

SURVEY FOR: Cornelius Coumas  
1431 W. North Market Blvd. #4  
Sacramento, CA 95834

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

# PARTITION PLAT NO. P-73-1992

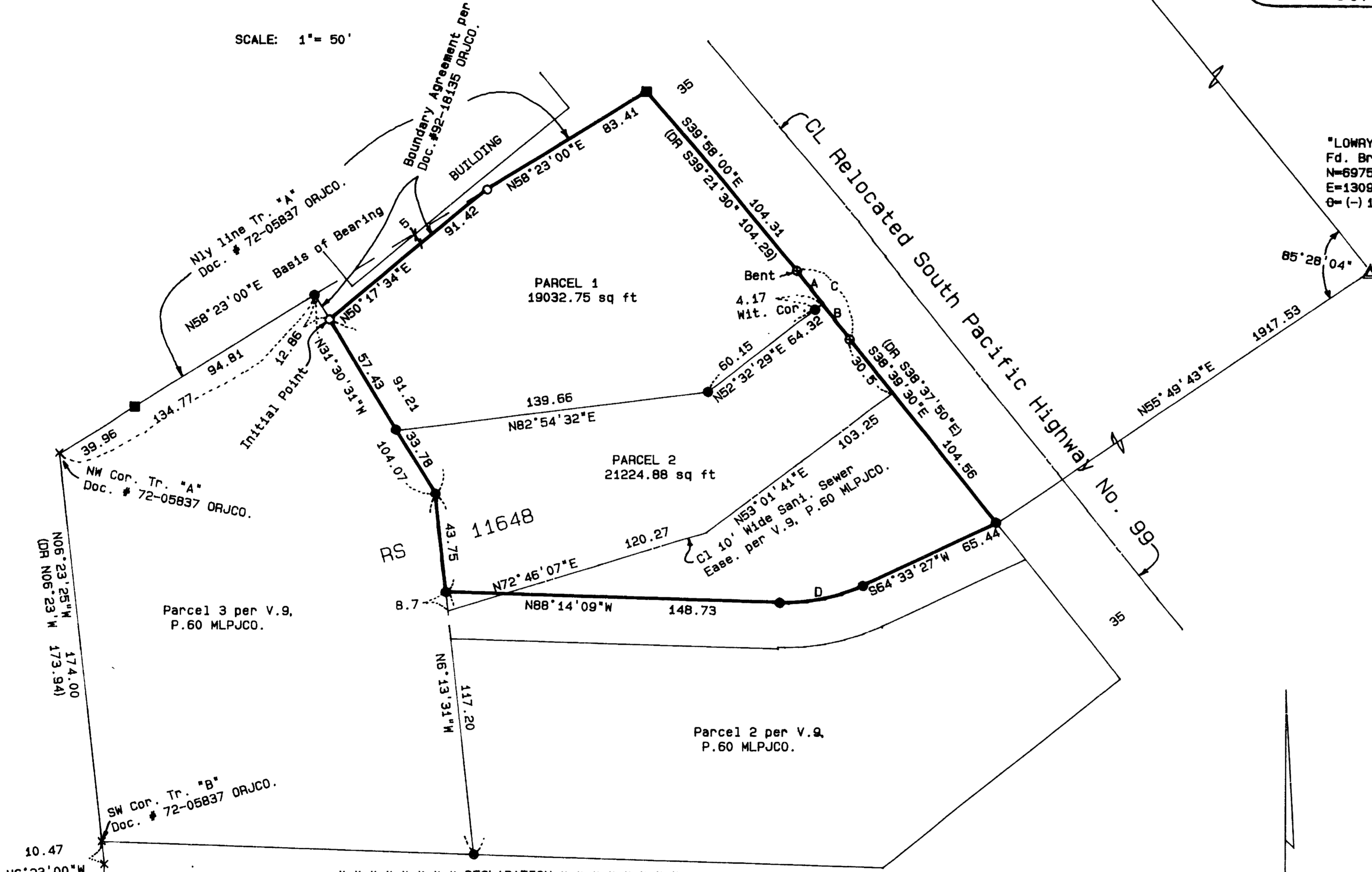
MINOR LAND PARTITION  
A portion of D.L.C. No. 42 in the N.W. 1/4 of  
Sec. 15, T.38 S., R.1 W., W.M., City of Phoenix,  
Jackson County, Oregon

