

# PARTITION PLAT NO. P-109-1992

A MAJOR LAND PARTITION located in the SE 1/4 of the SE 1/4 of Section 9,  
T. 36 S., R. 4 W., W.M., Jackson County, Oregon

Date: September 9, 1992

### DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that we, Richard Handbury and Norma Handbury, husband and wife, are the owners in fee simple of the lands designated as Parcels 1, 2 and 3 and being more particularly described in the Surveyor's Certificate and that we have caused the same to be partitioned as shown on the accompanying plat. We hereby create and dedicate the 40.00 foot wide "Private Road and Public Utility Easement" and 10.00 wide Irrigation Easement as shown on the accompanying plat.

IN WITNESS WHEREOF, we have set our hands and seals this 15<sup>th</sup> day of Sept., 1992.

Richard Handbury  
Richard Handbury      Norma Handbury  
Norma Handbury

State of Oregon ) Sept. 15 A.D. 1992  
County of Jackson)

Personally appeared before me the above named Richard Handbury and Norma Handbury and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Toni R. Clark  
Notary Public for Oregon

Toni R. Clark  
TONI R. CLARK  
NOTARY PUBLIC - OREGON  
My Commission Expires March 10, 1994

### APPROVAL 92-9-MJP

Approved by the Jackson County Department of Planning and Development.

By Sharon Finney

EXAMINED and approved this 13 day of October, 1992.

Verlyn Thomas  
Jackson County Surveyor

### RECORDER'S CERTIFICATE

Filed for record this 16 day of October, 1992, at 9:19 O'Clock,

A M. and recorded as Partition Plat No. P-109-1992 of the records of Jackson County, Oregon.

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Kathleen S. Beckett  
County Clerk

Joy A. Rameto  
Deputy

County Surveyor File No. 13187

SURVEYED FOR: Richard and Norma Handbury  
110 Walnut Drive  
Rogue River, Oregon 97537

SURVEYED BY: Edwards Surveying and Land Planning Inc.  
823 West 8th Street  
Medford, Oregon 97501  
Phone (503) 776-2313 or 471-7059

### SURVEYOR'S CERTIFICATE

I, Darrel W. Edwards, a Registered Land Surveyor of the State of Oregon, do hereby certify that I have surveyed and marked with the proper monuments as provided by law, the tract of land as shown hereon and that this plat is a correct representation of said tract and that the following is an accurate description of the boundary lines:

Beginning at the Southwest corner of the North 1/2 of the South 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 9, Township 36 South, Range 4 West of the Willamette Meridian in Jackson County, Oregon, the INITIAL POINT: thence North 89° 52' 37" East, along the South line of said North 1/2, 830.50 feet; thence North 0° 20' 35" West 147.89 feet; thence North 89° 54' 01" East 236.00 feet; thence South 0° 20' 35" East 40.00 feet; thence North 89° 54' 01" East 71.32 feet to a point on the West line of West Evans Creek Road; thence North 9° 16' 14" East, along said West line, 88.33 feet to the Southeast corner of a tract of land described in Document No. 74-03272, Official Records for Jackson County, Oregon; thence South 89° 54' 01" West 150.00 feet to the Southwest corner of said tract of land; thence North 6° 00' East, along the West line of said tract, 150.00 feet to the Southeast corner of Tract B, described in Document No. 88-20877, Official Records for said County and State; thence South 89° 54' 01" West 150.00 feet to the Southwest corner of said Tract B; thence North 7° 30' East, along the West line of said Tract B, 150.00 feet to the Northwest corner thereof; thence South 89° 54' 01" West, along the North line of the South 1/2 of the South 1/2 of the North 1/2 of the SE 1/4 of SE 1/4 of said Section 9, 500.70 feet to a point in the center of Evans Creek Canal; thence South 54° 53' 50" West, along the center of said canal, 30.05 feet; thence South 65° 36' 33" West, along the center of said canal, 101.23 feet; thence South 81° 57' 58" West, along the center of said canal, 162.81 feet; thence South 76° 17' 34" West, along the center of said canal, 52.41 feet; thence South 68° 35' 30" West, along the center of said canal, 63.70 feet to a point on the West line of the Southeast 1/4 of the Southeast 1/4 of said Section 9; thence South 0° 20' 35" East 376.38 feet to the Initial Point.

