

# PARTITION PLAT NO. P-103-1992.

## MINOR LAND PARTITION

### For NEIL and LINDA SCHEUNEMAN

Located in:  
The NE 1/4 of Section 31 and the NW 1/4 of Section 32, T.37S., R.2W., W.M.  
City of Jacksonville, Oregon

#### DECLARATION

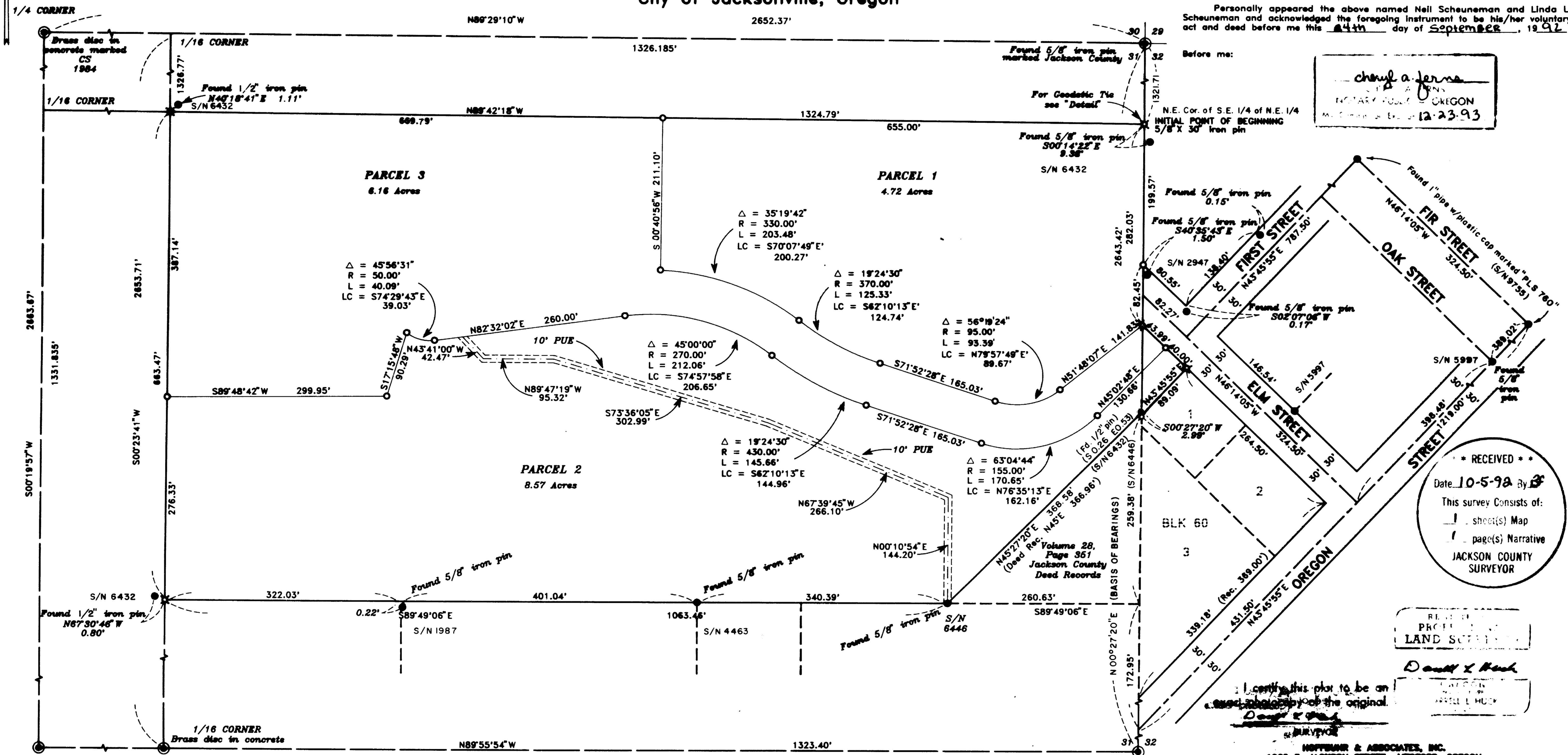
KNOW ALL MEN BY THESE PRESENTS, that Neil Scheuneman and Linda L. Scheuneman are the owners of the real property represented on this partition plat and more particularly described in the SURVEYOR'S CERTIFICATE, and has caused the same to be partitioned into parcels as shown on the partition plat. We hereby dedicate for public use all utility easements as shown hereon.

*Neil Scheuneman*      *Linda L. Scheuneman*  
Neil Scheuneman      Linda L. Scheuneman

STATE OF OREGON }  
COUNTY OF JACKSON } ss.

