson County, Oregon; THENCE leaving said Westerly boundary line, North 62 degrees 34 minutes 25 seconds East (deed record North 62 degrees 37 minutes 25 seconds East, 887.34 feet +/-) along the Northwesterly boundary line of that tract of land as set forth in Document No. 69-09265 of the Official Records, for distance of 898.81 feet to a 5/8 inch iron rod; THENCE North 50 degrees 19 minutes 00 seconds East for a distance of 384.58 feet to a point in the Northeast right of way line of a PRIVATE ROAD, as set forth in Document No. 77-19550 of the Official Records of Jackson County, Oregon; THENCE North 37 degrees 39 minutes 38 seconds West along said right of way line, for a distance of 622.01 feet to a point of curvature; THENCE along a curve to the left having a radius of 415.00 feet and an arc length of 152.11 feet, being subtended by a chord of North 48 degrees 09 minutes 38 seconds West for a distance of 151.26 feet, to a point of tangent; THENCE leaving said right of way line, South 31 degrees 20 minutes 22 seconds West for a distance of 16.00 feet; THENCE North 58 degrees 39 minutes 38 seconds West for a distance of 203.11 feet to a point that bears North 31 degrees 20 minutes 22 seconds East for a distance of 9.00 feet from a 5/8 inch iron rod situated in the Southwesterly right of way line of said PRIVATE ROAD; THENCE South 31 degrees 20 minutes 22 seconds West for a distance of 9.00 feet to a 5/8 inch iron rod situated in said Southwesterly right of way line; THENCE along a curve to the left having a radius of 15.00 feet and an arc length of 13.70 feet, being subtended by a chord of North 84 degrees 49 minutes 32 seconds West for a distance of 13.23 feet to a 5/8 inch iron rod; THENCE leaving said right of way line, South 63 degrees 24 minutes 24 seconds West for a distance of 58.80 feet to a 5/8 inch iron rod; THENCE South 03 degrees 19 minutes 01 seconds West for a distance of 179.72 feet to a 5/8 inch iron rod; THENCE South 09 degrees 32 minutes 14 seconds East for a distance of 178.21 feet to a 5/8 inch iron rod; THENCE South 41 degrees 42 minutes 45 seconds East for a distance of 93.05 feet to a 5/8 inch iron rod; THENCE North 89 degrees 32 minutes 15 seconds West for a distance of 656.18 feet to a 5/8 inch iron rod situated in the North-South centerline of the Northeast Quarter of Section 33; THENCE South 00 degrees 17 minutes 14 seconds West along said North-South centerline of the Northeast Quarter of said Section, for a distance of 116.57 feet to the point of beginning. Together with and subject to covenants, easements, and restrictions of record and those apparent on the land.

N-S Center line of the Northeast 1/4

N-S Center line of the SE 1/4

DEED RECORD OVERLAP  
SE 1/16 COR.  
1 inch Galv. Iron Pipe with Br. Cap marked: SWAIN SURVEYING, T38S  
R1W, SE 1/16--COR  
NOT VISITED THIS SURVEY 1974, SURVEY MONUMENT  
Re: MAJOR LAND PARTITION Vol. 1, Pg. 1 MLP J.C.O.  
Tax Lot 700, 38-1W-33

DECLARATION

KNOW ALL MEN BY THESE PRESENTS that I, Miklos Gyenes am the owner in fee simple of the real property represented on this Partition Plat and more particularly described in the Surveyor's Certificate, and I have caused the same to be partitioned into parcels as shown hereon.

STATE OF OREGON )  
COUNTY OF JACKSON )

PERSONALLY APPEARED THE ABOVE NAMED Miklos Gyenes and ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED BEFORE ME THIS 31 DAY OF DECEMBER, 1990.

NOTARY PUBLIC FOR STATE OF OREGON  
I hereby certify that this plat is a CAD generated duplicate of the original.

RECEIVED  
Date: Dec 21 1990  
By: [Signature]  
JACKSON COUNTY SURVEYOR

Everett L. Swain  
SURVEYOR  
No. 759  
F.D. 5/8" Iron Rod per Recorded Survey No. 4078 and filed in Dec. 1982.

Dennis P. Ernst  
NOTARY PUBLIC - OREGON  
My Commission Expires 4-20-92

6932 & 9508  
Doc. No. 72-15973 O.R. J.C.O.)  
Doc. No. 887-34 Doc. No. 84-04230 O.R. J.C.O.)  
Doc. No. 69-09265 O.R. J.C.O.)

Tax Lot 702  
Recorded Survey No. 4078

SURVEYOR

SWAIN SURVEYING, INC.  
27 1/2 North Main Street  
Aehland, Oregon 97520  
SCALE: 1" = 100'  
BASIS OF BEARING:

DECEMBER 14, 1990

TRUE MERIDIAN at the  
N-S Centerline Sec. 33  
(derived from N.O.A. net)

- Found 5/8 inch iron rod with yellow cap mkd: E.L. SWAIN RLS 759 unless otherwise shown.
- Set 1/2 x 24 inch galvanized iron pipe with plug mkd: SWAIN LS 759

Dennis P. Ernst  
NOTARY PUBLIC - OREGON  
My Commission Expires 4-20-92

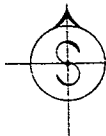
REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON  
JULY 8, 1965  
EVERETT L. SWAIN  
759

Job: MG1418T

File: MG1418T1

Sheet 1 of 1



SWAIN SURVEYING, INC.

27 1/2 North Main Street  
Ashland, Oregon 97520

12362

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

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250  
OREGON REVISED STATUTES

**SURVEY FOR:** MIKLOS GYENES  
1828 Anderson Creek road  
Talent, Oregon 97540

**LOCATION:** Situated in a the Northeast Quarter and the Southeast Quarter of Section 33 and the Southwest Quarter of Section 34, Township 38 South, Range 1 West of the Willamette Base and Meridian, Jackson County, Oregon.

**PURPOSE:** To survey and monument Parcel No. 1 for a Nonfarm Dwelling with Variance , File 90-33-NF/90-1-V(MP) of the Jackson County Planning Department and as requested by the client.

**PROCEDURE:** From previous survey control established by this Surveyor while conducting 6120, 6932 et al, proceeded to make those calculations necessary to establish the 1 acre Parcel as shown hereon. Proceeded to extend the existing survey control into the area necessary to set the parcel corners as shown hereon. A portion of the West boundary line of Parcel No. 2 is involved in an apparent deed record overlap. No attempt was made to resolve this problem. The client was made aware that this condition exist. The remainder of the survey is as shown on the accompanying map.

**BASIS OF BEARING:**  
True Meridian at the North-South Centerline of Section 33 as derived from the National Oceanic and Atmospheric Administration (formerly Coast and Geodetic Survey) survey net established in 1968 and filed in the office of the Jackson County Surveyor.

December 14, 1990

Swain Surveying, Inc.  
27 1/2 North Main Street  
Ashland, Oregon 97520

ref: MG 1418T.NAR

Tax Lot 700, 38-1W-33

