

*** SURVEYOR'S CERTIFICATE ***

STATE OF OREGON)
COUNTY OF JACKSON)

I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, BEING FIRST DULY SWORN, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME, AND CONFORMS WITH THE REGULATIONS FOR MAJOR LAND PARTITIONS, AND REPRESENTS LAND, THE EXTERIOR OF WHICH BEING ACCURATELY DESCRIBED AS FOLLOWS:

The South one-half (1/2) of the Southeast one-quarter (1/4) of Section 14, Township 38 South, Range 4 West, Willamette Meridian, Jackson County, Oregon.

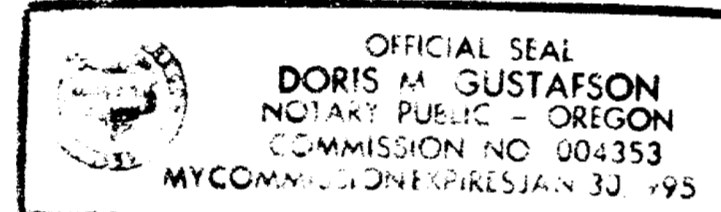
EXCEPTING THEREFROM the following described tract:
Beginning at the one-quarter corner common to Sections 14 and 23, said Township and Range; thence North 00 03'46" East, along the North-South centerline of said Section 14, 147.10 feet to the Southwest corner of that tract of land described in Document No. 90-27767, Official Records of Jackson County, Oregon and the true point of beginning; thence along the exterior of said tract, South 89 56'14" East, 163.30 feet; thence North 59 18'51" East, 208.38 feet; thence North 86 30'32" East, 112.43 feet; thence North 55 00'00 East, 133.34 feet; thence North 19 23'47" West, 303.64 feet; thence North 89 10'38" West, 462.63 feet to the North-South centerline of said Section 14; thence South 00 03'46" West, along said North-South centerline, 482.54 feet to the true point of beginning.

ALSO EXCEPTING THEREFROM the following described tract:
Beginning at the Northwest corner of the Southwest one-quarter (1/4) of the Southeast one-quarter (1/4) of Section 14, said Township and Range said point also being the point of beginning of that tract described in Document No. 66-08573, Official Records of Jackson County, Oregon; thence East along the North line of said quarter-quarter, 208.71 feet; thence South, parallel with the West line of said quarter-quarter, 208.71 feet; thence West parallel with the North line of said quarter-quarter, 208.71 feet to the West line of said quarter-quarter; thence North, along said West line 208.71 feet to the true point of beginning.

James E. Hibbs
James E. Hibbs

Subscribed and sworn this 8th day of July, 1991.

Before me Doris M. Gustafson
Notary Public of Oregon.



*** APPROVALS ***

Approved by the JACKSON COUNTY PLANNING DEPARTMENT:

By: Dick Converse Date: 9-25-92

Approved by the JACKSON COUNTY SURVEYOR:

By: Verlyn Thomas Date: July 8, 1991

*** RECORDER'S CERTIFICATE ***

Filed for record this 30 day of November, 1992 at 3:40 o'clock P.M., and recorded as Partition Plat No. P-122-1992 of the records of Jackson County, Oregon.

Index Volume 3 Page 122

Kathleen S. Beckett County Clerk
Cheryl Augeris Deputy

County Surveyor File No. 13251

*** WATER RIGHTS STATEMENT ***
THERE ARE NO WATER RIGHTS APPURTENANT TO THIS PROPERTY ACCORDING TO INFORMATION FROM THE JACKSON COUNTY WATERMASTERS OFFICE.

PARTITION PLAT NO. P-122-1992

Located in the S. 1/2 of the S.E. 1/4
of Section 14, T.38 S., R.4 W., W.M.,
Jackson County, Oregon
(FILE 90-15-MJP)

*** DECLARATION ***

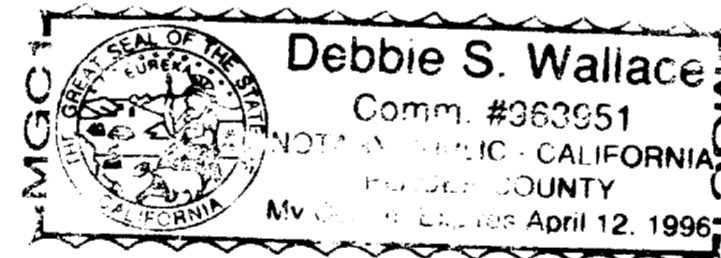
Know all men by these presents that we, Jon A. Rubenzer and Mary A. Rubenzer, husband and wife, are the owners in fee simple of the land shown on this Partition Plat, more particularly described in the Surveyor's Certificate, and have caused the same to be partitioned into the parcels as shown on the Partition Plat.

