

PARTITION PLAT No. P-27-1992

MINOR LAND PARTITION Located in the West-Half and the SE1/4 of Section 34, T.38S., R.1W., W.M. JACKSON COUNTY, OREGON

MARCH 2, 1992

Survey for: Warren J. Ferguson, 1643 Anderson Crk. Road, Talent, Oregon 97540

Survey by: Kaiser Surveying, 19440 Highway 62, Eagle Point, Oregon 97524

SURVEYORS CERTIFICATE

I, Gary D. Kaiser, a duly registered professional land surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with proper monuments, the land represented on the attached Minor Land Partition map, the boundaries being described as follows:

Commencing at the Northwest corner of Donation Land Claim No. 67, Township 38 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon; thence along the South boundary of Claim No. 66, said Township and Range, North 89° 42' West, 1129.61 feet; thence South 8° 18' West, 30.00 feet to a 5/8" rebar with plastic cap found set on the Southerly right-of-way line of Anderson Creek Road at the Northwest corner of tract described in Instrument No. 79-04760 of the Official Records of said County for The Initial Point of Beginning; thence South 19° 42' 40" West, 372.66 feet to an angle point on the Westerly boundary of said tract; thence South 16° 08' 30" West, 554.94 feet (record = a more or less distance of 568 feet) to a 5/8" rebar with plastic cap found set for the Southwest corner of said tract; thence along the Southerly boundary of said tract and the Easterly projection thereof, North 79° 53' 11" East (record = North 79° 53' 38" East), 646.83 feet to a 5/8" rebar found set for the Southeast corner of parcel described in Instrument No. 88-02756 of said Official Records; thence South 43° 15' East, 92.73 feet to a point established on Survey No. 10215 as filed in the Jackson County Surveyors Office; thence South 27° 00' East, 148.60 feet to a point established on said survey; thence South 11° 00' East, 290.14 feet to a point established on said survey; thence along the Northerly boundary of tract described in Volume 591, Page 134 of the Deed Records of said County, West, 311.21 feet to a 5/8" rebar with plastic cap found set for the Northwest corner thereof; thence South, 581.46 feet to an angle point on the Westerly boundary of said tract; thence South 13° 15' East, 99.4 feet to an angle point on the Westerly boundary of said tract; thence South 35° 30' East, 62.04 feet to the most Southerly corner of said tract; thence North 50° 00' East, 387.00 feet to an angle point on the Southerly boundary of said tract; thence East, 535.60 feet to intersect the Westerly boundary of said Donation Land Claim No. 67; thence along said Claim boundary, South 0° 07' 57" West, a more or less distance of 344 feet to a 5/8" rebar found set for the Northeast corner of tract described in Instrument No. 75-00162 of said Official Records; thence North 89° 40' 20" West, 978.68 feet (record = North 89° 40' 17" West, 978.61 feet) to a 5/8" rebar found set for an angle point on the Northerly boundary of said tract; thence North 52° 48' 09" West (record = North 52° 48' 05" West), 250.00 feet to a 5/8" rebar found set for an angle point on the Northerly boundary of said tract; thence North 89° 40' 20" West, 991.67 feet (record = North 89° 40' 17" West, 991.55 feet) to the Southwest corner of tract described in Instrument No. 84-20794 of said Official Records; thence along the Westerly boundary of said tract, North 0° 30' 26" West (record = North 0° 30' 20" West) a more or less distance of 988 feet to intersect the Southeasterly right-of-way line of said Anderson Creek Road; thence Northeasterly along said road line, a more or less distance of 400 feet to intersect the Southwesterly boundary of tract described in Instrument No. 73-09104 of said Official Records; thence Southeasterly, a more or less distance of 100 feet to the most Southerly corner of said tract; thence along the Southeasterly boundary of said tract (being the Northwesterly bank of Anderson Creek), a more or less distance of 900 feet to a point which intersects a line running South 16° 08' 30" West from a point which bears North 89° 42' West, 98.00 feet from the initial point of beginning; thence along the Easterly boundary of said tract, North 16° 08' 30" East, a more or less distance of 120 feet to a 5/8" rebar with plastic cap set for the Northeast corner thereof; thence along the Southerly right-of-way line of said Anderson Creek Road, South 89° 42' East, 98.00 feet to The Initial Point of Beginning.

