

PARTITION PLAT No. p-2-1992 MAJOR LAND PARTITION

LOCATED IN
NW 1/4 OF SECTION 16
TWP 40 SOUTH, RANGE 2 EAST
WILLAMETTE MERIDIAN
JACKSON COUNTY, OREGON
FOR
SIDNEY AINSWORTH
&
JACK DAVIS

LEGEND

- SET 5/8" x 24" IRON REBAR MKD: "BATH, LS 1069"
- WC WITNESS CORNER AS NOTED
- FOUND MONUMENT AS NOTED
- FOUND MONUMENT AS NOTED
- FD FOUND
- [] PER SURVEY NUMBER 5318
- DR DEED RECORD JACKSON COUNTY, OREGON
- S/N FILED SURVEY NUMBER
- OR OFFICIAL RECORD JACKSON COUNTY, OREGON
- EXISTING FENCE AS NOTED
- () PER SURVEY NUMBER 5255
- GLO GOVERNMENT LAND OFFICE
(PLAT FILED: MARCH 21, 1896 IN THE OFFICE OF THE SURVEYOR
GENERAL: PORTLAND, OR.: BY RUFUS S. MOORE)

BASIS OF BEARING:
WEST LINE OF THE NW 1/4, SECTION 16 PER S/N 5318

OLD SISKIYOU HIGHWAY

60' IN RIGHT OF WAY WIDTH
OUTER BOUNDARY CURVE TABLE
(AS PER S/N 5255)

C-1	C-2	C-3
Δ = 4°15'19"	Δ = 138°29'20"	Δ = 36°30'00"
R = 316.48'	R = 76.10'	R = 234.63'
L = 23.50'	L = 183.94'	L = 149.47'
T = 11.76'	T = 200.80'	T = 77.37'
C = 23.50'	C = 142.32'	C = 146.96'
LC = S44°14'57"W	LC = N68°38'02"W	LC = N17°38'22"W

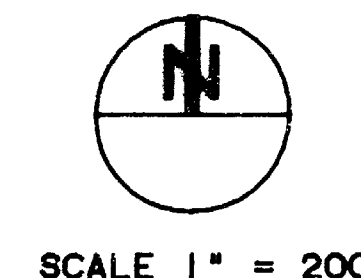
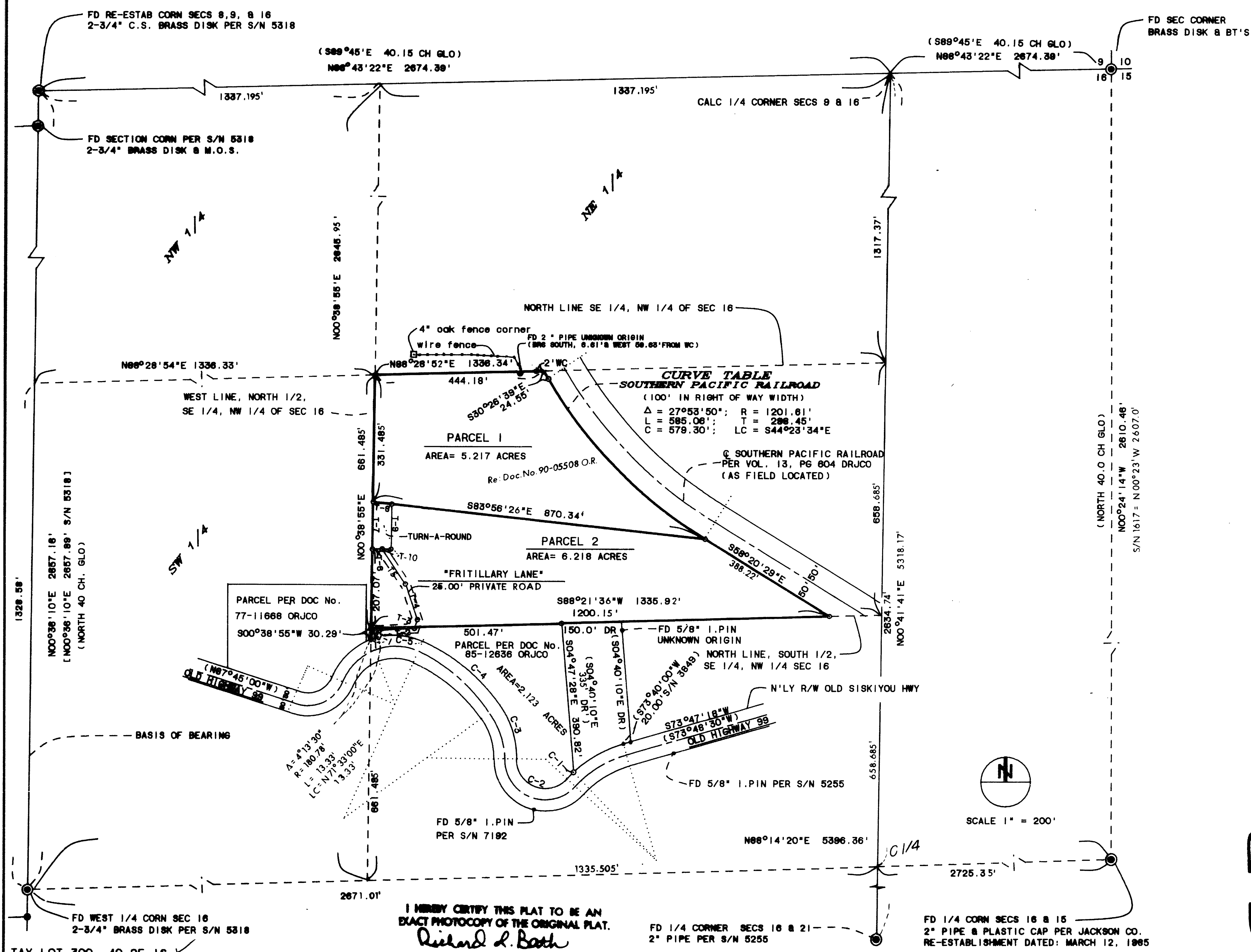
C-4	C-5
Δ = 29°55'00"	Δ = 44°46'13"
R = 507.47'	R = 180.78'
L = 264.97'	L = 141.26'
T = 135.58'	T = 74.46'
C = 261.97'	C = 137.69'
LC = N50°50'52"W	LC = N68°11'29"W

