

APPROVAL:

PARTITION PLAT No. P-38-1991
MAJOR LAND PARTITION

JACKSON COUNTY PLANNING DIRECTOR

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

Dated this 30 day of April, 1991.

Laurel Braine-Kuntz
PLANNING DIRECTOR

Planning Action Number: 90-04-MJP
38-1W-33, TAX LOTS 600 & 601

JACKSON COUNTY SURVEYOR

EXAMINED AND APPROVED THIS 18 DAY OF APRIL, 1991.

Verlyn Thomas
VERLYN THOMAS, COUNTY SURVEYOR

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS,

that we, JANICE A. NAPOLEAN and RICHARD J. NORDQUIST and LORETTA T. NORDQUIST, husband and wife, are the owners fee simple of the land shown hereon and described in the Surveyor's Affidavit and has caused the same to be surveyed and platted into parcels and a private road as set forth hereon and this plat is a correct representation of this major land partition. We do hereby dedicate to the public a Public Utility Easement (P.U.E.) to include electrical and telephone which is located within the right-of-way of the private road access easement designated as "DEER PARK RUN" and traverse over, across, and through that portion of Parcel No. 1, 2, and 3 as shown hereon. We further hereby declare that this road, "DEER PARK RUN", is to be an access easement for the benefit of each parcel shown hereon. This road is a private road, not a county road, and the responsibility for maintenance thereof is as set forth in the ROAD MAINTENANCE AGREEMENT recorded as No. _____ of the Official Records in Jackson County, Oregon.

IN WITNESS WHEREOF, we have set our hands and seals this 1st day of May, 1991.

Janice A. Napolean
Janice A. Napolean
Richard J. Nordquist
Richard J. Nordquist
Loretta T. Nordquist
Loretta T. Nordquist

State of Oregon
County of Jackson, May 1 A.D., 1991

Personally appeared the above named Janice A. Napolean, and Richard J. Nordquist and Loretta T. Nordquist, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME:

Richard L. Bath
RICHARD L. BATH
NOTARY PUBLIC - OREGON
My Commission Expires 6-15-91

RECORDING:

FILED FOR RECORD THIS THE 2 DAY OF May 19 91
AT 9:04 O'CLOCK A.M., AND RECORDED AS PARTITION PLAT No. P-38-1991

OF "RECORD OF PARTITION PLAT" JACKSON COUNTY, OREGON.
Kathleen S. Beckett COUNTY CLERK
Alonda Bartlett DEPUTY

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FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR

AS NO. 12486

WATER RIGHTS STATEMENT:

SEE DOCUMENT No. 91-09489 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 the proper monuments the interior parcel boundaries of the tract of land hereon shown and the centerline of the private road, 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 title description of the outside boundaries of said tract being partitioned:

BEGINNING at a found 1" galvanized iron pipe with brass cap monumenting the Center-East one-sixteenth corner of Section 33 in Township 38 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon; thence South 89°31'55" East, along the east-west centerline of said Section 33, a distance of 231.00 feet to a found 5/8" iron rebar monumenting the interior ell corner of that tract of land described in Volume 479, page 339 of the Deed Records in Jackson County, Oregon; thence South 00°18'10" West (deed record South), along the westerly boundary of said described tract, 1096.48 feet, more or less, to the average constructed road centerline of Anderson Creek (County) Road; thence in a westerly direction, along said average constructed road centerline, the following courses: South 64°34'42" West 562.51 feet; thence South 79°41'09" West 199.51 feet; thence South 89°11'02" West 165.42 feet; thence South 76°51'52" West 385.77 feet; thence South 61°46'30" West 363.40 feet, more or less, to intersect the north-south centerline of said Section 33; thence leaving said constructed road centerline, North 00°23'17" East, along said north-south section centerline, 2963.39 feet to the northwest corner of the Southwest Quarter of the Northeast Quarter of said Section 33; thence South 89°32'15" East, along the north boundary of said quarter-quarter, 1326.97 feet to a found 1" galvanized iron pipe with brass cap monumenting the Northeast one sixteenth corner of said Section 33; thence South 00°17'14" West, along the east boundary of said quarter-quarter, 1315.19 feet to the true point of beginning.

EXCEPTING THEREFROM that portion of the above described tract lying within the right of way of Anderson Creek (County) Road.