G. D. Kaiser, SURVEYOR

PROFESSIONAL LAND SURVEYOR

G. D. Kaiser

DECLARATION

Know all men by these presents, that we Warren J. Ferguson and Fern J. Ferguson, husband and wife, own the land shown hereon and that we have caused the same to be surveyed and partitioned into parcels as shown hereon, and we do hereby dedicate for the benefit of Parcel No. 2 the 25-foot wide ingress-egress easement across Parcel No. 1 as shown hereon and we also dedicate for the benefit of Parcel No. 2 the 18-foot wide irrigation pipeline easements "A" and "B" across Parcel No. 1 as shown hereon.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS AND SEALS.

Warren J. Ferguson, Fern J. Ferguson

STATE OF OREGON, COUNTY OF JACKSON

Personally appeared the above named Warren J. Ferguson and Fern J. Ferguson, husband and wife, and acknowledge the foregoing instrument to be their voluntary act and deed before me this 19th day of March, 1992.

NOTARY PUBLIC FOR STATE OF OREGON, MY COMMISSION EXPIRES: 3-24-93

L. COULTER, NOTARY PUBLIC - OREGON, My Commission Expires 2-24-93

APPROVALS

Approved by the Jackson County Department of Planning and Development [File No. 91-1-MP(EFU)]

BY: Dick Combes, DATE 3-24-92

Examined and approved this 19 day of March, 1992. Valery Showers, COUNTY SURVEYOR

WATER RIGHT STATEMENT

There are two private water rights on this property according to information furnished by the Jackson County/State of Oregon Water Masters Office, Rogue River Decree Certificate No. 16081 with a superseding Certificate No. 60562 and Rogue River Decree Certificate No. 16083. There is also a portion of this property being irrigated by Talent Irrigation District water.

RECORDERS CERTIFICATE

Filed for Record this 24 day of March, 1992 at 1:18 O'CLOCK, P.M., and Recorded as Partition Plat No. P-27-1992 of the Records of Jackson County, Oregon.

Kathleen S. Beckett, County Clerk; Glenda E. Bartlett, Deputy

Legend

- Fd. 5/8" Rebar (S.N. 4007)
Fd. monument as indicated
Fd. 5/8" Rebar (S.N. 5615)
Set 5/8"x 24" Rebar with plastic cap marked "KAISER RLS 803"
WC. Witness Corner
Dead Record or Recorded Survey Record Bearing and Distance

Scale: 1" = 200'

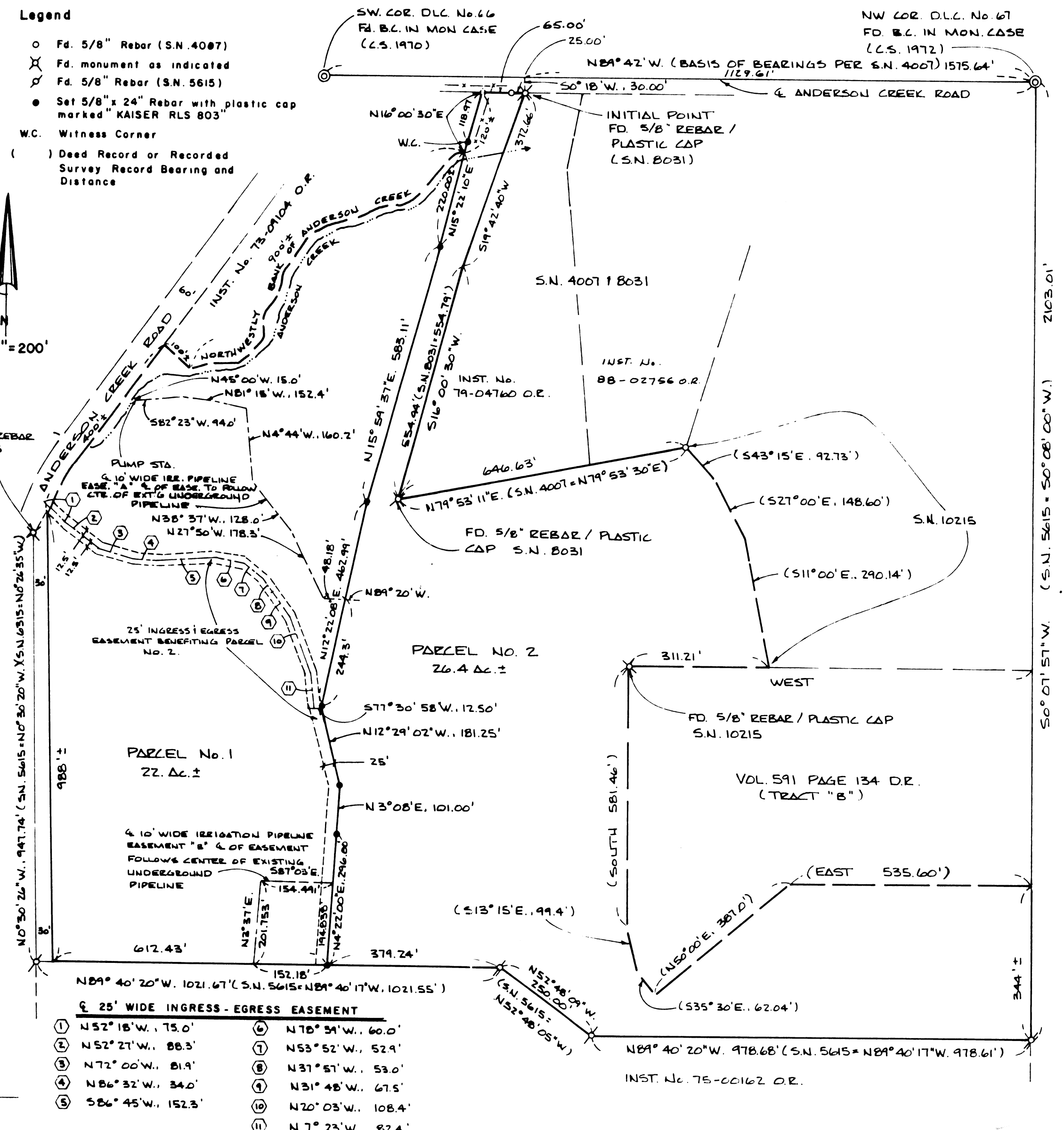
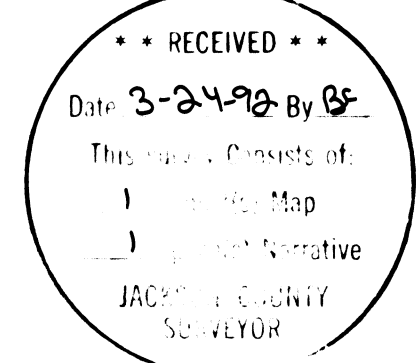


