

# PARTITION PLAT NO. P-54-1992

A MINOR LAND PARTITION LOCATED in the SE & SW 1/4 of Section 30, T. 40 S., R. 2 E., W.M.  
Jackson County, Oregon  
April 22, 1992

**SURVEYED FOR:** *Philip Thomas*  
1257 Statyoun Blvd. #226  
Ashland, Oregon 97520

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

### DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that I, Philip Thomas am the owner in fee simple of the lands as shown hereon and as described in the Surveyor's Certificate, and that I have caused the partitioning as shown hereon.

*Philip Thomas*  
Philip Thomas

STATE OF OREGON ) ss  
County of Jackson ) April 27 A.D. 1992

*Todd Clark*  
TODD B. CLARK  
NOTARY PUBLIC - OREGON  
My Commission Expires March 18, 1994

Before me:

### RECORDER'S CERTIFICATE

Filed for record this 1 day of May, 1992, at 8:55 o'clock P.m.

and recorded as Partition Plat No. P-54-1992 of the records of Jackson County,

Oregon, Index Volume 3 Page 54

*Kathleen S. Burkett* County Clerk  
*Joy A. Denton* Deputy

County Surveyor File No. 12971

There are no water rights appurtenant to this property.

### SURVEYOR'S CERTIFICATE

I, David A. Edwards, a Registered Professional Land Surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with proper monuments as provided by law, the boundary between Parcels 1 and 2, as shown hereon, and that this plat is a correct representation of said Parcels and that the following is an accurate description of the boundaries of the parent tract:

Beginning at the INITIAL POINT which is a 2 inch diameter iron pipe with brass cap marking the South one-quarter corner of Section 30, Township 40 South, Range 2 East, Willamette Meridian, Jackson County, Oregon; thence South 87° 05' 50" East 1306.96 feet to the SE corner described in Document Number 86-17925, Official Records for said County and State; thence North 0° 31' 27" West 6211.4 feet to the Northeast corner of said tract; thence North 84° 09' 12" West 2532.67 feet to the Northwest corner of said tract; thence South 0° 24' 05" West 22.044 feet, a distance of 22.04 feet; South 4° 46' 19" East 54.96 feet; along the arc of a 188.05 foot radius curve to the right, (the long chord bears South 2° 40' 33" West 48.75 feet), a distance of 48.89 feet; South 10° 07' 26" West 21.69 feet; along the arc of a 1315.90 foot radius curve to the left, (the long chord bears South 6° 58' 01" West 144.986 feet), a distance of 145.01 feet; South 3° 48' 36" West 88.58 feet; along the arc of a 74.47 foot radius curve to the right, (the long chord bears South 13° 08' 52" West 24.166 feet), a distance of 24.27 feet; South 22° 29' 08" West 95.54 feet; along the arc of a 92.73 foot radius curve to the right, (the long chord bears South 43° 20' 19" West 66.02 feet), a distance of 67.50 feet; South 64° 11' 28" West 99.45 feet; along the arc of an 889.06 foot radius curve to the right, (the long chord bears South 66° 54' 26" West 84.265 feet), a distance of 84.30 feet; South 63° 37' 25" West 319.06 feet; along the arc of a 577.11 foot radius curve to the right, (the long chord bears South 72° 00' 28" West 48.015 feet), a distance of 48.03 feet; South 74° 23' 31" West 139.90 feet; along the arc of a 539.15 foot radius curve to the left, (the long chord bears South 69° 33' 58" West 90.717 feet), a distance of 90.82 feet to a point on the South line of said Section 30; thence leaving said Westerly line of tract described in Document Number 86-17925 South 89° 56' 01" East 2063.95 feet to the INITIAL POINT.

*David A. Edwards*  
Surveyor

REGISTERED PROFESSIONAL LAND SURVEYOR  
*David A. Edwards*  
OREGON  
DAVID A. EDWARDS  
7339

I certify this plat to be an exact photocopy of the original.  
*David A. Edwards*  
SURVEYOR

### LEGEND

- Indicates 5/8" diam. I. Pin w/ plastic cap mkd. "WEAVER-LS 1679" fd. per R.S.N. 10474 unless otherwise noted.
  - Indicates 5/8" x 24" steel pin w/ red plastic cap mkd. "D.A. EDWARDS-LS 2339" set.
  - ( ) Denotes Record Data per R.S.N. 10474.
- R.S.N. = Recorded Survey Number      SCALE: 1" = 200'
- BASIS OF BEARINGS: R.S.N. 10474 as shown.

### LINE & CURVE DATA TABLE

No.	"C" If curve	Chord or Line Bearing	Chord or Line Distance	R	L	Δ
1	C	S. 0° 24' 05" W.	22.044'	122.24'	22.08'	10° 20' 48"
2	C	S. 4° 46' 19" E.	54.96'	188.05'	23.05'	7° 01' 20"
3	C	S. 1° 15' 39" E.	23.03'	188.05'	25.84'	7° 52' 25"
4	C	S. 6° 11' 14" W.	25.82'	21.69'	144.986'	6° 18' 50"
5	C	S. 10° 07' 26" W.	21.69'	1315.90'	145.01'	6° 18' 50"
6	C	S. 6° 58' 01" W.	144.986'	68.58'	74.47'	18° 40' 32"
7	C	S. 3° 48' 36" W.	88.58'	92.73'	24.27'	18° 40' 32"
8	C	S. 13° 08' 52" W.	24.166'	95.54'	66.02'	41° 42' 20"
9	C	S. 22° 29' 08" W.	95.54'	99.45'	67.50'	41° 42' 20"
10	C	S. 43° 20' 19" W.	66.02'	84.265'	84.30'	5° 25' 57"
11	C	S. 64° 11' 28" W.	99.45'	319.06'	319.06'	4° 46' 06"
12	C	S. 66° 54' 26" W.	84.265'	577.11'	48.03'	4° 46' 06"
13	C	S. 69° 37' 25" W.	319.06'	48.015'	139.90'	9° 39' 07"
14	C	S. 72° 00' 28" W.	48.015'	90.717'	90.717'	14° 53' 45"
15	C	S. 74° 23' 31" W.	139.90'	48.75'	48.75'	
16	C	S. 69° 33' 58" W.	90.717'			
17	C	S. 2° 40' 33" W.	48.75'			

