

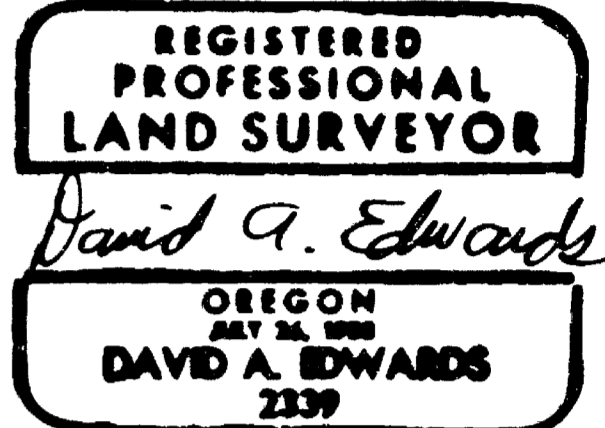
# PARTITION PLAT NO. P-117-1991 (Major)

LOCATED in the SE 1/4 of Section 16, T. 35 S., R. 4 W., W.M., in Jackson County, Oregon.

September 25, 1991

SURVEYED FOR: *Bagley Contractors Inc.*  
12974 East Evans Cr. Rd.  
Rogue River, OR. 97537

SURVEYED BY: *Edwards Surveying and Land Planning Inc.*  
823 W. 8th Street  
Medford, Oregon 97501  
Phone: (503) 776-2313



APPROVALS 91-4-MJP

Approved by the Jackson County Department of Planning and Development.

By *Diak Converse* Date 11-19-91

EXAMINED and approved this 21 day of October, 1991.

*Verlynn Thomas*  
Jackson County Surveyor

### NOTE FOR PARCEL 2:

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.

### DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that Bagley Contractors, Inc., an Oregon corporation, is the owner in fee simple and that Clyde R. Stout and Valerie A. Stout, husband and wife, are security interest holders of the lands described hereon in the "Surveyor's Certificate" and that we have caused the partitioning as shown hereon. We do hereby create the "Private Road Easement" as shown hereon. The rights and maintenance responsibilities regarding said Private Road shall be set forth in a separate "Private Road Access and Maintenance Agreement" to be recorded simultaneously with this plat.

IN WITNESS WHEREOF, we have set our hands and seals this 27<sup>th</sup> day of September, 1991.

*Dewey M. Bagley*, Chairman  
Dewey M. Bagley, Chairman

*Julia L. Bagley*, Secretary/Treasurer  
Julia L. Bagley, Secretary/Treasurer

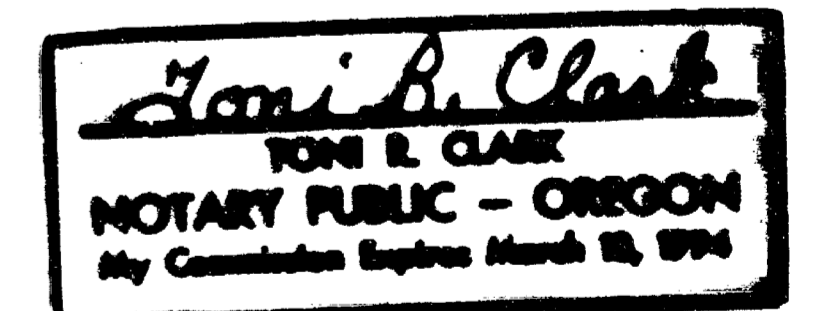
*Clyde R. Stout*  
Clyde R. Stout

*Valerie A. Stout*  
Valerie A. Stout

STATE OF OREGON ) SS September 27, A.D. 1991  
County of Jackson )

Personally came before me Dewey M. Bagley and Julia L. Bagley, who did say that they are the duly appointed and authorized Chairman and Secretary/Treasurer, respectively, of Bagley Contractors, Inc., an Oregon corporation, and acknowledged the foregoing instrument to be their voluntary act and deed.

