

PARTITION PLAT No. P-82-1991 MINOR LAND PARTITION

(RE: PLANNING ACTION No. 90-29 MP)
LOCATED IN
SE 1/4, SEC. 20, T.34 S., R.1 W., W.M.
JACKSON COUNTY, OREGON
FOR
MICHAEL MALEPSY
4875 ROGUE RIVER DRIVE
EAGLE POINT, OR. 97524

RECORDING:

FILED FOR RECORD THIS THE 9 DAY OF April 19 91
AT 11:58 O'CLOCK A.M., AND RECORDED AS PARTITION PLAT No. P-32-1991

OF "RECORD OF PARTITION PLAT" JACKSON COUNTY, OREGON.

Richard L. Bath
COUNTY CLERK
Ray A. Ramirez
DEPUTY

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FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR

AS NO. 12466

WATER RIGHTS STATEMENT:

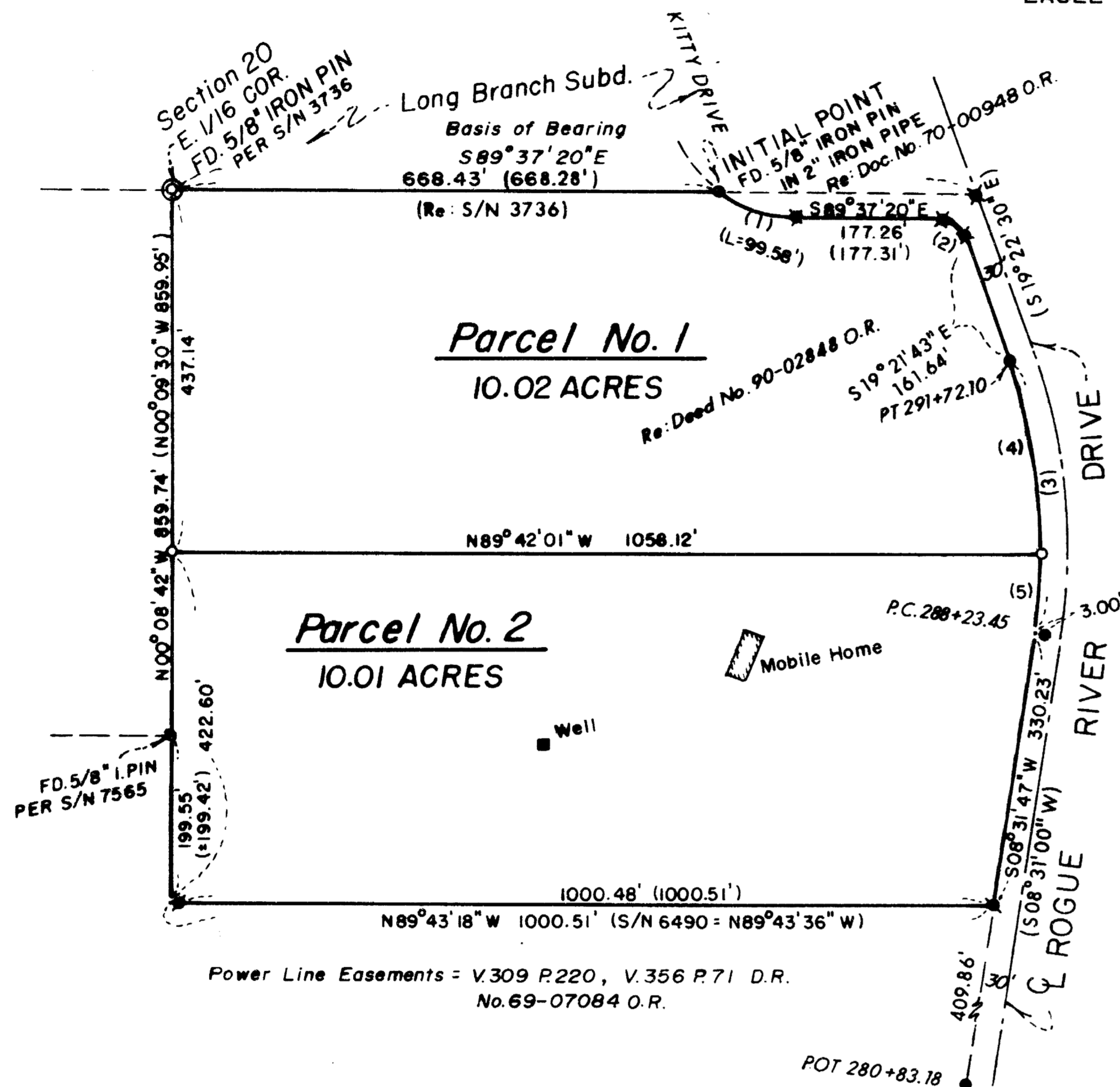
SEE DOCUMENT No. 91-07280 OF THE
OFFICIAL RECORDS OF JACKSON COUNTY, OREGON

SURVEYOR'S AFFIDAVIT:

I, Richard L. Bath, being first duly sworn, do hereby certify that I am a duly Registered Land Surveyor of the State of Oregon, License No. 1069, and I further do hereby declare that this plat correctly represents a partition survey made by me and that I have, to my best professional ability and opinion, correctly surveyed and marked with proper monuments the tract of land hereon shown, and that said plat and survey conform with the Ordinances of the County of Jackson and the Statutes of the State of Oregon, and that the following is an accurate survey and title description of the outside boundaries of said tract being partitioned:

BEGINNING AT A 5/8" Iron pin inside a 2" Iron pipe monumenting the initial point of LONG BRANCH SUBDIVISION in Section 20, Township 34 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon, according to the official plat thereof, now of record; thence along the southerly boundary of said LONG BRANCH SUBDIVISION, 99.56 feet (plat = 99.56 feet) along the arc of a 100.00 foot radius curve to the left (the long chord