12882

PARTITION PLAT NO. P-20-1992

A MAJOR LAND PARTITION OF A PORTION OF TAX LOT 300 located in DLC 42 & NW 1/4, Sec. 26, T 38 S., R. 3 W., W.M.

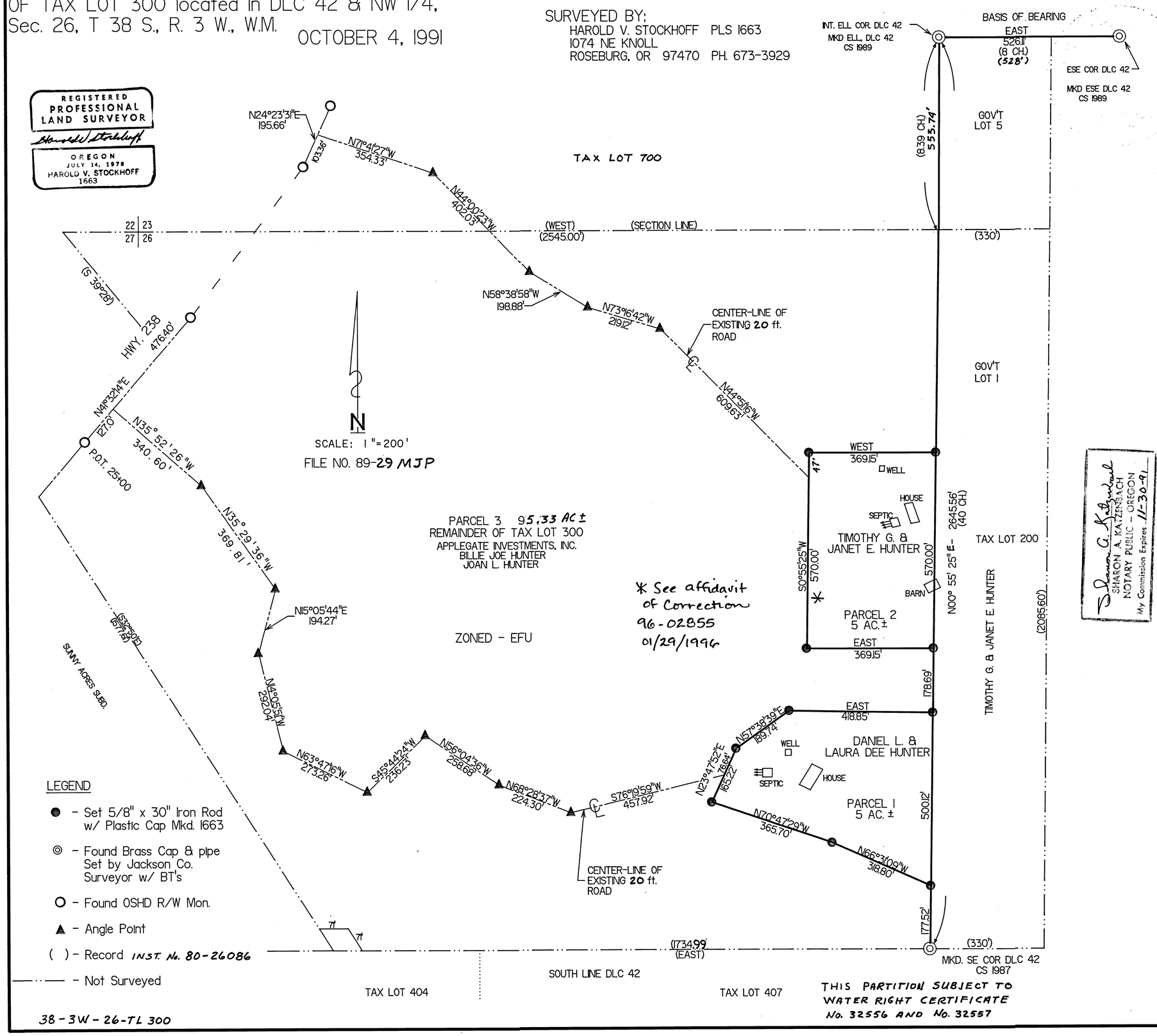
OCTOBER 4, 1991

SURVEYED FOR:
APPLEGATE INVESTMENTS INC.
7170 HWY 238
JACKSONVILLE, OR 97530

SURVEYED BY:
HAROLD V. STOCKHOFF PLS 1663
1074 NE KNOLL
ROSEBURG, OR 97470 PH. 673-3929

I certify this plat to be an EXACT COPY OF THE ORIGINAL.
Harold V. Stockhoff
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
Harold V. Stockhoff
OREGON
JULY 14, 1978
HAROLD V. STOCKHOFF
1663



LEGEND

- ● - Set 5/8" x 30" Iron Rod w/ Plastic Cap Mkd. 1663
- ◎ - Found Brass Cap & pipe Set by Jackson Co. Surveyor w/ BT's
- O - Found OSHD R/W Mon.
- ▲ - Angle Point
- ( ) - Record INST. No. 80-26086
- —·—·— - Not Surveyed

THIS PARTITION SUBJECT TO WATER RIGHT CERTIFICATE No. 32556 AND No. 32557

38-3W-26-TL 300

TAX LOT 300

Beginning at the South-Southeast corner of Donation Land Claim No. 42 in Township 38 South, Range 3 West of the Willamette Meridian in Jackson County, Oregon; thence North, along the East line of said Claim, 2085.60 feet to the North line of Section 26, said Township and Range; thence West, along said North line and the North line of Section 27, said Township and Range, 2545.00 feet, more or less, to the Northeast line of tract described in Volume 377, Page 503 of the Deed Records of Jackson County, Oregon; thence South 39° 28' East, along said line and the extension thereof, to the Southeasterly line of the Medford-Provolt Highway; thence Southwesterly, along said Southeasterly line, to the most Northerly corner of SUNNY ACRES SUBDIVISION in Jackson