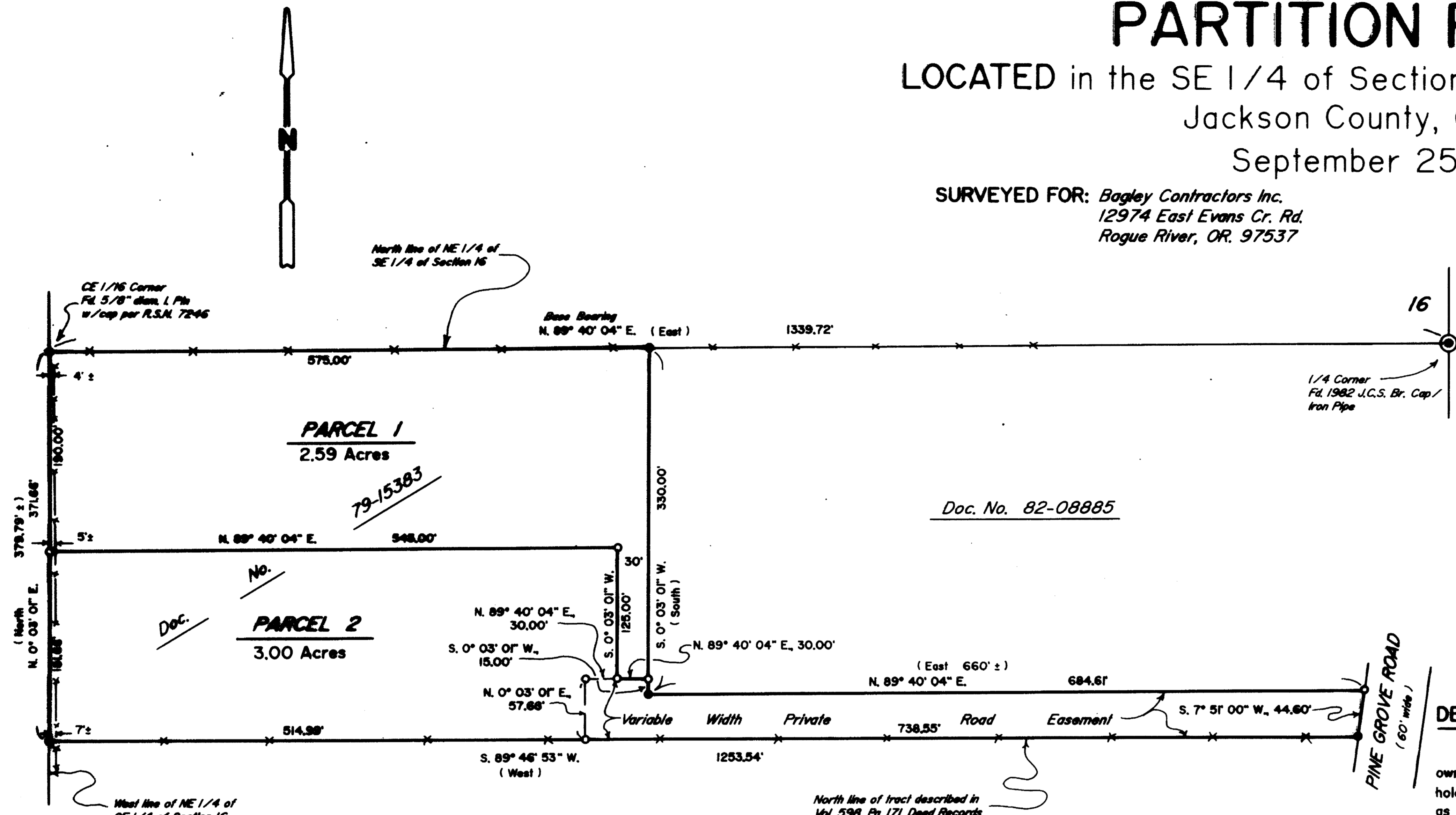
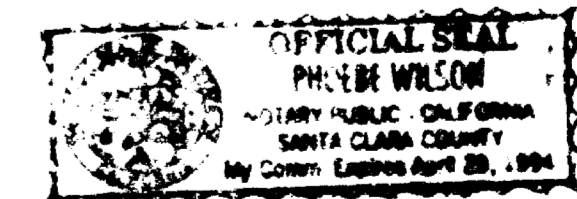
Before me: *Joni R. Clark*  
Notary Public for Oregon



STATE OF CALIFORNIA ) SS October 16, A.D. 1991  
County of Santa Clara )

Personally came before me the above named Clyde R. Stout and Valerie A. Stout and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: *Phyllis Wilson*  
Notary Public for California



### SURVEYOR'S CERTIFICATE

I certify this plat to be an exact photocopy of the original.