Table with 2 columns: (1) N52°18'W., 75.0', (2) N52°21'W., 88.3', (3) N72°00'W., 81.9', (4) N86°32'W., 34.0', (5) S86°45'W., 152.3', (6) N70°31'W., 60.0', (7) N53°52'W., 52.9', (8) N31°51'W., 53.0', (9) N31°48'W., 67.5', (10) N20°03'W., 108.4', (11) N7°23'W., 82.4'



PHOTOCOPY OF THE ORIGINAL PLAT, G. D. K.

County Surveyor File No. 12906

GARY D. KAISER
R.P.L.S. ORE. 803
C.W.R.E. ORE. 73

KAISER SURVEYING
19440 HIGHWAY 62
EAGLE POINT, OREGON 97524

PHONE
SHADY COVE (503) 878-3995
MEDFORD PHONE/FAX (503) 779-8040

SURVEY NO. 12906

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

SURVEY FOR: WARREN J. FERGUSON
1643 ANDERSON CREEK ROAD
TALENT, OREGON 97540

SURVEY BY: KAISER SURVEYING
19440 HIGHWAY 62
EAGLE POINT, OREGON 97524

LOCATION: West-half and SE $\frac{1}{4}$ of Section 34,
T. 38 S., R. 1 W., W.M., Jackson
County, Oregon.

BASIS OF BEARINGS: Filed Survey No. 4007 (Line between
the NW corner D.L.C. No. 67 and the
SW corner D.L.C. No. 66)

DATE: March 2, 1992

PURPOSE: To monument the new line being
created by approved Minor Land
Partition, County File No. 91-1-MP
(EFU). The tract being partitioned
is described in Inst. No. 84-20794
O.R..

Also to monument the most Easterly
boundary of tract described in Inst.
No. 73-09104 O.R..

Also to locate boundary control
necessary to compute the area of
Parcel Nos. 1 and 2.

Also to locate the existing driveway
and underground irrigation pipelines
across Parcel No. 1 to provide
easements benefitting Parcel No. 2.

PROCEDURE: Utilizing EDM equipment, ran a
closed loop traverse around the subject property tying found
monuments shown on the annexed map, the approximate
Northwesterly bank of Anderson Creek, the existing driveway
and the existing irrigation pipelines that require easements.

The boundary partitioning Parcel Nos. 1 and 2 was
located per planning staff approval and the clients approval.

**** RECEIVED ****
Date 3-24-92 By Bf
This survey Consists of:
1 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

G. D. Kaiser

OREGON
JULY 16, 1967
GARY D. KAISER
No. 803