to which bears South 71° 47' 43" East 97.965 feet) to a 5/8" Iron pin; thence South 89° 37' 20" East 177.26 feet (plat = 177.31 feet) to a 5/8" Iron pin; thence 36.79 feet along the arc of a 30.00 foot radius curve to the right (the long chord to which bears South 54° 29' 32" East 34.53 feet) to a 5/8" Iron pin monumenting the most southerly corner of said LONG BRANCH SUBDIVISION and being situated on the westerly right of way line of Rogue River (County) Drive being 30.00 feet westerly of, when measured at right angles to, the centerline of said Rogue River (County) Drive; thence South 19° 21' 43" East (Record South 19° 22' 30" East), along said westerly right of way line, 161.64 feet to a 5/8" Iron pin monumenting P.T. Station 291+72.10; thence 334.04 feet along the arc of a 686.197 foot radius curve to the right (the long chord to which bears South 05° 24' 58" East 330.755 feet) to P.C. Station 288+23.45 feet; thence South 08° 31' 47" West (Record South 08° 31' 00" West), along said westerly right of way line, 330.23 feet to a 5/8" Iron pin monumenting the southeast corner of the tract described in deed recorded as No. 90-02848 of the Official Records in Jackson County, Oregon; thence North 89° 43' 18" West (deed = North 89° 43' 36" West), along the south boundary of said described tract, 1000.51 feet to the southwest corner thereof; thence North 00° 08' 42" West (deed = North 00° 09' 30" West 859.74 feet), along the west boundary of said described tract, 659.74 feet to a 5/8" Iron pin monumenting the East One-Sixteenth (1/16) corner of Section 20 in said Township and Range; thence South 89° 37' 20" East, along the north boundary of the Northeast Quarter of the Southeast Quarter of said Section 20, a distance of 668.43 feet (Record 668.28 feet) to the true point of beginning.

