

NOTE FOR PARCELS 2 & 3:

This property, at the time of the recording of the final map 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 and because of a potential lack of domestic water.

PARTITION PLAT NO. P-20-1991

A MINOR LAND PARTITION located in the NW 1/4 of Section 15, T. 36 S., R. 1 W., W.M., in Jackson County, Oregon.

February 14, 1991

SURVEYED FOR: Gary Hoppes  
1100 E. Dutton Road  
Eagle Point, Oregon 97524

SURVEYED BY: Edwards Surveying and Land Planning Inc.  
1014 East Pine Street  
Central Point, Oregon 97502  
Phone: (503) 664-1539

RECEIVED stamp with date 2-23-91, list of survey components, and Registered Professional Land Surveyor seal for David A. Edwards, No. 2297.

SURVEYOR'S CERTIFICATE

STATE OF OREGON ) ss  
County of Jackson )

I, David A. Edwards, a Registered Professional Land Surveyor of the State of Oregon, being first duly sworn, do hereby certify that I have correctly surveyed and marked with the proper monuments as provided by law, the tract of land as shown hereon and that this plat is a correct representation of said tract and that the following is an accurate description of the boundary lines:

Commencing at a concrete monument with brass disc marking the accepted center-north one-sixteenth corner in Section 15, Township 36 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon; thence South 89° 59' 00" West 824.39 feet; thence South 0° 01' 00" East 80.00 feet to a point on the South line of Dutton Road, said point being the Northwest corner of tract described in Volume 476, Page 117, Deed Records and the true point of beginning; thence South 0° 05' 44" East 877.06 feet to the Southwest corner of said tract; thence North 89° 59' 00" East 745.55 feet to a point on the West line of Dutton Road; thence North 0° 09' 30" West, along said West line, 792.06 feet to an angle point in said road line; thence North 43° 21' 22" West, along the Southwesterly line of said road, 116.87 feet to a point on said South line of Dutton Road; thence South 89° 59' 00" West 664.59 feet to the true point of beginning.

Notary seal for Kim L. Carson, Notary Public - Oregon, My Commission Expires 10-5-93.

Signature of David A. Edwards, Surveyor, certifying the plat to be an exact photocopy of the original.

Subscribed and sworn to before me this 15<sup>th</sup> day of February, 1991.

APPROVAL 90-60-MP

Approved by the Jackson County Department of Planning and Development.

By Kathleen S. Beckett Date February 28, 1991

EXAMINED and approved this 26 day of February, 1991. Valerie Thomas Jackson County Surveyor

RECORDER'S CERTIFICATE

Filed for record this 28<sup>th</sup> day of February, 1991, at 12:12 o'clock, P.M. and recorded as Partition Plat No. P-20-1991 of the Records of partition plats of Jackson County, Oregon.

Index Volume 2 Page 20 County Surveyor File No. 12413

County Clerk Kathleen S. Beckett Deputy Janet Keller

STATEMENT OF WATER RIGHTS: Document Number 91-04301, Official Records.

LEGEND

- Indicates 5/8" Iron Pin found per J.C.D.P.W. survey of Dutton Rd. (R.S.N. 6343), unless noted otherwise.
Indicates 5/8" x 24" steel pin w/plastic cap mkd. D.A. EDWARDS-RPLS 2339 set.
Denotes Deed Record data except where noted.

- Fence line
Existing power pole

R.S.N. = Recorded Survey Number
J.C.D.P.W. = Jackson County Dept. of Public Works
SCALE: 1" = 100'
BASIS OF BEARINGS: R.S.N. 6343

NOTE: P.P. & L. easement per Doc. No. 68-11968 for down guy does not appear to affect this property due to a lack of any down guys or anchors thereon.

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that we, Gary B. Hoppes and Georgene R. Hoppes, husband and wife, are the owners in fee simple of the lands designated hereon as Parcels 1, 2 and 3 and more particularly described in the Surveyor's Certificate, and have caused the partitioning as shown hereon.

IN WITNESS WHEREOF, we have set our hands and seals this 19<sup>th</sup> day of February, 1991.

Signature of Gary B. Hoppes

Signature of Georgene R. Hoppes

Notary seal for Kim L. Carson, Notary Public - Oregon, My Commission Expires 10-5-93.

STATE OF OREGON ) ss February 19 A.D. 1991

Before me: Kim L. Carson Notary Public for Oregon

Personally appeared before me the above named Gary B. Hoppes and Georgene R. Hoppes and acknowledged the foregoing instrument to be their voluntary act and deed.

My commission expires 10-5-93

SURVEY NUMBER 12413

Edwards Surveying and Land Planning Inc.  
Registered Land Surveyors  
1014 East Pine St.  
Central Point, Oregon 97502  
(503)664-1539

SURVEY NARRATIVE TO COMPLY WITH CHAPTER 209, PARAGRAPH 250,  
OREGON REVISED STATUTES

**SURVEY FOR:** Gary Hoppes  
1100 East Dutton Rd.  
Eagle Point, Oregon 97524

**LOCATION:** In the NW 1/4 of Section 15, T. 36 S., R. 1 W.,  
W.M., Jackson County, Oregon.

**PURPOSE:** Minor Land Partition; 90-60-MP: To locate  
and monument the outside boundaries of that  
tract described in Volume 476, Pg. 117, Deed  
Records, and to partition said tract into 3  
parcels as shown on the attached plat and to  
monument the new corners of said parcels as  
shown.

**PROCEDURE:** The outside boundary of the parent tract was  
determined by utilizing existing monuments of  
record per Recorded Surveys Numbered 1017 and  
6343 (County Road Survey), and from data found  
in the above noted deed. The original deed  
which created the subject tract follows courses  
shown on said R.S.N. 1017 and originates at the  
North 1/4 corner of Section 16. The monuments  
found per that survey were held to and a new  
tie to the accepted CN 1/16 corner of Section  
15 was made as shown on the accompanying plat.  
Monuments set on this survey consist of 5/8" x  
24" steel pins with red plastic caps mkd. "D.A.  
EDWARDS-RPLS 2339".

**BASIS OF  
BEARINGS:** Recorded Survey Number 6343.

**EQUIPMENT:** Nikon NTD-4 Semi-automatic theodolite/E.D.M.

**DATE  
COMPLETED:** February 14, 1991.

