

Minor Land Partition PARTITION PLAT No. P-82-1992

Located in the South-Half of the Northwest Quarter of Section 11, Twp. 36 S., R.2W., W.M.
Jackson County, Oregon.

Survey for
Dale F. Keller & Janet M. Keller

Survey by
Boyd Surveyors
108 Mistletoe St.
Medford, Oregon
97501

Date
July 30, 1992

SURVEYOR'S CERTIFICATE:

State of Oregon)) ss
County of Jackson)

I, Mark E. Boyden, a registered Professional Land Surveyor in the State of Oregon, do hereby certify to the best of my professional knowledge, information and belief that the monumented division line has been correctly surveyed and marked with proper monuments, as provided by law and that this plat is a correct representation of said survey and record boundaries to enclose the parcels, and the following is an overall boundary description of the parcels:

Commencing at a brass cap monument set by the County Surveyor for the Northwest corner of Government Lot No. 14, Section 11, Township 36 South, Range 2 West of the Willamette Meridian in Jackson County, Oregon (said brass cap also marks the Northeast corner of Donation Land Claim No. 40, an abandoned claim); thence East, 398.85 feet; thence South 208.24 feet to a 5/8" x 30" rebar with red plastic cap set for the initial point of beginning; thence North 260' 16" 04" West, a more-or-less distance of 30 feet to intersect the North boundary of tract described in Instrument No. 90-14846 of the Official Records of said County for the TRUE POINT OF BEGINNING; thence Westerly a more-or-less distance of 387 feet to the Northwest corner of said tract; thence Southerly along the West boundary of said tract a more-or-less distance of 1285 feet to a point (from which the North boundary of Donation Land Claim No. 42 bears South, 1303.2 feet); thence Easterly, parallel with the North boundary of said Claim No. 42, for a distance of 1337 feet; thence Northerly, parallel with the West boundary of said tract a more-or-less distance of 1280 feet to intersect the North boundary of Government Lot No. 3 of said Section 11; thence Westerly a more-or-less distance of 515 feet to the Northwest corner of said Government Lot No. 3; thence Westerly parallel with the North boundary of Government Lot Nos. 13 and 14 of said Section 11, a more-or-less distance of 435 feet to the TRUE POINT OF BEGINNING.

RECORDS:

Filed for record this 14 day of August, 1992
at 2:43 O'CLOCK P.M. and recorded as Partition Plat
No. P-82-1992 of the Records of Jackson County,
Oregon. Index Volume 3, Page 82.

Kathleen S. Beckett
County Clerk

Robert Kelley
Deputy

County Surveyor's File No. 13109

APPROVALS:

Approved by the Jackson County Department of Planning
and Development Kerry Lay Planning
Director. File No. 92-7-V/92-33-MP.

BY: Dale Conner

Examined and approved by the Jackson County Surveyor
this 14 day of August, 1992.

Mark E. Boyden
County Surveyor

WATER RIGHTS STATEMENT:

There are no water rights appurtenant to the property.

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, Dale F. Keller and Janet M. Keller, husband and wife, are the fee simple owners of the lands thereon described, and that we have partitioned the same into parcels as shown hereon and size of the parcels and the lengths of all lines are plainly set forth, and that this plat is a correct representation of the Partition.