\*\*\*\*\* SURVEYOR'S CERTIFICATE \*\*\*\*\*

- LEGEND:
- ⊙ - Found County Surveyor's Brass capped monument and accessories.
  - - Found 3/4" iron pin per RS 4824.
  - ⊕ - Found 5/8" iron pin per O.S.H.D.
  - - Found 5/8" iron pin with plastic cap mkd. FRIAR PLS 961 per RS 11648.
  - - Set 5/8" x 30" iron pin with plastic cap mkd. L.J. FRIAR & ASSOCIATES.

(DR) - Record data per Doc. # 72-05837, ORJCO.  
ORJCO - Official Records of Jackson County, Oregon.  
MLPJCO - Minor Land Partitions of Jackson County, Oregon.  
BASIS OF BEARINGS: Survey No. 4824.

DATE: June 15, 1992 SCALE: 1" = 50'



REGISTERED PROFESSIONAL LAND SURVEYOR  
*Larry J. Friar*  
LARRY J. FRIAR  
961

\*LOWRY\* NAD 1983  
Fd. Brass Disk  
N=69759.198  
E=1309987.392  
Q=(-)1°34'33"

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:

Commencing at the Northwest corner of Donation Land Claim No. 43 in Section 15, Township 38 South, Range 1 West, Willamette Meridian, Jackson County, Oregon; thence along the North line of said Donation Land Claim No. 43, North 89°56' East, 841.43 feet; thence North 01°41' East, 125.94 feet; thence North 06°23' West, 10.47 feet to the Southwest corner of that tract of land described as Tract B in Document No. 72-05837, Official Records of Jackson County, Oregon; thence along the Westerly line of said Tract B, North 06°23' West, 174.00 feet (rec. North 06°23' West, 173.94 feet) to the Northwest corner of that tract described as Tract A in Document No. 72-05837, said Official Records; thence thence along the Northerly line of said Tract A, North 58°23'00" East, 134.77 feet to a 5/8 inch iron pin at the point of beginning of that tract of land described in Document No. 92-18136, said Official Records; thence along the Southwesterly line of said tract, South 31°30'31" East, 12.86 feet to a 5/8 inch iron pin and the Initial Point of Beginning; thence along the Southeastern line of said tract, North 50°17'34" East, 91.42 feet to the aforesaid Northerly line; thence along said Northerly line North 58°23'00" East, 83.41 feet to a 3/4 inch iron pin on the Southwesterly right-of-way of relocated South Pacific Highway No. 99; thence along said Highway line on a spiral curve, the chord of which bears South 39°58'00" East, 104.31 feet (rec. South 39°21'30" East, 104.29 feet) to a 5/8 inch iron pin at the beginning of a curve having a radius of 11424.16 feet and a central angle of 00°11'34"; thence along the arc of said curve 38.42 feet (the long chord of which bears South 37°22'08" East, 38.42 feet (rec. South 39°02' East, 38.51 feet)) to a 5/8 inch iron pin; thence along a spiral curve, the chord of which bears South 38°39'30" East (rec. South 38°37'50" East), 104.56 feet to a 5/8 inch iron pin; thence leaving said Highway line, South 64°33'27" West, 65.44 feet to a 5/8 inch iron pin at the beginning a curve to the right having a radius of 80.00 feet and a central angle of 27°12'24"; thence along the arc of said curve, 37.99 feet (the long chord of which bears South 78°09'39" West, 37.63 feet) to a 5/8 inch iron pin; thence North 88°14'09" West, 148.73 feet to a 5/8 inch iron pin; thence North 06°13'31" West, 43.75 feet to a 5/8 inch iron pin; thence North 31°30'31" West, 91.21 feet to the Initial Point of Beginning.

