

I, hereby certify that this is a photocopy of the original plat.

Martin C. Stewart  
SURVEYOR

# PARTITION PLAT No. P-111-1992

( PROPERTY LINE ADJUSTMENT )

### APPROVAL

JACKSON COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT  
( FILE no. 91-3-LLA & 91-1-MJP )

DATE : 10/16/92 BY : Ericson Jimmy

JACKSON COUNTY SURVEYOR :  
FILED IN THE OFFICE OF, as NUMBER 13189

EXAMINED AND APPROVED THIS 17 DAY of January, 1992

Verdell Thomas  
COUNTY SURVEYOR

### LOCATION :

S.W. 1/4 SECTION 28 & N.W. 1/4 SECTION 33  
TOWNSHIP 39 SOUTH RANGE 3 WEST  
of the  
WILLAMETTE MERIDIAN  
JACKSON COUNTY, OREGON

### RECORDING

FILED FOR RECORD THIS THE 16 DAY OF October, 1992

AT 2:12 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT no.

P-111-1992 OF THE RECORDS OF JACKSON COUNTY, OREGON.

INDEX VOLUME     , PAGE     

Kathleen S. Baskett COUNTY CLERK  
Joy A. Ranette DEPUTY

### SURVEYOR'S CERTIFICATE :

### DECLARATION

KNOW ALL MEN BY THESE PRESENTS; that we, Frank E. Rodreick and Julie E. Rodreick, husband and wife, Scott E. Haag and Cathy E. Haag, husband and wife, Murray Crowe, as President of the Board of Directors of the Applegate Valley Rural Fire Protection District Number 9, are owners in fee simple, of that real property represented on this partition plat and more particularly described in the Surveyor's Certificate hereon, and have caused the same to be partitioned, by lot line adjustment, creating and establishing Parcel numbers 1, 2, & 3. A 30 foot wide private easement for ingress and egress as well as utilities installation and maintenance for Parcel number 2, has been created and established as shown hereon.

THERE ARE NO WATER RIGHTS APPURTENANT TO THESE PARCELS.

Frank E. Rodreick  
FRANK E. RODREICK

Julie E. Rodreick  
JULIE E. RODREICK

Scott E. Haag  
SCOTT E. HAAG

Cathy E. Haag  
CATHY E. HAAG

STATE of OREGON )  
) S.S.

STATE of OREGON )  
) S.S.

COUNTY of JACKSON )  
PERSONALLY APPEARED THE ABOVE NAMED FRANK E. RODREICK AND JULIE E. RODREICK AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED BEFORE ME THIS 27 DAY OF January, 1992.

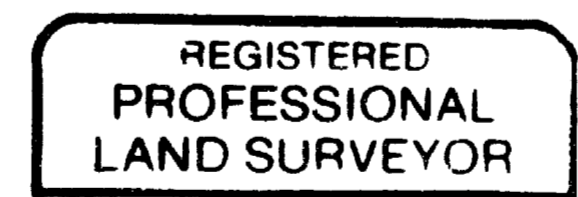
COUNTY of JACKSON )  
PERSONALLY APPEARED THE ABOVE NAMED SCOTT E. HAAG AND CATHY E. HAAG AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED BEFORE ME THIS 27 DAY OF November, 1991.

Margie S. Rock  
NOTARY PUBLIC for OREGON

9-19-95  
MY COMMISSION EXPIRES

L. Kaye Mahou  
NOTARY PUBLIC for OREGON

5-3-95  
MY COMMISSION EXPIRES



Martin C. Stewart  
OREGON  
JULY 15, 1983  
MARTIN C. STEWART  
2057



Murray Crowe

MURRAY CROWE, PRESIDENT of the BOARD of DIRECTORS  
APPLAGATE VALLEY RURAL FIRE DISTRICT No. 9

STATE of OREGON )  
) S.S.

COUNTY of JACKSON )  
PERSONALLY APPEARED THE ABOVE NAMED MURRAY CROWE AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED BEFORE ME THIS 17 DAY OF January, 1992.