"FRITILLARY LANE"

(CENTERLINE COURSES)
25' IN RIGHT OF WAY WIDTH

T-1	T-6
N25°24'39"E, 21.80'	N89°21'05"W, 25.00'
N86°14'11"E, 93.89'	N00°38'55"E, 122.93'
T-2	T-7
N18°54'21"E, 23.89'	S83°56'26"E, 50.24'
T-3	T-8
N19°17'05"W, 97.80'	S00°39'23"W, 118.20'
T-4	T-9
N34°36'53"W, 111.88'	N89°21'05"W, 25.00'
T-5	T-10

The existing traveled surface is within the Right of Way of FRITILLARY LANE



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

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Richard L. Bath
O.T.C.O.N.
MAY 28, 1992
RICHARD L. BATH
No. 1899

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
APRIL 14, 1991 SHEET 2 OF 2

TAX LOT 300, 40-2E-16

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

SURVEY FOR: Sidney Ainsworth
Jack Davis
515 E. Main Street
Ashland, OR 97520

LOCATION: Southeast 1/4 of the Northwest 1/4 of Section 16 in Township 40 South, Range 2 East of the Willamette Meridian in Jackson County, Oregon

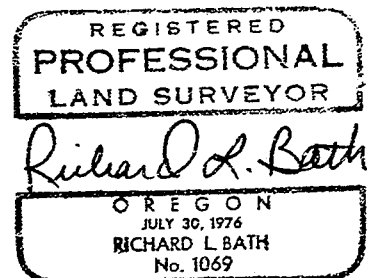
DATE: April 14, 1991

EQUIPMENT: Lietz SET-3
S/N 105857

PURPOSE: To survey, monument, and plat two parcels of land and a private road created by the Major Land Partition as approved by the Jackson County Planning Action No. 90-11-MJP.

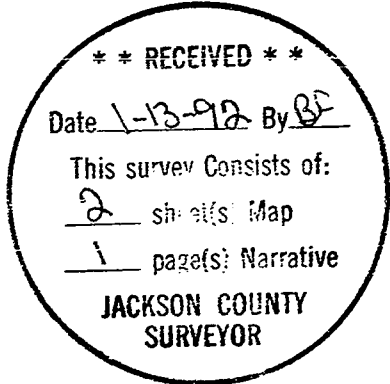
PROCEDURE: Existing monuments set per Survey Nos. 1617, 3849, 5255, and 7192 were used as a basis for control for the subject partition as shown on the attached partition plat. The internal parcel line was determined per client's request with the resulting acreage as shown. The road was built prior to it being surveyed with the resulting alignment as shown on the plat. Document Nos. 85-12636 and 90-05508, Official Records were review and used to control the outside boundary of the area being partitioned and also tax lot 402 south of the subject partition. The subdivision of Section 16 is as shown on the attached plat.