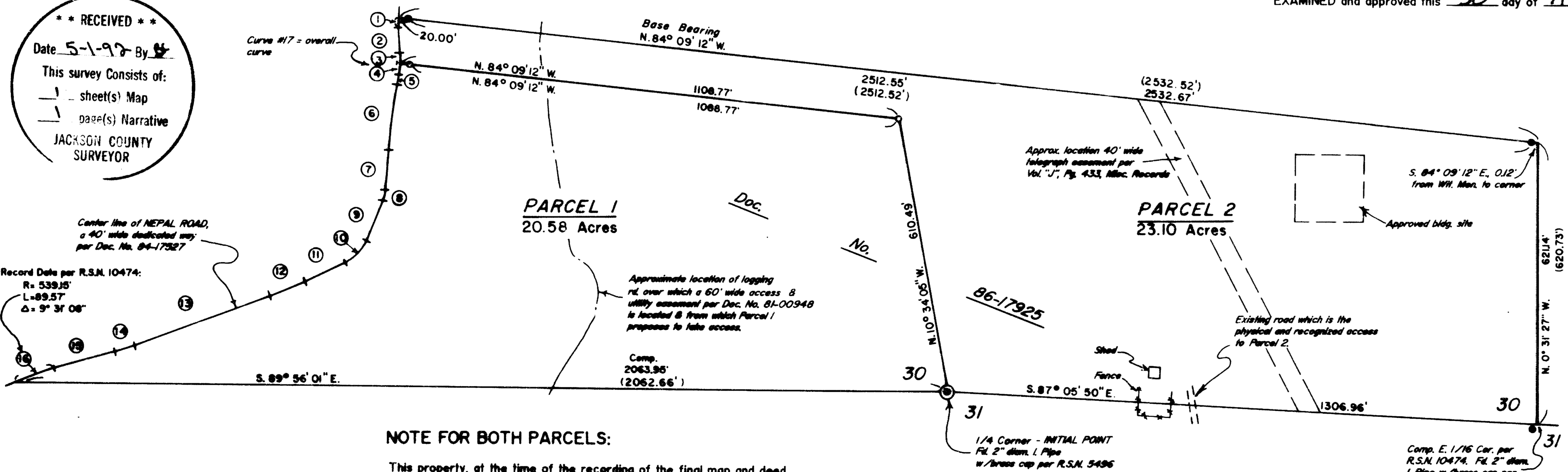
### APPROVALS - 91-34-MP

Approved by the Jackson County Department of Planning and Development.

By *Dody Tolbert* Date 4-30-92

EXAMINED and approved this 30 day of April, 1992. *Vernon Thomas*  
Jackson County Surveyor

**\*\* RECEIVED \*\***  
Date 5-1-92 By [Signature]  
This survey consists of:  
- 1 sheet(s) Map  
- 1 base(s) Narrative  
JACKSON COUNTY SURVEYOR



**NOTE FOR BOTH PARCELS:**  
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 leak of domestic water.

# 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

12971

SURVEY NUMBER

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

**SURVEY FOR:** Philip Thomas  
1257 Siskiyou Blvd. #226  
Ashland, Oregon 97520

**LOCATION:** In the SE and SW 1/4's, Section 30, T. 40 S.,  
R. 2 E., W.M., Jackson County, Oregon.

**PURPOSE:** Minor Land Partition; Planning Dept. File No.  
91-34-MP. To locate and monument the new  
boundary dividing Parcels 1 and 2 as shown on  
the accompanying plat and to prepare and record  
said plat in order to create said Parcels.

**PROCEDURE:** The control for this survey was done in  
conjunction with control done for a survey in  
progress which will partition tax lot 2200.  
Monuments of record per R.S.N. 10474 were tied  
into at the SW and SE corners of said tax lot  
2200 in addition to the monuments shown on the  
attached plat. Several different bearing bases  
were computed with that shown on this survey  
providing the best fit among all monuments. The  
found monuments fit together very well with the  
exception of the I. Pipe reportedly set for the  
East 1/16 corner on the south Section line.  
This pipe appears to be set out of position and  
was not used for control. The deed which  
created the parent tract follow the center line  
of Nepal Rd. The pin near the NW corner of the  
property was held for position and record data  
was computed along said center line, except for  
the last call North of and into the Section  
line, where the record bearing from the found  
1/4 corner was used to force a closure.  
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:** North line of parent tract per R.S.N. 10474.

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

**DATE COMPLETED:** April 22, 1992

\*\* RECEIVED \*\*  
Date 5-1-92 By BF  
This survey Consists of:  
1 sheet(s) Map  
1 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*David A. Edwards*  
OREGON  
JULY 26, 1988  
DAVID A. EDWARDS  
2339