*Larry J. Friar*  
SURVEYOR

\*\*\*\*\* APPROVALS \*\*\*\*\*

APPROVED by the City of Phoenix Planning Department.  
By: *Paul Hopker* Date: June 19, 1992  
Paul Hopker, City Planner

Approved by the Jackson County Surveyor's Office:  
By: *Verlyn Thomas* Date: June 30, 1992  
Verlyn Thomas, Jackson County Surveyor

\*\*\*\*\* RECORDER'S CERTIFICATE \*\*\*\*\*

Filed for record this 30 day of June, 1992 at  
9:30 o'clock A.M., and recorded as Partition Plat No. P-73-1992  
of the records of Jackson County, Oregon.  
Index Volume 3 Page 73  
*Kathleen S. Bickett* *Glenda E. Bartlett*  
County Clerk Deputy

County Surveyor File No. 13052

\*\*\*\*\* WATER RIGHTS STATEMENT \*\*\*\*\*

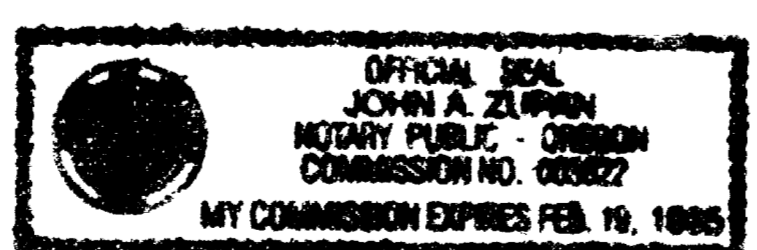
A water right may exist on this property, but the information available is inadequate to determine the exact location of the water right, according to information from the Jackson County Watermaster's Office.

\*\*\*\*\* DECLARATION \*\*\*\*\*  
Know all men by these presents that we, Cornelius Coumas and Janet A. Coumas, husband and wife, 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 hereon.

*Cornelius Coumas Janet A. Coumas*  
Cornelius Coumas Janet A. Coumas

STATE OF OREGON ) ss.  
COUNTY OF JACKSON )  
PERSONALLY appeared the above named Cornelius Coumas and Janet A. Coumas, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed on this 29 day of June, 1992.

Before me: *John A. Zippin*  
Notary Public in Oregon



RECEIVED  
Date 6-30-92 by BF  
This survey consists of:  
- 1 sheets Map  
- 1 sheet Narrative  
JACKSON COUNTY SURVEYOR

CURVE DATA TABLE				
NO.	DELTA	RADIUS	LENGTH	LONG CHORD / COURSE
A	0°05'36"	11424.16	18.61	S37°25'08"E 18.61
B	0°05'58"	11424.16	19.81	S37°19'21"E 19.81
C	0°11'34"	11424.16	38.42	S37°22'08"E 38.42 (S39°02'E 38.51)
D	27°12'24"	80.00	37.99	S78°09'39"W 37.63

I HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.  
*Larry J. Friar*  
SURVEYOR

SURVEY NO. 13052

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

**SURVEY FOR:** Cornelius Coumas  
1431 W. North Market Blvd. #4  
Sacramento, CA 95834

**LOCATION:** A portion of N.W. 1/4 of Sec. 15, T.38 S., R.1 W.,  
W.M., City of Phoenix, Jackson County, Oregon.

**PURPOSE:** To survey and monument the corners of two parcels  
created through a Minor Land Partition.

**PROCEDURE:** The exterior of this Partition and the two new  
Parcels were monumented by this office during  
Survey No. 11648, which also discovered an  
encroachment on the Northerly line, which affected  
Parcel 1. A Boundary line agreement was recorded in  
1992 and the new boundary lines were monumented as  
shown on the attached Plat. A geodetic tie was made  
as shown.

**BASIS OF BEARING:** Survey No. 4824

**DATE:** June 17, 1992

**T38S R1W SEC15B TL2929**

Larry J. Friar, PLS 961  
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