County, Oregon, according to the official plat thereof, now of record; thence South 32° 50' East, along the Northeasterly line of said Subdivision, 1577.61 feet to the South line of said Donation Land Claim No. 42; thence East, along said South line, 1734.99 feet to the point of beginning.

EXCEPTING THEREFROM the following:

Beginning at the most Easterly corner of SUNNY ACRES SUBDIVISION in Jackson County, Oregon, according to the official plat thereof, now of record, said corner being on the South boundary of Donation Land Claim No. 42 in Township 38 South, Range 3 West of the Willamette Meridian, Jackson County, Oregon; thence along the Northeasterly boundary of said subdivision North 32° 50' West 71.0 feet; thence South 89° 44' East 71.0 feet; thence South 32° 50' East 71.0 feet to said South claim boundary; thence along said claim boundary, North 89° 44' West 71.0 feet to point of beginning.

DECLARATION

Know all men by these presents, that we, Billie Joe Hunter and Joan J. Hunter, husband and wife, are the owners in fee simple of the lands designated hereon as Parcels 1, 2 and 3 and more particularly described in the Surveyor's Certificate and that we have caused the partitioning as shown hereon. We do hereby further declare that the boundaries of said parcels shall be configured as shown hereon, not withstanding any previous recordings.

IN WITNESS WHEREOF, we have set our hands and seals this 5 day of November, 1991

Billie Joe Hunter — Joan L. Hunter

STATE OF OREGON)
SS
County of Jackson)

November 5 A.D 1991

Personally appeared before the above named Billie Joe Hunter and Joan L. Hunter and acknowledge the foregoing instrument to be voluntary.