L. Kaye Mahou  
NOTARY PUBLIC for OREGON

5-3-95  
MY COMMISSION EXPIRES



I, Martin C. Stewart, a registered Professional Land Surveyor of the State of Oregon, License number 2057, hereby certify that this plat is conformable to the field notes and the survey has been correctly executed within the requirements and regulations of the State of Oregon, and that the following is an accurate description of the outer boundary lines of the parent parcels of land as set forth hereon :

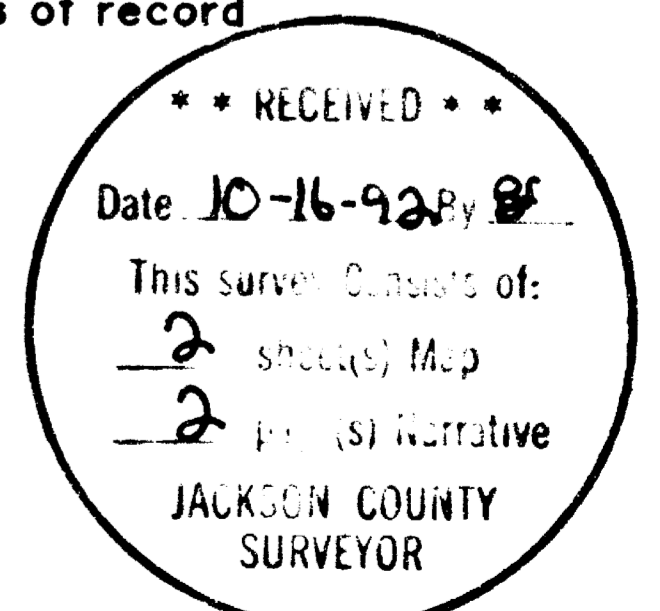
Beginning at a found 2 inch iron pipe with a 1917 General Land Office Brass Cap for the section corner common to Sections 28, 29, 32, and 33 in Township 39 South, Range 3 West of the Willamette Base and Meridian in Jackson County, Oregon, being the INITIAL POINT of this partition; Thence along the section line common to Sections 28 and 33, South 89 degrees 23 minutes 19 seconds East for a distance of 647.50 feet to a found 5/8 inch iron rebar; thence North 00 degrees 30 minutes 57 East for a distance of 30.00 feet to a found 5/8 inch iron rebar; thence South 89 degrees 26 minutes 47 seconds for a distance of 806.47 feet (Deed Record 806.50 feet) to a 5/8 inch iron rebar in the westerly right of way line of the Upper Applegate (County) Road; thence along the said westerly right of way line as follows:

South 03 degrees 55 minutes 00 seconds West for a distance of 30.05 feet to a found 5/8 inch iron rebar; thence, continuing South 03 degrees 55 minutes 00 seconds West for a distance of 301.51 feet to a 5/8 inch iron rebar; thence, continuing South 03 degrees 55 minutes 00 seconds West for a distance of 30.05 feet to a found 5/8 inch iron rebar; thence, continuing South 03 degrees 55 minutes 00 seconds West for a distance of 279.90 feet to a found 5/8 inch iron rebar; thence, leaving said westerly right of way line and along the northerly line of a flaglot of land described in deed recorded as no. 84-00533 of the Official Records of Jackson County, Oregon,

South 88 degrees 52 minutes 25 seconds West for a distance 750.02 feet to a found 5/8 inch iron rebar for the northwest corner of said flaglot, thence; leaving the northerly flaglot line and along the easterly property line of said parcel of land, described in deed recorded as no. 84-00533 of the Official Records of Jackson County, Oregon, North 00 degrees 00 minutes 19 seconds East for a distance of 301.10 feet to a found 5/8 inch iron rebar for the northeast corner of said parcel of land, thence; leaving the easterly property line and along the northerly property line of said parcel of land, North 89 degrees 21 minutes 25 seconds West for a distance of 660.58 feet to a found 5/8 inch iron rebar, thence; leaving said northerly property line and along the section line common to Sections 32 and 33, North 00 degrees 00 minutes 25 seconds East for a distance of 330.94 feet to the INITIAL POINT of this partition.

