

Partition Plat No. P-93-1992

MAJOR LAND PARTITION LOCATED IN THE SE1/4 of Section 4 and SW1/4 of Section 3, T.34S., R.1W., W.M., Jackson County, Oregon

August 10, 1992

\*\*\* 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 Major Land Partition map, the boundaries being described as follows:

Beginning at a 5/8" rebar with plastic cap found set for the Quarter Corner common to Sections 3 and 4, Township 34 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon for the INITIAL POINT OF BEGINNING; thence along the East-West centerline of said Section 3, North 89° 32' 06" East, 185.91 feet to a 5/8" rebar with plastic cap found set on the Westerly right-of-way line of Ragsdale Road; thence along said road line, South 4° 23' 18" West 13.96 feet to a found 5/8" rebar; thence continue along said road line, South 6° 33' 12" West, 31.12 feet to a found 5/8" rebar with plastic cap; thence leaving said road line, South 87° 53' 18" West, 180.99 feet to a found 5/8" rebar with plastic cap set on the East boundary of said Section 4; thence along said section boundary, South 0° 28' 30" East, 560.00 feet to a 5/8" rebar with plastic cap set for the Northeast corner of tract described in Instrument No. 73-13761 of the Official Records of said County; thence North 89° 50' 21" West, 667.82 feet to a 5/8" rebar with plastic cap set for the Northwest corner of said tract; thence along the West boundary of said tract and to and along the West boundary of tract described in Instrument No. 73-02488 of said Official Records, South 0° 31' 31" East, 664.846 feet to a 5/8" rebar with plastic cap set for the Northeast corner of parcel described in Instrument No. 73-13762 of said Official Records; thence along the North boundary of said tract, North 89° 54' 00" West, 667.23 feet to a 5/8" rebar with plastic cap set on the West boundary of the Northeast quarter of the Southeast quarter of said Section 4; thence along said quarter-quarter section boundary, North 0° 34' 30" West, 947.02 feet to a 5/8" rebar with plastic cap set for the inside ell corner on the East boundary of tract described in Instrument No. 86-06905 of said Official Records; thence South 89° 46' 37" East (Record = South 89° 47' 10" East), 70.00 feet to a 5/8" rebar with plastic cap set for the East-Southeast corner of said tract; thence North 0° 34' 30" West, 300.00 feet to a 5/8" rebar with plastic cap set for the Northeast corner of said tract; thence North 89° 46' 37" West (Record = North 89° 47' 10" West), a more or less distance of 375 feet to the Northwest corner of said tract; thence run South 0° 07' 40" West (Record = South 0° 07' 40" East) parallel to and 30-feet Easterly at right angles from the most Westerly boundary of Parcel No. 4 as described in Instrument No. 87-03602 of said Official Records, a more or less distance of 368 feet to intersect the Northerly right-of-way line of Madera Road; thence along said road line, 30.834 feet on the arc of a 50.00-foot radius curve left (the long chord bears South 81° 26' 51" West, 30.347 feet) to the South-Southwest corner of said Parcel No. 4; thence North 0° 07' 40" East, 402.66 feet to a 5/8" rebar found set for the Northwest corner of said Parcel No. 4; thence along the East-West centerline of said Section 4, South 89° 46' 37" East, 1671.752 feet to the INITIAL POINT OF BEGINNING.

G. D. Kaiser  
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

G. D. K.

OREGON NOTARY PUBLIC

RECEIVED  
Date 9-14-92 By BF  
This copy is for: 2  
2  
COUNTY SURVEYOR

PHOTOCOPIED FROM THE ORIGINAL PLAT  
G. D. K.