Subscribed and sworn to before me this 18 day of April, 1991

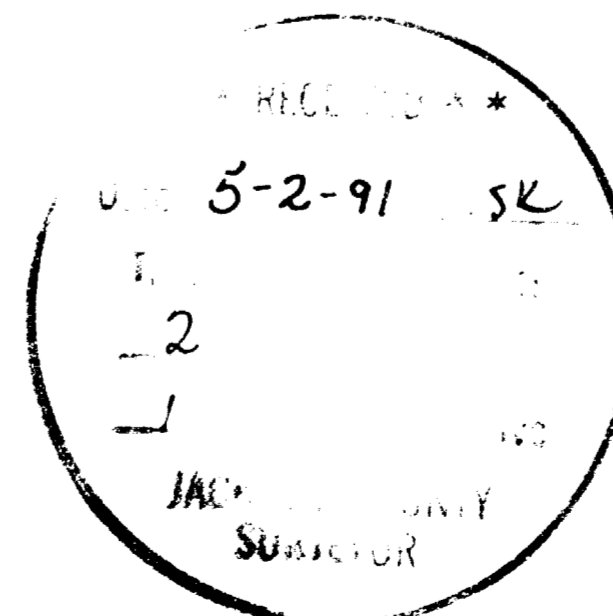
REGISTERED PROFESSIONAL LAND SURVEYOR

Richard L. Bath
RICHARD L. BATH
No. 1069

Janice D. McNabb
JANICE D. McNABB
NOTARY PUBLIC - OREGON
My Commission Expires 7-27-91

Notary

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) 779-2811

I hereby certify that this plat is a CAD generated duplicate of the original.

Richard L. Bath
SURVEYOR

TAX LOT 600, 601, 38 1W 33

MARCH 4, 1991 SHEET 1 OF 2

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

SURVEY FOR: Janice A. Napoleon Richard J. Nordquist
2128 Anderson Creek Road 2230 Anderson Creek Road
Talent, OR 97540 Talent, OR 97540

LOCATION: Southeast 1/4 and the Northeast 1/4 of Section 33 in Township
38 South, Range 1 West of the Willamette Meridian in Jackson
County, Oregon

DATE: March 4, 1991

EQUIPMENT: Lietz SET-3
S/N 105857

PURPOSE: To survey, monument, and plat four parcels of land and a
private road created by the Major Land Partition as approved
by the Jackson County Planning Action No. 90-4-MJP.

PROCEDURE: Existing monuments set per Survey Nos. 4075, 6082, 6120, and
12362 were used as a basis for control for the subject
partition as shown on the attached partition plat. The
internal parcel lines were determined per the 20.0 acre
minimum requirement and per client's request. The road was
built prior to it being surveyed with the resulting alignment
as shown on the plat.

**BASIS OF
BEARING:** Survey No. 6120

Tax Lot : 381W33 TL 600 & 601
File Ref.: 910304.MJP

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Richard L. Bath

OREGON
JULY 30, 1976
RICHARD L. BATH
No. 1069

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

** RECEIVED **
Date 5-2-91 By SL
This survey consists of:
2 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR

I hereby certify that this plat is a CAD generated duplicate of the original.

PARTITION PLAT No. P-38-1991

MAJOR LAND PARTITION

(RE: PLANNING ACTION No. 90-04 MJP)

LOCATED IN

NE 1/4 & SE 1/4, SEC. 33, T.38 S., R.1 W., W.M.