My commission expires 11-30-91

Before me: Sharon A. Katzenbach
Notary Public for Oregon

Sharon A. Katzenbach
SHARON A. KATZENBACH
NOTARY PUBLIC - OREGON
My Commission Expires 11-30-91

SURVEYORS CERTIFICATE

I, Harold V. Stockhoff, a Registered Land Surveyor of the state of Oregon, being first duly sworn, do hereby certify that I have correctly surveyed the tract of land as shown hereon and that I have correctly surveyed and marked with the proper monuments for Parcels 1 & 2 and that this plat is a correct representation of said tract and that the following is an accurate description of the perimeter of TAX LOT 300. AND TAX LOT 700 SHEET 2 of 2

APPROVALS:

Approved by the Jackson County Department of Planning and Development by Dick Converse

Date 2-26-92

Examined and approved this 26 day of February 1992

Vesta Thomas
Jackson County Surveyor

County Surveyor File No. 12882

RECORDER'S CERTIFICATE:

Filed for record this 26 day of February 1992 at 10:19 o'clock A.M. and recorded as Partition Plat No. P-20-1992 of the Records of partition plats of Jackson County, Oregon.

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Kathleen S. Beckett
County Clerk

Joy A. Ramirez
Deputy

SHEET 1 OF 2

12882

12882

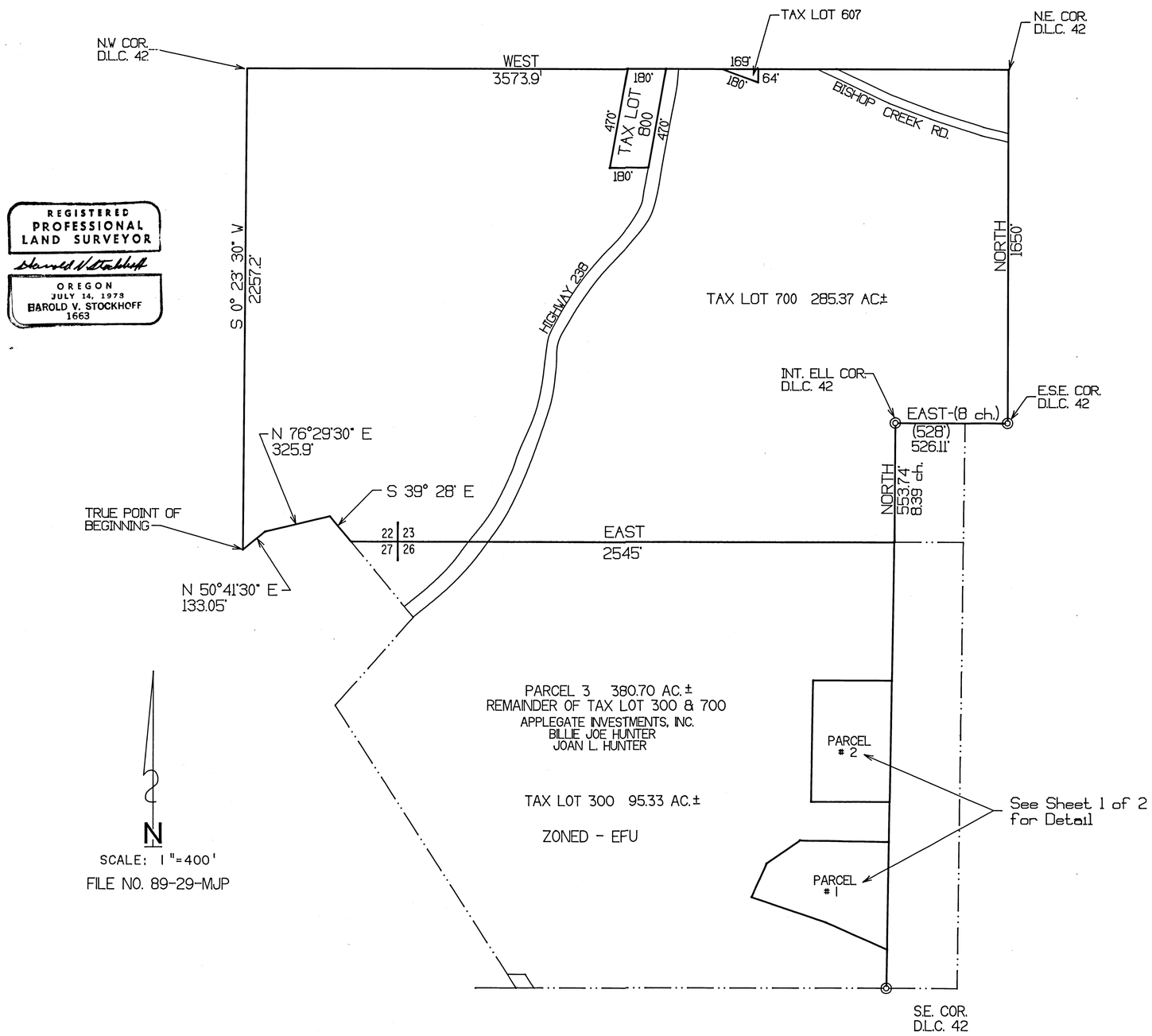
PARTITION PLAT NO. _____

A MAJOR LAND PARTITION OF A PORTION
OF TAX LOT 700 located in DLC 42,
Sec. 22 & Sec. 23, T 38 S., R. 3 W., W.M.

OCTOBER 4, 1991

I certify this plat to be an exact copy of the original
Harold V. Stockhoff
SURVEYOR

** RECEIVED **
Date 2-26-92 By BF
This survey Consists of:
2 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY SURVEYOR



TAX LOT 700

Commencing at the Southwest corner of Donation Land Claim No. 42, Township 38 South, Range 3 West, Willamette Meridian, Jackson County, Oregon; thence North 0° 23' 30" East, along the West boundary of said Donation Land Claim, 882.6 feet, to a 1" iron pipe, on the Northwesterly boundary of the Medford-Provolt State Secondary Highway No. 238; thence North 0° 23' 30" East, along said Donation Land Claim line, 1150.2 feet for the True Point of Beginning; thence North 50° 41' 30" East, 133.05 feet; thence North 76° 29' 30" East, 325.9 feet; thence South 39° 28' East, to a point on the South line of Section 22 IN said Township and Range; thence East along said South line and the South line of Section 23, in said Township and