

PARTITION PLAT No. P-54-1991

MINOR LAND PARTITION LOT LINE ADJUSTMENT

RECORDING:

FILED FOR RECORD THIS THE 30 DAY OF May 19 91
AT 3:59 O'CLOCK P.M., AND RECORDED AS PARTITION PLAT No. P-54-1991
OF "RECORD OF PARTITION PLAT" JACKSON COUNTY, OREGON.
Kathleen S. Beckett
COUNTY CLERK DEPUTY

INDEX VOLUME 2, PAGE 54

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR
AS NO. 12529

WATER RIGHTS STATEMENT:

SEE DOCUMENT No. 91-12175 OF THE
OFFICIAL RECORDS OF JACKSON COUNTY, OREGON

APPROVAL:

JACKSON COUNTY PLANNING DIRECTOR

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

Dated this 30th day of May, 1991.

[Signature]
PLANNING DIRECTOR

Planning Action Number: 80-85-MP
80-131-LLA
40-2E-8, TAX LOTS 200 & 201

LOCATED IN
NE 1/4, SEC. 8, T.40 S., R.2E., W.M.
JACKSON COUNTY, OREGON

FOR

FREDERICK & JOANNE SOUED

2200 OLD SISKIYOU HIGHWAY
ASHLAND, OR. 97520

JACKSON COUNTY SURVEYOR

EXAMINED AND APPROVED THIS 29 DAY OF May, 1991.

[Signature]
VERLYN THOMAS, COUNTY SURVEYOR

< DECLARATION >

KNOW ALL MEN BY THESE PRESENTS, that we, FREDERICK A. SOUED and JOANNE E. SOUED, husband and wife, are owners in 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 as set forth hereon and this plat is a correct representation of this minor land partition. We do hereby declare to the future owners of Parcel Nos. 2, 3, and 4 that existing electrical lines and domestic water pipe lines traverse over, across, and through said Parcel Nos. 2, 3, and 4 as shown on the plat and that easements are hereby granted as necessary for the benefit of each subject parcel.

IN WITNESS WHEREOF, we have set our hands and seals this 29th day of May, 1991.

[Signature]
Frederick A. Soued

[Signature]
Joanne E. Soued

State of Oregon

County of Jackson }ss
29 May A.D., 1990

Personally appeared the above named Frederick A. soued and Joanne E. soued, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME:

[Signature]
RICHARD L. BATH
NOTARY PUBLIC - OREGON
My Commission Expires 6-15-91

Subscribed and sworn to before me
this 28th day of May, 1991

[Signature]
JANICE D. McNABB
NOTARY PUBLIC - OREGON
My Commission Expires 7/27/91
Notary

REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]
RICHARD L. BATH
OREGON
JULY 20, 1976
RICHARD L. BATH
No. 1069
Surveyor

RECEIVED
Date 5-30-91 By BF
This survey consists of:
2 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR

I HERBY CERTIFY THIS PLAT TO BE AN
EXACT PHOTOCOPY OF THE ORIGINAL PLAT,
[Signature]

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) 778-2811

APRIL 20, 1991 SHEET 1 OF 2

SURVEY NARRATIVE TO COMPLY WITH OREGON REVISED STATUTES 209.250

SURVEY FOR: Frederick & Joanne Soued
2200 Old Siskiyou Hwy.
Ashland, OR 97520

LOCATION: Northeast 1/4 of Section 8 in Township 40 South, Range 2 East
of the Willamette Meridian in Jackson County, Oregon

DATE: April 20, 1991

EQUIPMENT: Lietz SET-3
S/N 105857

PURPOSE: To survey, monument, and plat four parcels of land created by
the Lot Line Adjustment and Minor Land Partition as approved
by the Jackson County Planning Action No. 90-131-LLA and No.
09-65-MP.

PROCEDURE: Existing monuments set per Survey No. 10833 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 client's request with the resulting 20.0 acre
minimum parcel size as shown. The outside boundary of the
subject partition was predetermined by said previously filed
survey No. 10833 and a lot line adjustment per planning action
No. 87-47-LLA. This surveyor did not verify the correctness
of said outside boundary and therefore assume no liability in
same. Various corners were found per Survey No. 10833 and
used in the control net to properly establish interior parcel
corners as shown. Also added to this survey is the railroad
right of way being 100.0 feet northeasterly of the tracks per
the 1866 Act of Congress. This situation was best stated by
George R. Burrell, surveyor, in his narrative for Survey No.
5529 in which he stated:

"The right of way of the railroad was established 50.0
feet from the existing track centerline. It may be of
interest to note that the railroad acquired a strip of
land 50.0 feet on each side of centerline by deed in 1887
(Vol.14, page 581 and in as much as this was patented
land prior to 1887 it is not understood by this writer
how the Southern Pacific Company in their Map "V-15-5"
can construe the Congressional Act of 1866 granting 100
feet each side of centerline to apply."

