

PARTITION PLAT NO. P-49-1992

A MAJOR LAND PARTITION

Located in D.L.C. No. 38 in the N.E. 1/4 of Sec. 28
T.38 S., R.3 W., W.M., Jackson County, Oregon.
Jackson County Planning No. 91-15-MJP.

*** SURVEYOR'S CERTIFICATE ***

I, LARRY J. FRIAR, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME, AND CONFORMS WITH THE REGULATIONS FOR PARTITIONS, AND REPRESENTS LAND, THE EXTERIOR OF WHICH BEING ACCURATELY DESCRIBED AS FOLLOWS:

Beginning at the Northeast corner of Donation Land Claim No. 38, Township 38 South, Range 3 West, Willamette Meridian, Jackson County, Oregon; thence South 00°20'50" West, 790.39 feet (rec. South 00°21' West, 791.50 feet); thence North 89°36'50" West, 526.22 feet (rec. North 89°35' West, 527.29 feet) to a 5/8 inch iron pin at the Southeast corner of the tract of land described in Document No. 90-31894, Official Records of Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the exterior boundary of said Tract, North 00°01'10" East, 416.44 feet to a 5/8 inch iron pin at the Northeast corner thereof said point being on a curve to the left having a radius of 288.20 feet and a central angle of 07°47'08"; thence along the arc of said curve, 39.16 feet (the long chord of which bears North 73°14'21" West, 39.13 feet to a 5/8 inch iron pin at the beginning of a curve to the left having a radius of 230.47 feet and a central angle of 49°01'42"; thence along the arc of said curve, 197.22 feet (the long chord of which bears South 78°21'15" West, 191.26 feet) to a 5/8 inch iron pin; thence South 53°50'24" West, 100.22 feet to a 5/8 inch iron pin at the beginning of a curve to the right having a radius of 439.29 feet and a central angle of 49°20'18"; thence along the arc of said curve, 378.28 feet (the long chord of which bears South 78°30'33" West, 366.70 feet) to a 5/8 inch iron pin at the Northwest corner of said Tract; thence South 00°00'07" West, 252.45 feet to a 5/8 inch iron pin at the Southwest corner of said Tract; thence South 89°36'50" East, 172.67 feet (rec. 172.85 feet) to a 5/8 inch iron pin at the Northwest corner of that Tract described in Document No. 91-11353, said Official Records; thence along the exterior of said Tract, South 00°00'47" West, 755.79 feet to a 5/8 inch iron pin at the Southwest corner of said Tract; thence South 89°36'13" East, 288.30 feet to a 5/8 inch iron pin at the Southeast corner of said Tract; thence North 00°00'47" East, 755.84 feet to a 5/8 inch iron pin at the Northeast corner of said Tract; said point also being on the South line of the aforesaid Tract described in Document No. 90-31894, said Official Records; thence along said South line, South 89°36'50" East, 203.96 feet to the INITIAL POINT OF BEGINNING.

- (A) $\angle = 07^{\circ}47'08''$ L=39.16 R=288.20
LC=N73°14'21"W 39.13
- (B) $\angle = 49^{\circ}01'42''$ L=197.22 R=230.47
LC=S78°21'15"W 191.26
- (C) $\angle = 49^{\circ}20'18''$ L=378.28 R=439.29
LC=S78°30'33"W 366.70
- (D) $\angle = 01^{\circ}42'55''$ L=13.15 R=439.29
LC=S54°41'51"W 13.15
- (E) $\angle = 47^{\circ}37'23''$ L=365.13 R=439.29
LC=S79°22'00"W 354.71

SURVEY FOR: Steven Parks & David Bahia
13535 Pawnee Road, #4
Apple Valley, CA 92308

SURVEY BY: L.J. Friar & Associates, P.C.
Consulting Land Surveyors
304 South Holly Street
Medford, Oregon 97501
Phone: (503) 772-2782

- LEGEND:
- ⊙ = Found County Surveyor's Brass capped monument and accessories.
 - △ = Found 5/8" iron pin Geodetic station.
 - = Found 5/8" iron pin per RS 4282, 4501, 5857 & 8689.
 - = Set 5/8" x 30" iron pin with plastic cap mkd. FRIAR PLS 961.
 - () = Record data per Doc. #90-31894, ORJCO.
 - (()) = Record data per Doc. #91-11353, ORJCO.
- ORJCO = Official Records of Jackson County, Oregon.