BASIS OF BEARING: The west boundary of Section 16 per Survey No. 5318



Tax Lot : 402E16 TL 300
File Ref.: 910414.MJP

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-2-1992 MAJOR LAND PARTITION

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 4th day of JUNE, 1991.

Connie Foland
PLANNING DIRECTOR

Planning Action Number: 90-11-MJP
40-2E-16, TAX LOT 300

JACKSON COUNTY SURVEYOR

EXAMINED AND APPROVED THIS 20 DAY OF May, 1991.

Verlyn Thomas
VERLYN THOMAS, COUNTY SURVEYOR

LOCATED IN
NW 1/4 OF SECTION 16
TWP 40 SOUTH, RANGE 2 EAST
WILLAMETTE MERIDIAN
JACKSON COUNTY, OREGON
FOR
SIDNEY AINSWORTH
&
JACK DAVIS

RECORDING:

FILED FOR RECORD THIS THE 13 DAY OF January 19 92
AT 1:58 O'CLOCK P.M., AND RECORDED AS PARTITION PLAT No. P-2-1992

OF "RECORD OF PARTITION PLAT" JACKSON COUNTY, OREGON.
Richard L. Bath
COUNTY CLERK DEPUTY

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FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR
AS NO. 12826

WATER RIGHTS STATEMENT:

SEE DOCUMENT No. 92-00895 OF THE
OFFICIAL RECORDS OF JACKSON COUNTY, OREGON

< DEDICATION >

KNOW ALL MEN BY THESE PRESENTS, that we, JACK DAVIS and SIDNEY AINSWORTH, as individuals, 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 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 included electrical and telephone which is to be located within the right-of-way of the private road access easement designated as "FRITILLARY LANE" and traverses over, across, and through that portion of Parcels No. 2 and the westerly portion of property described in deed recorded as No. 85-12636 of the Official Records in Jackson County, Oregon, as shown hereon. We further hereby declare that this road, "FRITILLARY LANE", is to be an access easement for the benefit of each parcel shown hereon, together with the tract as described in said deed recorded as No. 85-12636, Official Records. 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 23 day of May, 1991.

Jack Davis
Jack Davis

Sidney Ainsworth
Sidney Ainsworth

State of Oregon

County of Jackson }ss May 23 A.D., 1991

Personally appeared the above named Jack Davis and Sidney Ainsworth, as individuals, and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME:

Donna O'Grady
DONNA O'GRADY
NOTARY PUBLIC - OREGON
My Commission Expires 6-20-92

THE FOLLOWING STATEMENT IS A REQUIREMENT OF APPROVAL:

"This property, at the time of recording of the final plat, was not shown to be suitable for development because a sewage disposal system has not been approved for this property and because of a potential lack of domestic water and, therefore, will require, at a minimum, the provision of sewage disposal facilities and a domestic water supply prior to the issuance of building permits by the Jackson County Department of Planning and Development."

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

Richard L. Bath

TAX LOT 300, 40-2E-16

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 exterior and 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:

All that portion of the North half of the Southeast quarter of the Northwest quarter of Section 16 in Township 40 South, Range 2 East of the Willamette Meridian in Jackson County, Oregon, lying Southwesterly of the 100.0 foot wide strip of land as described in deed between H. C. Dollarhide et al, and the Oregon & California Railroad Company recorded May 14, 1887 in Volume 13, Page 604 of the Deed Records of Jackson County, Oregon.

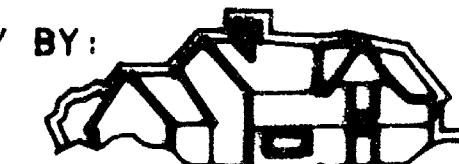
Subscribed and sworn to before me
this 13 day of May, 1991

Jamice D. McNabb
JAMICE D. McNABB
NOTARY PUBLIC - OREGON
My Commission Expires 2/27/92
Notary

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Richard L. Bath
OREGON
JULY 28, 1994
RICHARD L. BATH
No. 1069
Surveyor

RECEIVED
Date 1-13-92 By RF
This survey consists of:
2 sheets Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR

SURVEY BY:



Jackson County Title Division
Survey Department
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APRIL 14, 1991 SHEET 1 OF 2