I, like Mr. Burrell, am not qualified to state an opinion in
this matter, but believe the facts should be put on notice to
all parties involved.

BASIS OF BEARING:

Survey No. 10833

** RECEIVED **

Date 5-30-91 By RF

This survey consists of:

2 sheet(s) Map

1 page(s) Narrative

Tax Lot : 402E08 TL 200 & 201 JACKSON COUNTY SURVEYOR
File Ref.: 910420.MP

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

PARTITION PLAT No. P-541991

MINOR LAND PARTITION LOT LINE ADJUSTMENT

LOCATED IN
NE 1/4, SEC. 8, T.40 S., R.2E., W.M.
JACKSON COUNTY, OREGON

FOR
FREDERICK & JOANNE SOUED

2200 OLD SISKIYOU HIGHWAY
ASHLAND, OR. 97520

Re: Doc. No.
87-16273 & 74
File No. 87-47-11A

PARCEL 1
AREA=23.10 ACRES

PARCEL 3
AREA=20.35 ACRES

PARCEL 2
AREA=20.05 ACRES

PARCEL 4
AREA=20.02 ACRES

LEGEND

- 5/8" IRON REBAR FOUND PER SURVEY NUMBER 10833
- ⊙ 5/8" IRON REBAR FOUND PER DOC. NO. 87-16274 O.R.
- 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
- ⊙ FOUND MONUMENT PER S/N 10833
- FD FOUND
- () PER FILED SURVEY NUMBER 10833
- - - UTILITY TRENCH INCLUDES ELECTRICAL & WATER
- * ELECTRICAL TRANSFORMER
- WC WITNESS CORNER (5/8" X 24" IRON REBAR) MARKED: "R. BATH LS 1069"

THE FOLLOWING STATEMENT IS A REQUIREMENT FOR FINAL APPROVAL:
Parcel Number 1 at the time of recording of the final plat, was not shown to be suitable for development because of a potential lack of domestic water; also, a sewage disposal system has not been approved for Parcel No. 1 and Parcel No. 3

OLD SISKIYOU HIGHWAY

80' IN RIGHT OF WAY WIDTH
W'LY R/W CURVE TABLE
(AS PER S/N 10833 & 10835)

(C-1)	(C-2) & C-6	C-3
Δ = 35°31'46"	Δ = 24°29'48"	Δ = 56°31'59"
R = 379.26'	R = 439.26'	R = 447.46'
L = 235.18'	L = 187.80'	L = 441.50'
T = 121.51'	T = 95.36'	T = 240.60'
C = 231.43'	C = 186.38'	C = 423.81'
LC = N01°36'29"W	LC = N07°07'28"W	LC = N23°08'34"W

C-4	C-5	C-7	C-8
Δ = 28°10'31"	Δ = 07°21'15"	Δ = 46°27'55"	Δ = 10°04'04"
R = 379.26'	R = 379.26'	R = 447.46'	R = 447.46'
L = 186.50'	L = 48.88'	L = 382.88'	L = 78.83'
T = 95.18'	T = 24.37'	T = 192.08'	T = 39.42'
C = 184.63'	C = 48.85'	C = 353.01'	C = 78.53'
LC = N02°04'09"E	LC = N15°41'44"W	LC = N18°08'32"W	LC = N46°22'31"W

CURVE TABLE SOUTHERN PACIFIC RAILROAD (100' IN RIGHT OF WAY WIDTH)

(RR-1) Δ = 41°27'00"; R = 522.96' L = 378.33'; T = 197.87' C = 370.13'; LC = S54°48'30"E	(RR-4) Δ = 19°33'49"; R = 522.96' L = 178.56'; T = 90.16' C = 177.70'; LC = S43°51'55"E
(RR-2) Δ = 35°49'05"; R = 622.96' L = 389.44'; T = 201.32' C = 383.13'; LC = S57°39'00"E	(RR-5) Δ = 21°53'11"; R = 522.96' L = 189.77'; T = 101.11' C = 186.55'; LC = S64°35'25"E
(RR-3) & RR-7 Δ = 61°23'24"; R = 622.96' L = 687.47'; T = 369.81' C = 636.00'; LC = S09°04'18"E	(RR-6) Δ = 35°46'00"; R = 622.96' L = 388.88'; T = 201.01' C = 382.80'; LC = S57°39'00"E

TAX LOT 200, 201, 40-2E-8

REGISTERED
**PROFESSIONAL
LAND SURVEYOR**

Richard L. Bath
OREGON
JAN 30 1976
RICHARD L. BATH
No. 1069

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

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) 778-2811

APRIL 20, 1991

SHEET 2 OF 2