Personally appeared the above named Neil Scheuneman and Linda L. Scheuneman and acknowledged the foregoing instrument to be his/her voluntary act and deed before me this 4th day of September, 1992

*Cheryl A. Jerna*  
NOTARY PUBLIC - OREGON  
My Comm. Expires 12-23-93



\* RECEIVED \*  
Date 10-5-92 By BJ  
This survey consists of:  
- sheet(s) Map  
- page(s) Narrative  
JACKSON COUNTY SURVEYOR

RECORDED  
PROJECT NO. 103  
LAND SURVEY

*Donall L. Huck*  
SURVEYOR

I certify this plat to be an exact photographic copy of the original.

HOFFMEIER & ASSOCIATES, INC.  
1082 E. JACKSON STREET MEDFORD, OREGON  
776-4641

BY: *Barrell L. Huck* PLS No. 2023  
SCALE: 1 inch = 100 feet September 22, 1992  
BASIS OF BEARINGS - RECORDED SURVEY NO. 1673

- IX = Set 5/8"x30" iron pin with plastic cap stamped "D. Huck LS 2023".
- O = Set 5/8"x24" iron pin with plastic cap stamped "D. Huck LS 2023".
- = Found 5/8" iron pin unless noted otherwise
- ⊙ = Found brass cap monument unless noted otherwise
- S/N = Survey Number
- PUE = Easement for public utilities, storm drainage, gas, water, electric, telephone, cable television and sanitary sewer, construction and maintenance

WATER RIGHTS STATEMENT:  
The information available is inadequate to determine the exact location of a water right.

CENTER 1/4 CORNER  
Found Axi

APPROVALS:  
APPROVED BY THE CITY OF JACKSONVILLE PLANNING COMMISSION  
*[Signature]* Chairman      9/25/92 Date  
Examined and approved this 5 day of October, 1992.  
*[Signature]*  
JACKSON COUNTY SURVEYOR

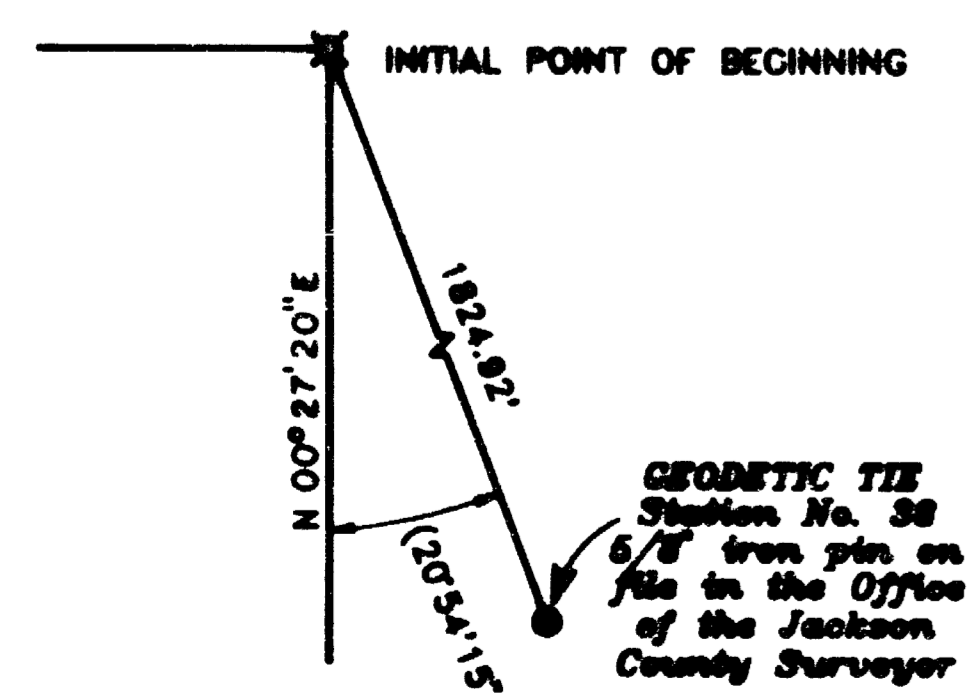
RECORDER'S CERTIFICATE:  
FILED FOR RECORD THIS 5 DAY OF October, 1992, AT 8:57 O'CLOCK,  
A.M. AND RECORDED AS PARTITION PLAT NO. P-103-1992 OF "RECORD OF  
PARTITION PLATS" IN JACKSON COUNTY, OREGON. (INDEX VOLUME 3 PAGE 103)  
*Kathleen S. Beckett*      *Linda E. Beckett*  
County Clerk      Deputy