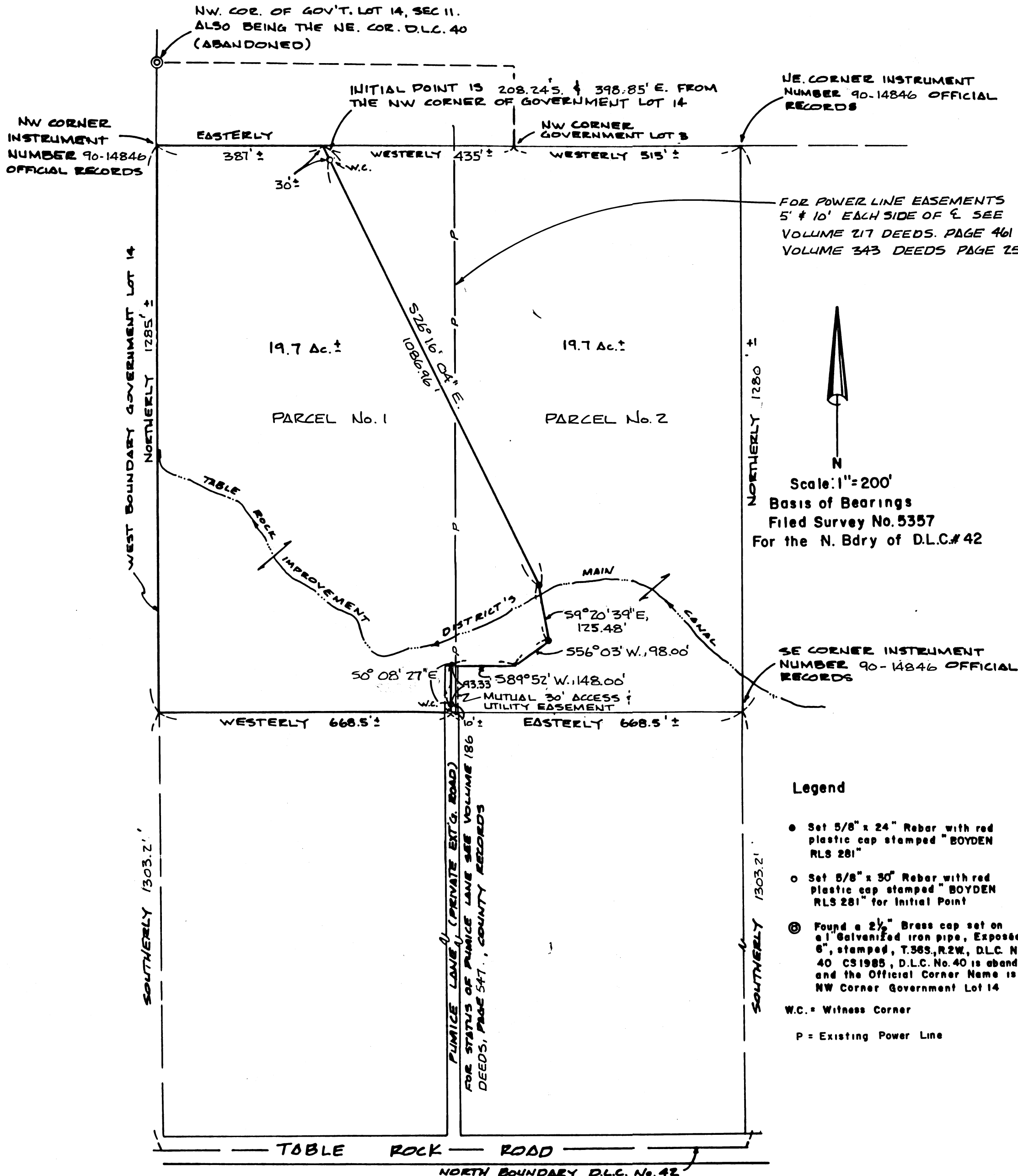
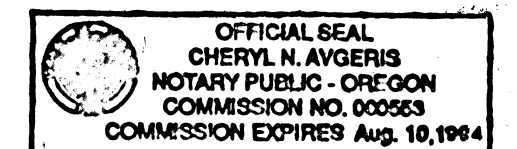
Dale F. Keller
DALE F. KELLER

Janet M. Keller
JANET M. KELLER

State of Oregon)) ss
County of Jackson)

Personally appeared the above named Dale F. Keller and Janet M. Keller, husband and wife, and acknowledged the foregoing to be their voluntary act and deed.