BASIS OF BEARINGS: Survey No. 4501.

DATE: January 8, 1992 SCALE: 1" = 100'

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Larry J. Friar

OREGON
JULY 16, 1971
LARRY J. FRIAR
961

** RECEIVED **

Date 4-24-92 by BF

This survey consists of:

sheet(s) Map

page(s) Narrative

JACKSON COUNTY
SURVEYOR

This property, at the time of final map recording, was not shown to be suitable for development because of a potential lack of domestic water.

This above statement placed on this Plat as required by the Jackson County Department of Planning and Development.

APPROVALS

Approved by the JACKSON COUNTY PLANNING DEPARTMENT:

By: Deborah Rodriguez Date: February 20, 1992

Approved by the JACKSON COUNTY SURVEYOR:

By: Deborah Thomas Date: Jan. 15, 1992

RECORDER'S CERTIFICATE

Filed for record this 24 day of April, 1992, at 11:12 o'clock A.M., and recorded as Partition Plat No. P-49-1992 of the records of Jackson County, Oregon.

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Kathleen J. Beckett County Clerk
Joe A. Ramirez Deputy

County Surveyor File No. 12956

There are no water rights appurtenant to this Partition.

DECLARATION

Know all men by these presents that we, Steven E. Parks and David M. Bahia, are the owners in fee simple of the land shown on this Partition Plat, more particularly described in the Surveyor's Certificate, and have caused the same to be partitioned into the parcels as shown on the Partition Plat.