Together with and subject to agreements, covenants, easements and restrictions of record and those apparent upon the land.

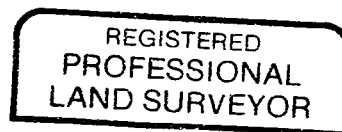
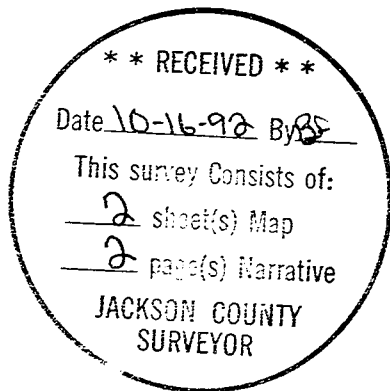
Martin C. Stewart  
PROFESSIONAL LAND SURVEYOR



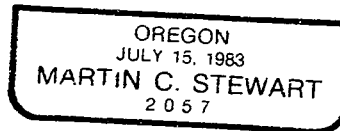
STEWART'S  
SURVEY SERVICE  
6370 HIGHWAY 66  
ASHLAND, OREGON 97520  
Phone 503-482-0188

13189

that the One-Quarter Corner between Sections 28 and 33 is on the east side of the Applegate River it's unlikely any of these corners were set with respect with to actual ties made to this one-quarter corner despite being used as their Basis of Bearing. However, true bearing from the 1917 General Land Office brass cap at the Section Corner to the West One-Sixteenth Corner, as set by the Bureau of Land Management, (and the property corners along it) fit favorably to record bearing though this one-sixteenth corner falls slightly to the south of the actual Section Line between Sections 28 & 33. The property corners found along the easterly line of that parcel of land described in deed recorded as No. 84-00533 Official Records of Jackson County were found to differ from record position by about 0.60 feet to the southeast and the bearings and distance to these were held and noted accordingly.



*Martin C. Stewart*



J.N.926

STEWART'S  
SURVEY SERVICE  
6370 HIGHWAY 66  
ASHLAND, OREGON 97520  
Phone 503-482-0188

13189

SURVEY NO. \_\_\_\_\_

SURVEY FOR: Frank and Julie Rodreick  
7740 Upper Applegate Road  
Jacksonville, Oregon 97530

LOCATION: Southwest Quarter of Section 28 and the Northwest  
Quarter of Section 33, Township 39 South, Range 3  
West of the Willamette Meridian in Jackson County,  
Oregon.

PURPOSE: To partition by a lot line adjustment and  
consolidate a flaglot to create Parcel 1. A 30.00  
foot easement for ingress and egress as well as  
Utility installation and maintenance was created  
for benefit of Parcel 2 in lieu of it's flaglot.

DATE: October 18, 1991

BASIS OF  
BEARING: True Meridian at Delta Station A-30  
(backsighting Delta Station A-31) as derived from  
the Applegate Traverse as per the Jackson County  
Surveyor's Office. The 1927 datum was used as it's  
values fit closer to measured ground lengths.

PROCEDURE: A thorough research of public records revealed  
extensive prior survey work as Record Survey 3497 (1967) re-  
established the Section Line between Sections 28 & 33, the  
same survey office subsequently established the right of way  
for Upper Applegate County Road in Record Survey No. 4045 and  
property corners for these Parcels as well as the adjoining  
tax lots. A 1978 Bureau of Land Management Dependent  
Resurvey then set the West One-Sixteenth Corner and tied some  
of the property corners found near this Section Line. Record  
bearing along this Section Line could not be used as found  
monuments did not fit well to record position. As the 1967  
re-establishment of this Section Line was done with an early  
model tellurometer (as mentioned in the narrative for R.S.  
3497); however no mention was made of the equipment used on  
the subsequent right of way and property surveys. As these  
surveys occurred before the advent of the modern E.D.M. and