Range, 2545 feet, more or less to intersect the Easterly line of said Donation Land Claim No. 42; thence North, along said Easterly line, 8.39 chains (553.74 feet), more or less, to the interior ell corner of said claim; thence East, along said claim line 8.00 chains (528 feet), more or less, to the East-Southeast corner of said Donation Land Claim; thence North, along the East line of said claim, 25.00 chains (1650 feet), more or less, to the Northeast corner thereof; thence West, along the North line of said claim, 54.15 chains (3573.9 feet), more or less, to the Northwest corner thereof; thence South 0° 23' 30" West, along the West line of said claim, 2257.2 feet, more or less, to the True Point of Beginning.

EXCEPTING THEREFROM that portion lying within the boundaries of Oregon State Highway 238.

ALSO EXCEPTING THEREFROM the following:

Beginning at a point in the Northwest quarter of the Southwest quarter of Section 23, Township 38 South, Range 3 West, Willamette Meridian, Jackson County, Oregon, said point being the intersection of the North line of Donation Land Claim No. 42, said Township and Range, and the Westerly boundary of the Medford-Provolt State Secondary Highway No 238; thence Southwesterly, along said highway boundary, 470.0 feet; thence in a Southwesterly direction, parallel to said North line of said Donation Land Claim No. 42, a distance of 180.0 feet; thence Northeasterly, 470.0 feet, more or less, to a point on the North boundary of said Donation Land Claim No. 42, being 180.0 feet West of the point of beginning; thence East, along the North boundary of said Donation Land Claim No. 42, a distance of 180.0 feet, to the point of beginning.

ALSO EXCEPTING THEREFROM the following:

Commencing at the point of intersection of the North line of Donation Land Claim No. 42 in Section 23 of Township 38 South, Range 3 West, Willamette Meridian, Jackson County, Oregon, and the Easterly right of way line of State Highway 238 (Medford-Provolt Highway) in said Section 23; thence East along said North line of Donation Land Claim No. 42, a distance of 136 feet for the True Point of Beginning; thence continue East along said North line 169 feet; thence South, parallel with the East line of said Donation Land Claim No. 42, a distance of 64 feet; thence in a straight line Northwesterly, 180 feet, more or less, to the True Point of Beginning.