I, Darrel W. Edwards, by virtue of my signature Darrel W. Edwards hereon, do hereby certify that the private road has been constructed within the private road easement as shown hereon.  
Surveyor

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Darrel W. Edwards  
OREGON  
JULY 8, 1966  
DARREL W. EDWARDS  
741

I certify this plat to be an exact photocopy of the original.  
Darrel W. Edwards  
SURVEYOR

### NOTE

This property, at the time of the deed recordation, was not shown to be suitable for development because of a potential lack of domestic water.

STATEMENT OF WATER RIGHTS: There are no water rights appurtenant to this property.

# 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

## 13187

SURVEY NUMBER \_\_\_\_\_

SURVEY NARRATIVE TO COMPLY WITH CHAPTER 209, PARAGRAPH 205,  
OREGON REVISED STATUTES

**SURVEY FOR:** Richard and Norma Handbury  
110 Walnut Drive  
Rogue River, OR 97501

**LOCATION:** Southeast 1/4 of the Southeast 1/4 of Section 9,  
Township 36 South, Range 4 West of the Willamette  
Meridian, Jackson County, Oregon.

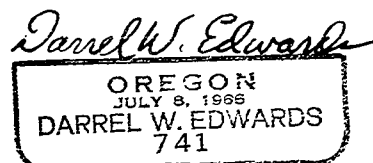
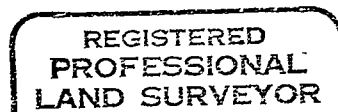
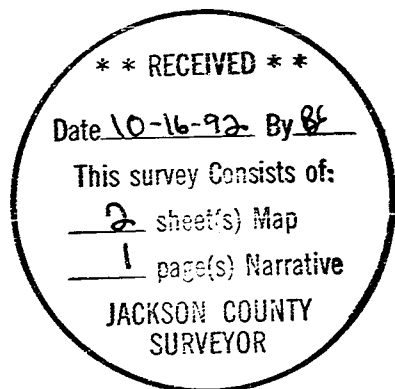
**PURPOSE:** A Major Land Partition creating 3 individual tax lots  
and a private road easement.

**PROCEDURE:** Traversed from Jackson County Surveyor's brass cap  
marking the Southeast corner of Section 9 around the  
perimeter of Tax Lot 2100. Made ties to survey markers  
set in Recorded Survey No. 8030 and physical center  
line of West Evans Creek Road and Evans Creek Canal.  
Used physical center line of West Evans Creek Road for  
right of way control for West line of West Evans Creek  
Road. Computed position of survey markers to be set.  
Set 5/8 inch by 24 inch steel pins with yellow plastic  
caps stamped "DW EDWARDS PLS 741" as shown on the  
accompanying partition plat. Set 5/8 inch by 30 inch  
steel pins with yellow plastic caps marking the center  
line of the 40 foot private roadway easement as shown  
on the accompanying partition plat.