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR  
AS NO. 13174

SURVEYOR'S CERTIFICATE:  
I, *Donall L. Huck*, a duly Registered Surveyor of the State of Oregon, do hereby certify that this map correctly represents a survey made by me and complies with the regulations for Minor Land Partitions and the following is an accurate description of the parent tract of land as set forth hereon:  
Beginning at the Northeast corner of the Southeast one-quarter (1/4) of the Northeast one-quarter (1/4) of Section 31, Township 37 South, Range 2 West, Willamette Meridian, Jackson County, Oregon; thence along the North line of said quarter-quarter North 89°42'18" West 1324.79 feet to the Northwest corner thereof; thence along the West line of said quarter-quarter South 00°23'41" West 663.47 feet to the Southwest corner of the North one-half of said quarter-quarter; thence along the South line of said North one-half of said quarter-quarter South 89°49'06" East 1063.46 feet to the Southwest corner of that tract of land described in Volume 28, Page 351 of Deed Records in Jackson County, Oregon; thence along the West line of said Volume 28, Page 351 North 45°27'20" East 368.58 feet (Record North 45° East 368.96 feet) to the East line of said Section 31, thence along said East line South 00°27'20" West 2.99 feet to the North line of Lot 1, Block 60 of the Original Town of Jacksonville, according to the Official Plat thereof, in Jackson County, Oregon; thence along the North line of said Lot 1 North 43°45'55" East 89.09 feet to the Northeast corner thereof, said corner being on the Southwesterly right-of-way line of Elm Street; thence along said Southwesterly right-of-way line North 46°14'05" West 83.99 feet to the East line of said Section 31; thence along said East line North 00°27'20" East 282.03 feet to the Point of Beginning.

1/4 CORNER  
Brass disc in concrete  
per Jackson County  
Re-establishment

#### GEODETIC TIE DETAIL



SURVEY NO. 13174

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250  
OREGON REVISED STATUTES

Survey for: Neil and Linda Scheuneman  
740 S. Oregon  
Jacksonville, Oregon 97530

Location: Northeast one-quarter (1/4) of Section 31 and the  
Northwest one-quarter (1/4) of Section 32 in Township  
37 South, Range 2 West, Willamette Meridian, City of  
Jacksonville, Jackson County, Oregon

Purpose: To survey and monument a Minor Land Partition as  
approved by the City of Jacksonville Planning  
Commission

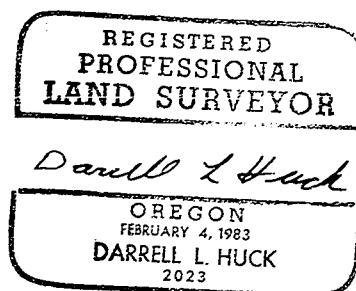
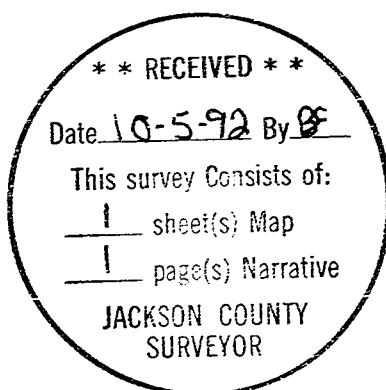
Procedure: Utilizing a one-second theodolite and electronic  
measuring equipment a control traverse was run tying found monuments as shown  
on the attached map. The North half of the Southeast one-quarter (1/4) of the  
Northeast one-quarter (1/4) had been previously surveyed per Recorded Survey  
No. 6432. The corners established by that survey were apparently determined  
by a projection or computation based on monuments found from Survey No. 1673  
and not from a correct section breakdown.

The clients' property is described in Instrument No.  
89-16439 of the Official Records in Jackson County, Oregon and includes a  
Parcel 2 being "an unnumbered fractional lot lying Northwesterly of Lot One  
(1) in Block Sixty (60) of the Town (now City) of Jacksonville.....". This  
"unnumbered fractional lot does not appear on the copy of the "Map of  
Jacksonville" which was filed with the County Clerk in 1871. The County  
Surveyor has this same map filed as page 249 in his Plat book. With the help  
of the County Surveyor we found a copy of a map of Jacksonville filed as V/C-  
13 which does show Block 60 with an unnumbered fractional lot; however, this  
map was not dated or signed. With additional research and the gracious help  
of Professional Surveyor Mark Boyden, a copy of a "Map of Jacksonville" was  
found, dated February 25, 1864 which also shows an unnumbered fractional lot  
in Block 60. With Mr. Boyden's approval, a copy of this map as been given to  
the County Surveyor. I have based my survey of Block 60 on this map.

After evaluating the monuments found, the new lot  
lines were computed and monuments were set as shown on the attached map.

Basis of Bearing: Recorded Survey No. 1673

Date: September 22, 1992



Darrell L. Huck  
Hoffbuhr & Associates, Inc.  
1062 East Jackson Street  
Medford, Oregon 97504