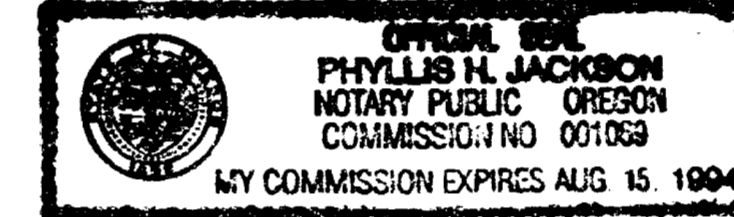
\*\*\* DECLARATION \*\*\*

Know all men by these presents that William A. Steadman is the owner of the real property represented on this partition plat and more particularly described in the surveyor's certificate, and has caused the same to be partitioned in to parcels as shown on the partition plat.

William A. Steadman  
WILLIAM A. STEADMAN

STATE OF OREGON)  
  )ss.  
COUNTY OF JACKSON)

Personally appeared the above named William A. Steadman and acknowledge the foregoing Instrument to his voluntary act and deed before me this 10 day of August, 1992.



Phyllis H. Jackson  
NOTARY PUBLIC FOR THE STATE OF OREGON  
MY COMMISSION EXPIRES: 8/15/94

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

Approved by the Jackson County Department of Planning and Development (File No. 91-11-MJP).

BY: Shirley Roberts DATE 9-10-92

Examined and approved this 14 day of September, 1992.

Charles Thomas  
COUNTY SURVEYOR

\*\*\* WATER RIGHT STATEMENT \*\*\*

There are no private water rights on this property.

\*\*\* RECORDERS CERTIFICATE \*\*\*

Filed for Record this 14 day of September, 1992 at 11:57 O'CLOCK, A M, and Recorded as Partition Plat No. P-93-1992 of the Records of Jackson County, Oregon.

Index Volume 3 Page 93

Kathleen J. Beckwith  
County Clerk

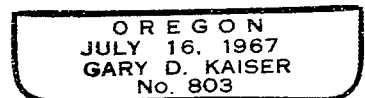
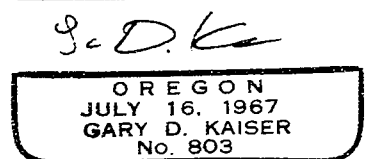
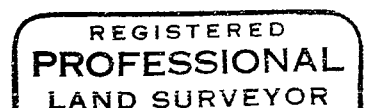
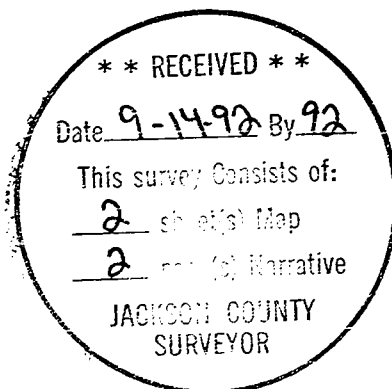
Jay A. Rameter  
Deputy

County Surveyor File No. 13148

find the CE 1/16 corner monument set on Filed Survey No. 4406 destroyed and the 1/64 corner to the South disturbed. A position for said CE 1/16 was established from the nearest Survey No. 4406 monument found in good condition, which was 335.03' West on the East-West centerline of Section 4. This procedure leaves a 0° 00' 13" angle on the North-South centerline of the SE ¼ of Section 4 at the SE 1/16 corner and the North-Half of said line approximately 0.6' shorter than the South-Half.

It is very clear from reading the description recorded in Instrument No. 73-02488 O.R. that the Northeast corner of said tract is intended to be located 660 feet South of the quarter corner common to Sections 3 and 4 and it is also clear that the tract described in Instrument No. 73-13761 O.R. is 50.00 feet in North-South dimension setting on the North side of said tract described in Instrument No. 73-02488 O.R.. Both of these tracts were conveyed from Fred W. Webster, etux to George J. Neustedt, etux. The East-West dimension of said tracts as shown in the deeds is 660 feet with no calls. Mr. Webster also conveyed out the land to the North and West (See Instrument No. 77-08991 O.R.) which were sold by subdivision of section. By this conveyance it appears the aforesaid East-West 660 - foot dimensions was intended to run to the 1/64 line and was so monumented.