Subscribed and sworn to before me
this 9 day of April, 1991



CURVE TABLE

(KITTY DRIVE)
(60' Wide)

(1)	Δ = 35°39'13"	R = 100.00'	L = 99.56'	LC = S71°47'43"E, 97.965'
(2)	Δ = 70°15'37"	R = 30.00'	L = 36.79'	LC = S54°29'32"E, 34.53'
(3)	Δ = 27°53'30"	R = 886.197'	L = 334.04'	LC = S05°24'58"E, 330.755'
(4)	Δ = 18°54'00"	R = 886.197'	L = 238.33'	LC = S09°24'43"E, 237.13'
(5)	Δ = 07°59'30"	R = 886.197'	L = 95.71'	LC = S04°32'02"W, 95.64'

LEGEND

- 5/8" IRON REBAR FOUND PER COUNTY ROAD SURVEY
- ✕ 5/8" IRON REBAR FOUND PER "LONG BRANCH SUBDIVISION"
- SET 5/8" x 24" IRON REBAR WITH PLASTIC CAP MARKED: "R. BATH, L.S. 1069"
- S/N FILED SURVEY NUMBER
- O.R. OFFICIAL RECORDS OF JACKSON COUNTY, OR
- ⊗ 5/8" IRON REBAR FOUND PER SURVEY NUMBER 6490
- () RECORD MEASUREMENT

James D. McLean
Notary
2/27/91

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Richard L. Bath
MAY 30 1991
RICHARD L. BATH
No. 1069
Surveyor

RECEIVED
4-9-91 By RB
Jackson County Surveyor

SURVEY BY:

Jackson County Title Division
Survey Department
RICHARD L. BATH L.S. No. 1069
CONTINENTAL LAWYERS TITLE COMPANY
502 WEST MAIN STREET
MEDFORD, OREGON 97501
(503) 776-2811

MARCH 19, 1991

APPROVALS:

JACKSON COUNTY PLANNING DIRECTOR

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

Dated this 9 day of April, 1991.

Spencer Hunt
PLANNING DIRECTOR

Planning Action Number: 90-29-MP
34-1W-20, TAX LOT 2100

JACKSON COUNTY SURVEYOR

EXAMINED AND APPROVED THIS 4 DAY OF April, 1991.

Verlyn Thomas
VERLYN THOMAS, COUNTY SURVEYOR

I HEREBY CERTIFY THIS PLAT TO BE AN
EXACT PHOTOCOPY OF THE ORIGINAL PLAT.
Richard L. Bath

FILED SURVEY NO. 12466

**SURVEY NARRATIVE TO COMPLY WITH
OREGON REVISED STATUTES 209.250**

SURVEY FOR: Michael Malepsy
4875 Rogue River Drive
Eagle Point, OR 97524

LOCATION: Southeast 1/4 of Section 20 in Township 34 South,
Range 1 West of the Willamette Meridian, Jackson
County, Oregon

DATE: March 13, 1991

EQUIPMENT: Lietz SET-3 S.N. 105857

PURPOSE: To survey, monument and partition the subject
property into two parcels per client's request and
Jackson County approval per Planning Action 90-29-
MP

PROCEDURE: A review of filed Survey No's 3736, 6490, 7565 and
Long Branch Subdivision produced the survey control
necessary to survey and monument the subject
property. The controlling deed was Document No. 90-
02848, Official Records, with the resulting
measurements being shown on the partition plat.

**BASIS OF
BEARING:** S/N 3736

**** RECEIVED ****
Date 4-9-91 By RS
This survey Consists of:
1 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Richard L. Bath
OREGON
JULY 30, 1976
RICHARD L. BATH
No. 1069

Tax Lot : 341W20 TL 2100
File Ref.: 910313.mlp

Richard L. Bath RPLS NO. 1069
JACKSON COUNTY TITLE
Division of
CONTINENTAL LAWYERS TITLE CO.
502 West Main Street
Medford, OR 97501
(503) 779-2811