*David A. Edwards*  
SURVEYOR

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:

Beginning at the Northwest corner of the Northeast quarter of the Southeast quarter of Section 16, Township 35 South, Range 4 West of the Willamette Meridian in Jackson County, Oregon; thence North 89° 40' 04" East, along the North line of said quarter-quarter, 575.00 feet to the Northwest corner of that tract described in Document Number 82-08885, Official Records for said County and State; thence South 0° 03' 01" West 330.00 feet to the Southwest corner of said tract; thence North 89° 40' 04" East 684.61 feet to the Southeast corner of said tract, being a point on the Westerly line of Pine Grove Road; thence South 7° 51' West, along said Westerly line 44.80 feet to a point on the North line of tract described in Volume 598, Page 171, Deed Records for Jackson County, Oregon; thence South 89° 46' 53" West, along said North line, 1253.54 feet to a point on the West line of said quarter-quarter; thence North 0° 03' 01" East 371.66 feet to the point of beginning.

*David A. Edwards*  
Surveyor



Subscribed and sworn to before me this 26<sup>th</sup> day of September, 1991.

### LEGEND

- Indicates 5/8" diam. steel pin w/ cap mkd. "D.W. EDWARDS - P.L.S. 741" per R.S.N. 8265 unless otherwise noted.
- Indicates 5/8" x 24" steel pin w/ plastic cap mkd. "D.A. EDWARDS - LS 2339" set.
- ( ) Denotes Deed Record date
- Fence Line
- J.C.S. = Jackson County Surveyor
- R.S.N. = Recorded Survey Number
- SCALE: 1" = 100'
- BASIS OF BEARINGS: R.S.N. 8265

STATEMENT OF WATER RIGHTS: See Document No. 91-28619  
Official Records for Jackson County, Oregon.

### RECORDER'S CERTIFICATE

Filed for record this 21 day of November 1991, at 1:58 o'clock, P.M. and

recorded as Partition Plat No. P-117-1991 of the Records of partition plats of Jackson County, Oregon.

Index Volume 2 Page 117. County Surveyor File No. 12742

*Kathleen S. Beckett*  
County Clerk

*Glenda E. Bartlett*  
Deputy

# Edwards Surveying & Land Planning Inc.

DARREL W. EDWARDS  
OREGON REG. 741  
ARIZONA REG. 9746



DAVID A. EDWARDS  
OREGON REG. 2339

REGISTERED LAND SURVEYORS  
823 WEST 8TH ST.  
MEDFORD, OREGON 97501  
(503) 776-2313 • (503) 471-7059

SURVEY NUMBER 12742

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

**SURVEY FOR:** Bagley Contractors, Inc.  
12974 East Evans Creek Road  
Rogue River, Oregon 97537

**LOCATION:** In the SE 1/4 of Section 16, T. 35 S.,  
R. 4 W., W.M., Jackson County, Oregon.

**PURPOSE:** Major Land Partition; Planning Dept. File No.  
91-4-MJP: To find or set the outside boundary  
monuments of that tract described in Doc. No.  
79-15383, Official Records, and to partition  
said tract into two parcels as shown on the  
accompanying plat.

**PROCEDURE:** Utilizing for control monuments of record per  
recorded surveys numbered 7246 and 8265, as  
well as data found in the above noted document,  
and in Vol. 598, Pg. 171, Deed Records,  
computed the boundaries of the subject tract.  
Monuments set on this survey consist of 5/8" x  
24" steel pins with red plastic caps mkd. "D.A.  
EDWARDS-LS 2339".

**BASIS OF  
BEARINGS:** Recorded Survey Number 8265 as shown.

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

**DATE  
COMPLETED:** September 25, 1991

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*David A. Edwards*

OREGON  
JULY 26, 1988  
DAVID A. EDWARDS  
2339