The parcel boundary locations and the private road were located per the county and the clients approval.



SURVEY NO. 13148

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

SURVEY FOR: WILLIAM A. STEADMAN  
P.O. BOX 733  
SHADY COVE, OR 97539

SURVEY BY: KAISER SURVEYING  
19440 HWY. 62  
EAGLE POINT, OR 97524

LOCATION: SE ¼ of Section 4 and the SW ¼ of  
Section 3, T. 34 S., R. 1 W.,  
W.M., Jackson County, Oregon.

BASIS OF BEARINGS: Rogue River Traverse Station R-71  
to station R-70 with grid bearings  
decreased in azimuth by  $\theta =$   
1° 34' 48"

DATE: August 10, 1992

PURPOSE: To monument parcel boundaries and a  
private road of approved Major Land  
Partition (See County File No. 91-11  
MJP).

PROCEDURE: Utilizing EDM equipment ran a closed  
loop traverse around the subject tract tying found monuments  
set on Filed Survey Nos. 4406, 7811, 8502, 12533, and 12987  
which were the basis for computing the subject tract and  
parcel boundaries.

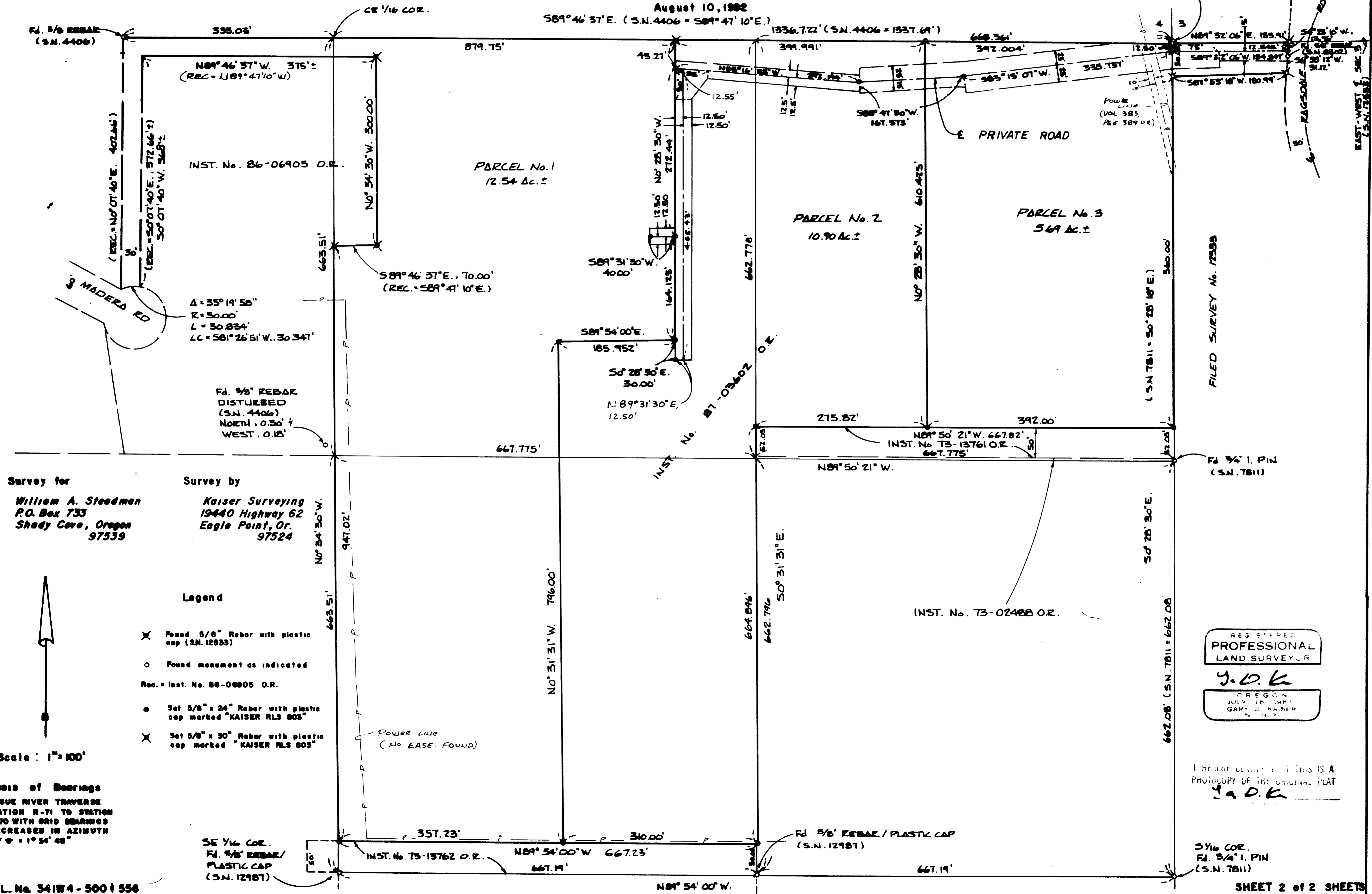
In past surveys by this office and from Filed Surveys 7811, 8800 and 10666 it has become evident that measuring lines between monuments set on Filed Survey No. 4406 reveal some deviation from the record shown on said survey. Giving the surveyor of said Filed Survey No. 4406 the benefit of the doubt, I would say some of this deviation is comparing current time EDM accuracy to transit-chain accuracy. On Filed Survey No. 12987, the SE 1/16 corner was set utilizing controls established on Filed Survey No. 10666 where a partial subdivision of the SE ¼ of Section 4 was performed using a combination of outside boundary sectional control (South ¼ corner and SE section corner), the S 1/16 corner set on Filed Survey No. 7811 and pins set on Filed Survey No. 4406 on the North - South centerline of said SE ¼. I now