JACKSON COUNTY, OREGON

FOR

JANICE A. NAPOLEON

2128 ANDERSON CREEK ROAD

TALENT, OR. 97540

AND

RICHARD J. & LORETTA T. NORQUIST

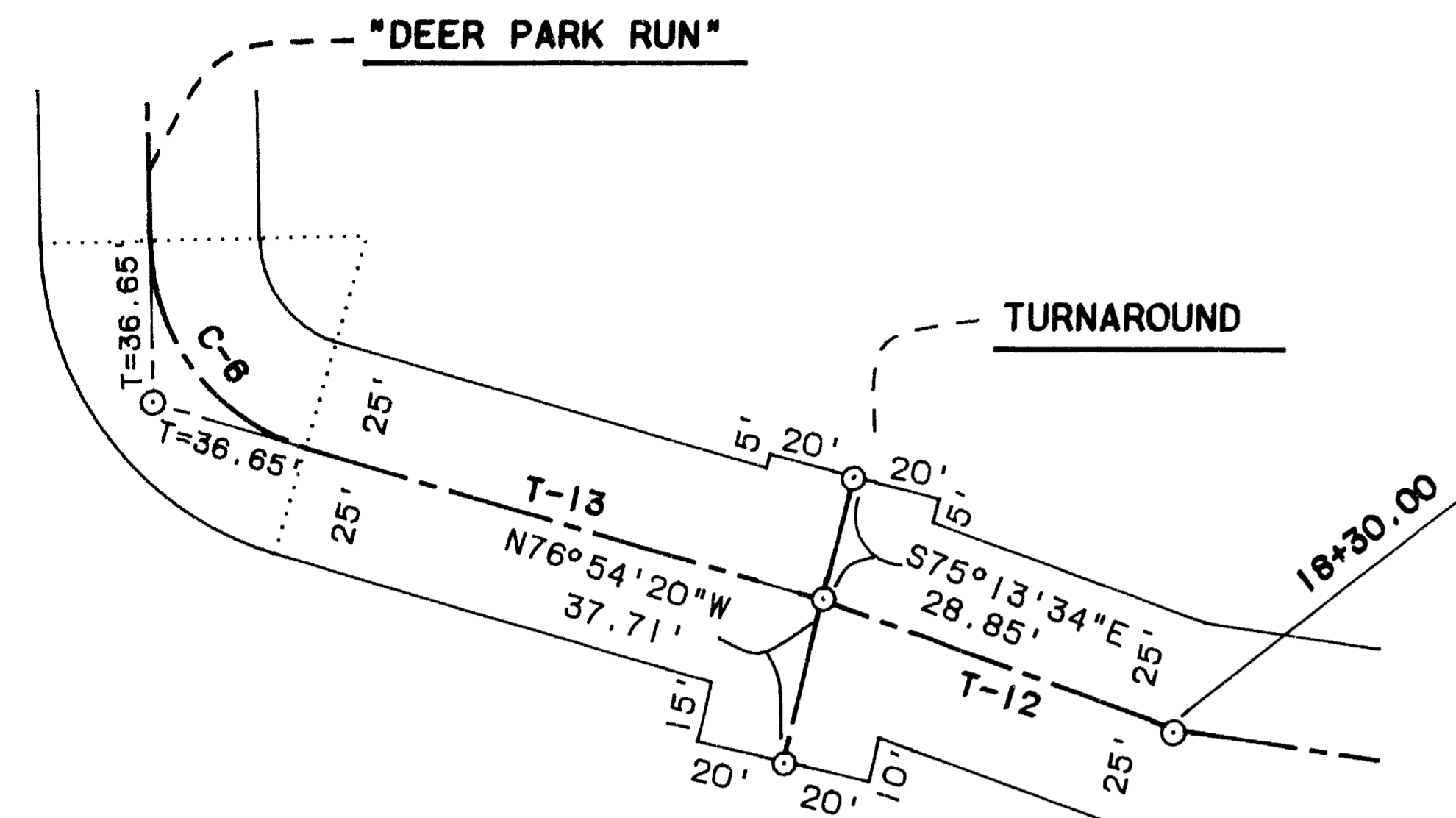
2230 ANDERSON CREEK ROAD

TALENT, OR. 97540

CENTERLINE R/W "DEER PARK RUN"