**BASIS OF BEARINGS:** Recorded Survey No. 8030

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

**DATE COMPLETED:** September 9, 1992



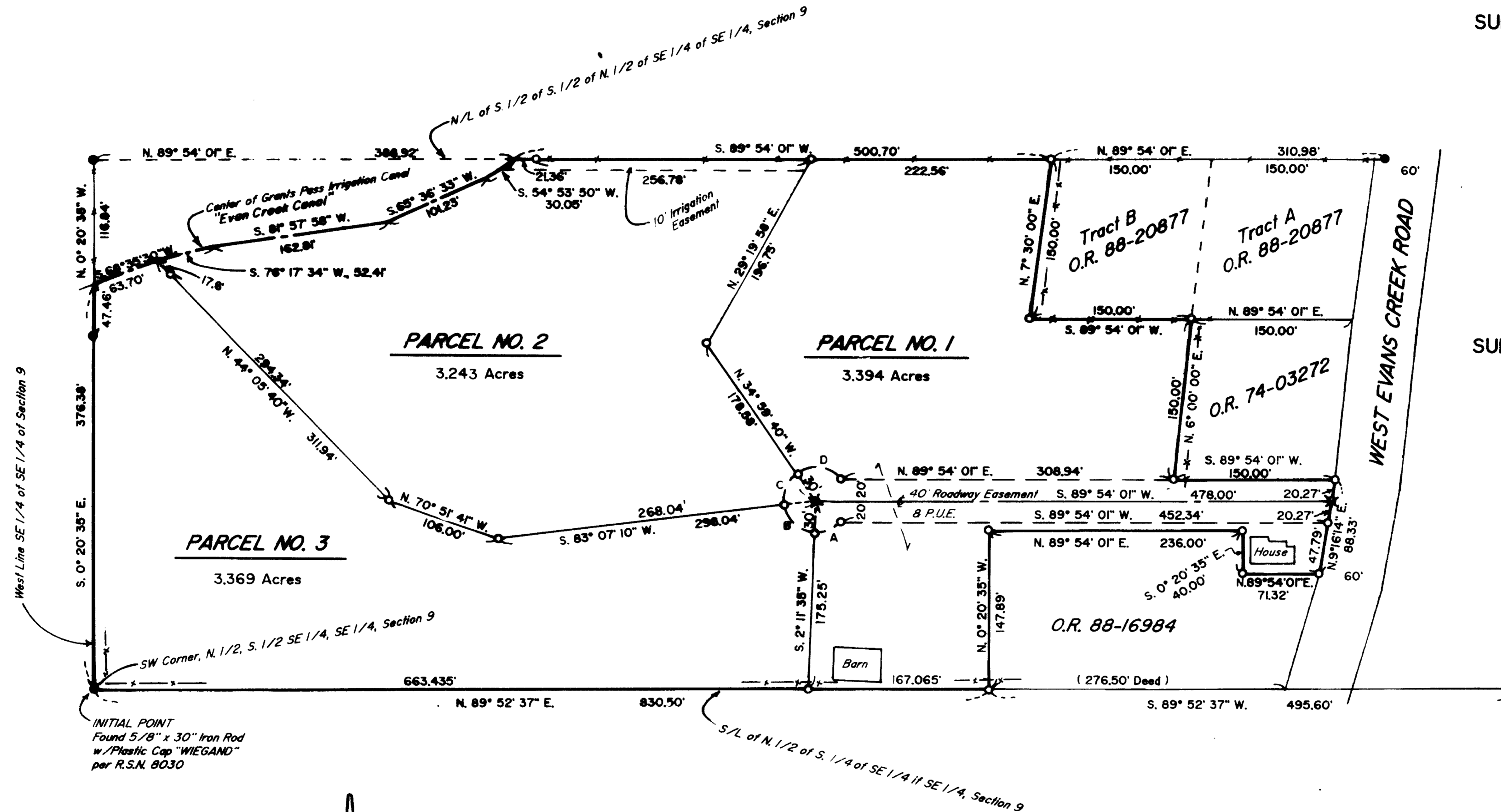
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Medford, Oregon 97501  
Phone (503) 776-2313 or 471-7059



*Daniel W. Edwards*

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

*Daniel W. Edwards*

SURVEYOR

RECEIVED

10-16-92 By *BC*

This survey consists of:  
2 sheet(s) Map  
1 page(s) Narrative

JACKSON COUNTY SURVEYOR

**LEGEND**

- ( ) Record Measurement
- Found 5/8" Iron Rod w/ Cap, per R.S.N. 8030
- Found Jackson County Surveyor's Brass Cap
- Set 5/8" x 24" Steel Pin w/plastic Cap stamped "DW EDWARDS-PLS 741"
- ✕ Set 5/8" x 30" Steel Pin w/plastic Cap stamped "DW EDWARDS-PLS 741"
- x—x— Fence Line



SCALE: 1" = 100'

BASIS OF BEARINGS: R.S.N. 8030

**CURVE DATA FOR CUL-DE-SAC**

Curve	Chord	Radius	Length	Delta
A	S. 66° 57' 04" W., 25.59'	30.00'	26.43'	50° 29' 01"
B	N. 47° 20' 38" W., 38.94'	30.00'	42.37'	80° 55' 35"
C	N. 24° 03' 45" E., 30.85'	30.00'	32.40'	61° 53' 10"
D	S. 83° 27' 06" E., 39.79'	30.00'	43.50'	83° 05' 08"

- NOTES:**
- 1) Right of way ditch granted to Old Mill Ditch and Irrigation Co., by instrument recorded in Volume 49, Page 303, Deed Records of Jackson County, Oregon, has been abandoned and cannot be located on the property shown hereon.
  - 2) Right of way easement granted by deed recorded in Volume 55, Page 623, Deed Records for Jackson County, Oregon, does not affect the property shown hereon.
  - 3) Easement granted to the California Oregon Power Co., as set forth in Volume 211, Page 59, Deed Records for Jackson County, Oregon, does not affect the property shown hereon.
  - 4) Evans Creek Canal in the Grants Pass Irrigation District has no documented width.