38-3W-23-TL 700

12882

SURVEY NO. 12882

SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

SURVEY FOR: Applegate Investments, Inc.
Billie Joe Hunter
Joan L. Hunter
7170 Hwy. 238
Jacksonville, Oregon 97530

LOCATION: N.W. 1/4, Sec 26 and the Southeasterly part of D.L.C. No. 42, Sec. 26, T.38 S., R.3W., W.M., Jackson County, Oregon.

PURPOSE: To survey and monument two 5 acre parcels in tax lot 300 in the NW 1/4, Sec. 26, T.38S., R.3W., W.M. and per instructions of File No. 89-2-M.J.P. Jackson County Department of Planning and Development.

PROCEDURE: Using a Lietz SET 4 5sec total station, traversed and tied all found corners and right-of-way monuments as shown on attached plat. Established lot lines of each 5 acre parcel from closed traverse lines. Located all improvements in each parcel from same traverse lines. Traversed center line of each 30 ft. wide existing easement roads and tied them to Hwy. 238 right-of-way monuments as shown on attached plat.

REFERENCES:
1. Tax Assessor Map 38-3W-26
2. James Bishop DLC No. 42 Field Notes and map as filed in Jackson County Surveyor's Office.
3. File No. 89-2-M.J.P. Jackson County Department of Planning and Development.

BASIS OF BEARING --- Int. Ell. Cor D.L.C. 42 to E.S.E. Cor D.L.C. 42 - East

DATE: November 3, 1991

* * RECEIVED * *
Date 2-26-92 By BS
This survey Consists of:
2 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
Harold V. Stockhoff
OREGON
JULY 14, 1978
HAROLD V. STOCKHOFF
1663

12882

96-02855

9:02 5.00 6.00 Sarv

AFFIDAVIT OF CORRECTION

I, Harold V. Stockhoff, being duly sworn, depose and say that I am the surveyor who surveyed the property as depicted, filed and recorded in C.S. 12882, Jackson County, Oregon Survey Records; and the following correction to said plat is necessary and is as follows:

1. Dimension on the East and West boundary of Parcel No. 2, partition plat No. P-20-1992 in the NW 1/4, Sec. 26, T38S, R3W, W.M. Jackson County, Oregon reads 570.00 ft., should read 590.00 ft.

The present fee owner of the property materially affected by said Affidavit is as follows:

Timothy G. Hunter
Janet E. Hunter
6955 Hwy. 238
Jacksonville, Oregon 97530

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Harold V. Stockhoff

OREGON
JULY 14, 1978
HAROLD V. STOCKHOFF
1663

EXPIRES 6-30-96

Harold V. Stockhoff
Harold V. Stockhoff
1074 N.E. Knoll
Roseburg, Oregon 97470
P.L.S. No. 1663

NOTARY CERTIFICATE

STATE OF OREGON)
) ss
COUNTY OF DOUGLAS)

Subscribed and sworn to before me this 23rd day of January, 19 96.

Lee Salter
NOTARY PUBLIC for the STATE OF OREGON

My Commission Expires 5-20-96

OFFICIAL SEAL
LEE SALTER
NOTARY PUBLIC - OREGON
COMMISSION NO. 015535
MY COMMISSION EXPIRES MAY 20, 1996

COUNTY SURVEYOR APPROVAL

I, Roger R. Roberts, Jackson County Surveyor, do hereby certify that said Affidavit of Correction for C.S. 12882 has been examined by me and that it complies with ORS 209.255.

Roger R. Roberts
Roger R. Roberts
Jackson County Surveyor

Jackson County, Oregon
Recorded
OFFICIAL RECORDS

9:02 JAN 29 1996 AM

Katherine D. Puckett
County Clerk