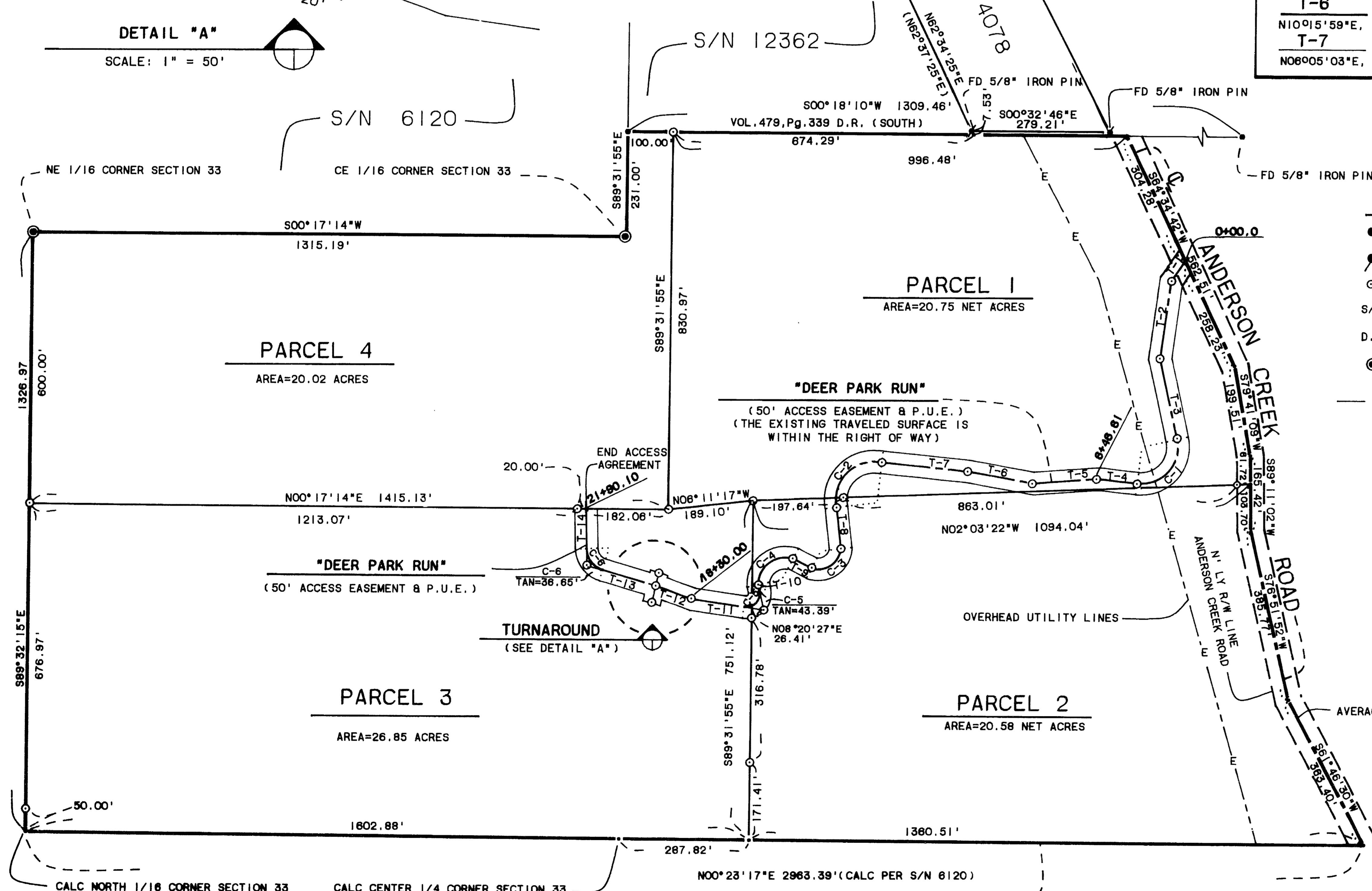
(50 FEET IN RIGHT OF WAY WIDTH)

T-1 N55°29'20"W, 53.46'	C-2 Δ = 102°34'08" R = 90.00' L = 161.12'	C-4 Δ = 130°20'23" R = 53.045' L = 120.67'	T-12 N20°04'21"E, 86.18'
T-2 N82°15'02"W, 174.34'	T-8 S83°30'55"W, 91.98'	T-10 S77°39'34"W, 13.57'	T-13 N16°19'55"E, 122.51'
T-3 S77°32'52"W, 181.08'	C-3 Δ = 124°29'05" R = 43.83' L = 95.22'	C-5 Δ = 110°40'53" R = 30.00' L = 57.95'	C-6 Δ = 72°29'12" R = 50.00' L = 63.26'
C-1 Δ = 108°59'17" R = 80.00' L = 152.18'	T-9 N28°00'00"E, 45.78'	T-11 N08°20'27"E, 116.28'	T-14 N88°49'07"E, 88.15'
T-4 N06°32'09"E, 85.55'	T-6 N04°12'24"W, 143.69'		
T-5 N04°12'24"W, 143.69'	T-7 N10°15'59"E, 141.53'		
T-6 N10°15'59"E, 141.53'			
T-7 N06°05'03"E, 195.60'			



DETAIL "A"

SCALE: 1" = 50'



LEGEND

- 5/8" IRON REBAR FOUND PER SURVEY NUMBER 6120
- 5/8" IRON REBAR FOUND PER SURVEY NUMBER 4078
- SET 5/8" x 24" IRON REBAR WITH PLASTIC CAP MARKED: "R. BATH, L.S. 1069"
- S/N FILED SURVEY NUMBER
- D.R. DEED RECORDS OF JACKSON COUNTY, OREGON
- ⊙ 2 1/2" BRASS DISK FOUND PER S/N 6120
- E — EXISTING OVERHEAD ELECTRICAL UTILITY LINE

THE FOLLOWING STATEMENT IS A REQUIREMENT FOR FINAL APPROVAL:
 "Parcel Numbers 3 and 4, at the time of recording of the final plat, were 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 said parcels."

BASIS OF BEARING:
 AS PER SURVEY NUMBER 6120



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) 779-2811

MARCH 4, 1991

SHEET 2 OF 2

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

SCALE: 1"=200'