**Partition Plat No. P-93-1992**  
**MAJOR LAND PARTITION LOCATED IN THE SE 1/4 of**  
**Section 4 and SW 1/4 of Section 3, T.34S., R.1W., W.M., Jackson County, Oregon**

INITIAL POINT  
 1/4 COR. FL. 5/8" REBAR / PLASTIC CAP  
 (S.N. 4406 + C.S. 1987) ROGUE RIVER  
 TRAVERSE STATION N. R-71. A  
 5/8" REBAR / PLASTIC CAP BEARS  
 N62° 17' 31" E., 2130.42'

August 10, 1992

S89° 46' 37" E. (S.N. 4406 = S89° 47' 10" E.)



Survey for  
**William A. Steadman**  
 P.O. Box 733  
 Shady Cove, Oregon  
 97539

Survey by  
**Kaiser Surveying**  
 19440 Highway 62  
 Eagle Point, Or.  
 97524

**Legend**

- ✕ Found 5/8" Rebar with plastic cap (S.N. 12553)
- Found monument as indicated
- Rec. = Inst. No. 86-06905 O.R.
- Set 5/8" x 24" Rebar with plastic cap marked "KAISER RLS 805"
- ✕ Set 5/8" x 30" Rebar with plastic cap marked "KAISER RLS 805"

Scale: 1" = 100'

**Basis of Bearings**  
 ROGUE RIVER TRAVERSE  
 STATION R-71 TO STATION  
 R-70 WITH GRID BEARINGS  
 DECREASED IN AZIMUTH  
 BY 0° 10' 34" 48"

REGISTERED  
**PROFESSIONAL**  
**LAND SURVEYOR**

**J. D. K.**  
 OREGON  
 JULY 16 1987  
 GARY D. KAISER  
 S.S.

I HEREBY CERTIFY THAT THIS IS A  
 PHOTOCOPY OF THE ORIGINAL PLAT  
**J. D. K.**

3/4 COR.  
 FL. 3/4" I. PIN  
 (S.N. 7811)