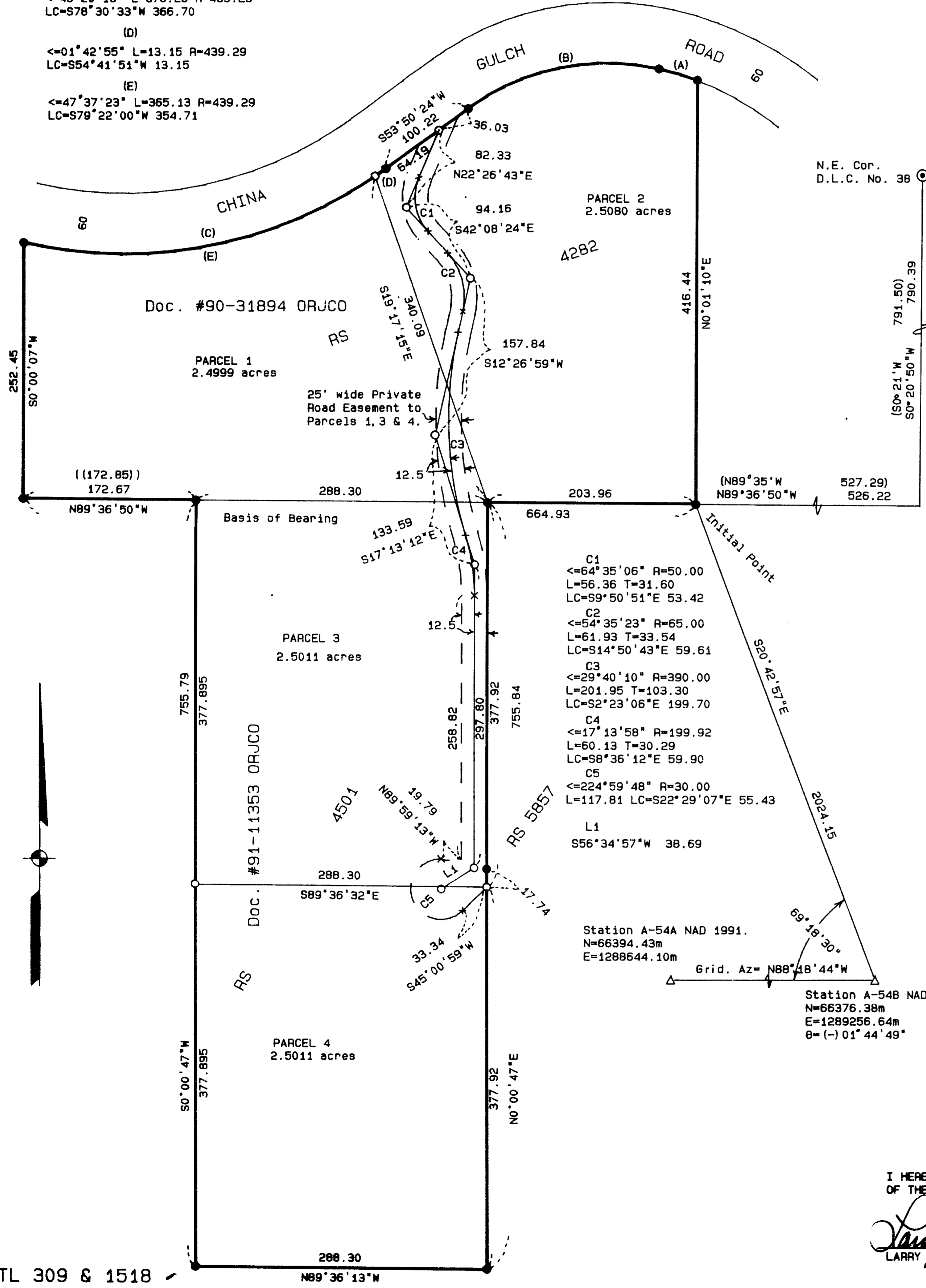
Steven E. Parks David M. Bahia

STATE OF OREGON CALIFORNIA) ss.
COUNTY OF JACKSON SAN BERNARDINO

PERSONALLY appeared the above named Steven E. Parks and David M. Bahia and acknowledged the foregoing instrument to be their voluntary act and deed on this 16th day of MARCH, 1992

Before me: Kathleen J. Beckett
Notary Public of Oregon, California

OFFICIAL SEAL
KATHLEEN JENSEN
NOTARY PUBLIC CALIFORNIA
PRINCIPAL OFFICE IN
SAN BERNARDINO COUNTY
My Commission Expires April 10, 1992



I HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

Larry J. Friar
LARRY J. FRIAR

SURVEY NO. 12956

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

SURVEY FOR: Steven Parks & David Bahia
13535 Pawnee Road, #4
Apple Valley, CA 92308

LOCATION: A portion of D.L.C. No. 38 situated in the N.E.
1/4 of Sec. 28, T.38 S., R.3 W., W.M., Jackson
County, Oregon.

PURPOSE: To survey and monument the corners of four parcels
and a Private Road Easement created through a Major
Land Partition. See Jackson County Planning File
No. 91-15-MJP.

PROCEDURE: Ran a closed traverse through found Geodetic
stations and through found deed monuments set by
Survey Nos. 4282, 4501 and 8689. These found
monuments were found in harmony with the above
Surveys and were held as the exterior of this
Partition. Monumented the PI's of the as-built
Private Road and calculated the centerline.
Calculated and monumented the corners of the four
parcels. Monuments found as well as those set are
as shown on the attached Plat.

BASIS OF BEARING: Survey No. 4501

DATE: January 8, 1992

T38S R3W SEC28 TL309 & 1518

Larry J. Friar, PLS 961
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