Before me Cheryl N. Avgeris
My Commission expires: 8-10-94



Legend

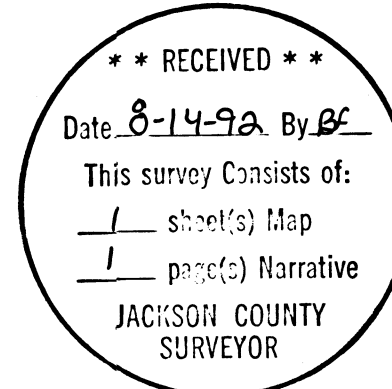
- Set 5/8" x 24" Rebar with red plastic cap stamped "BOYDEN RLS 281"
- Set 5/8" x 30" Rebar with red plastic cap stamped "BOYDEN RLS 281" for Initial Point
- ⊙ Found a 2 1/2" Brass cap set on a 1" Galvanized iron pipe, Exposed 6", stamped, T.363, R.2W., D.L.C. NE 40 CS1985, D.L.C. No. 40 is abandoned and the Official Corner Name is the NW Corner Government Lot 14

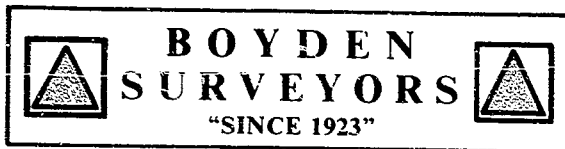
W.C. = Witness Corner

P = Existing Power Line

I HEREBY CERTIFY THAT THIS IS A
PHOTOCOPY OF THE ORIGINAL PLAT

Mark E. Boyden





MARK E. BOYDEN
R.P.L.S. ORE. 281
108 MISTLETOE ST., MEDFORD, OREGON 97501
PHONE (503) 773-6000

SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250 **13 109**

SURVEY FOR: DALE F. & JANET M. KELLER
9536 PUMICE LANE
CENTRAL POINT, OR 97502

SURVEY BY: BOYDEN SURVEYORS
108 MISTLETOE STREET
MEDFORD, OREGON 97501

LOCATION: SOUTH-HALF OF THE NORTHWEST QUARTER
OF SECTION 11, TOWNSHIP 36 SOUTH,
RANGE 2 WEST OF THE WILLAMETTE
MERIDIAN IN JACKSON COUNTY, OREGON.

BASIS OF BEARINGS: FILED SURVEY NO. 5357

DATE: JULY 30, 1992

PURPOSE: 1. To monument with corners and
witness corners, the division line
of the Keller property described in
Ins. #90-14846, Official Records, as
approved by the Jackson County
Planning Department.

2. To prepare a Minor Land
Partition map to be filed with the
County Recorder and County Surveyor.

PROCEDURE: Utilizing E.D.M. equipment,
traversed from the yellow-capped monument set by the County
Surveyor for the NW corner DLC #42 Easterly to existing
Pumice Lane; thence ran Northerly along Pumice Lane, along
the proposed division line and to the brass-cap monument set
by the County Surveyor for the Northwest corner of Government
Lot No. 14, Section 11, T. 36 S., R. 2 W., W.M. (said brass
cap being marked as the Northeast corner of Donation Land
Claim No. 40) which claim was abandoned.

Ties were also made to the C.S. brass cap monumenting
the Quarter corner common to Sections 2 & 11 and to controls
of County Surveyor's File No. 85-3 to determine the
approximate location of the exterior boundary.

It should be noted that the origin of Pumice Lane is an
unrecorded subdivision called "Table Rock Orchard", survey by
Engineer Herman Powell in 1928.

SURVEY NO. 13109

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

Volume 186 Deeds, Page 547, grants a 30-foot easement over abutting properties on Pumice Lane from Table Rock Road to the Keller property.

Utilized the bearing of North 89° 52' 35" East for the North boundary of D.L.C. No. 42 as reported on filed Survey No. 5357 for bearing control of this survey. County File 85-3 reports this bearing as North 89° 52' 00" East.

From said traverse controls, monumented the division line as shown on the plat to accompany this report.