Jon A. Rubenzer Mary A. Rubenzer
Jon A. Rubenzer Mary A. Rubenzer

STATE OF OREGON (CALIFORNIA)
) ss.
COUNTY OF JACKSON (PLACER)

PERSONALLY appeared the above named Jon A. Rubenzer and Mary A. Rubenzer and acknowledged the foregoing instrument to be their voluntary act and deed on this 12th day of November, 1992.

Before me: Debbie Sue Wallace
Notary Public of Oregon
CALIFORNIA



SURVEY FOR:

Mr. Jon Rubenzer
P.O. Box 460
Newcastle, CA 95658

SURVEY BY:

L.J. Friar & Associates, P.C.
Consulting Land Surveyors
304 South Holly Street
Medford, Oregon 97501
Phone: (503) 772-2782

LEGEND:

- ⊙ - Found B.L.M. brass capped monument & accessories.
- - Found 5/8 inch iron pin per RS 3606.
- - Set 5/8 x 30 inch iron pin with plastic cap stamped PLS2234.

ORCO = Official Records of Jackson County, Oregon.

BASIS OF BEARINGS:

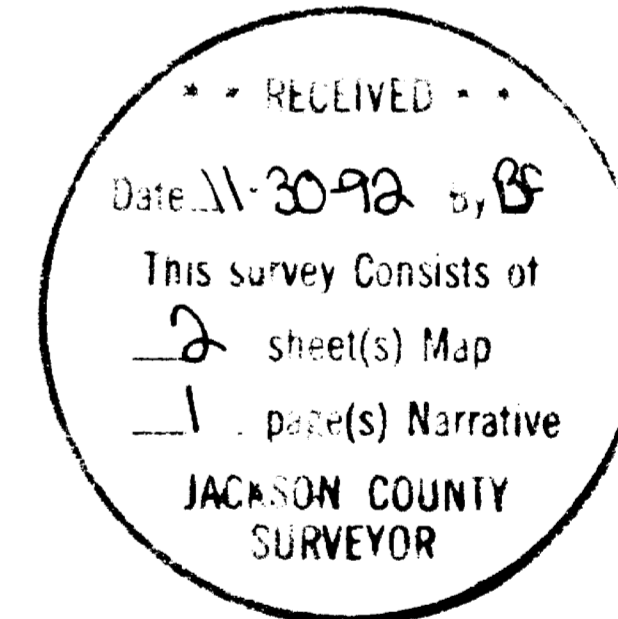
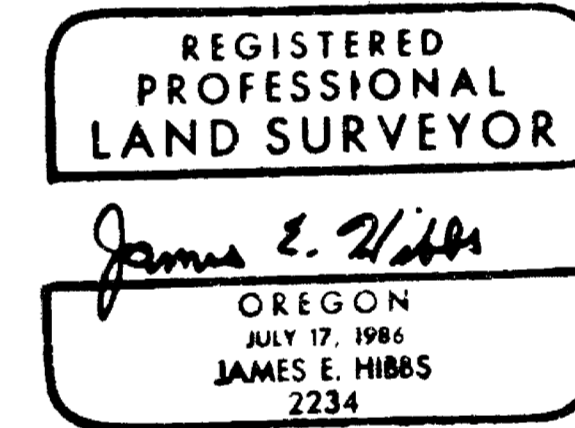
Survey No. 7205.

DATE:

July 1, 1991

SCALE:

1" = 200'



I HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

James E. Hibbs
JAMES E. HIBBS

SURVEY NO. 13251

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

SURVEY FOR: Mr. Jon Rubenzer
P.O. Box 460
Newcastle, CA 95658

LOCATION: A portion on the S. 1/2 of the S.E. 1/4 of Sec. 14,
T.38 S., R.4 W., W.M., Jackson County, Oregon.

PURPOSE: To monument the dividing lines between three
parcels and to monument a private road easement
created through a Major Land Partition. See County
Planning File No. 90-15-MJP.

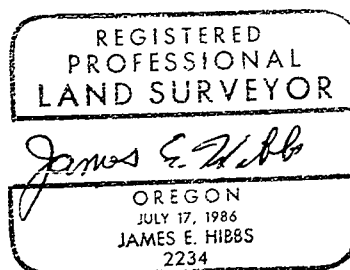
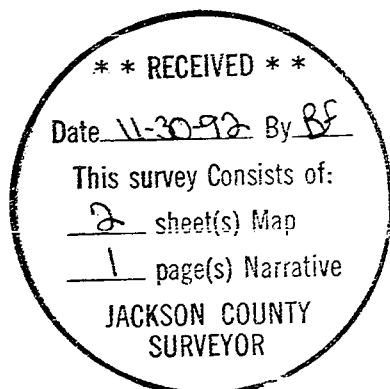
PROCEDURE: Tied the S.E. corner and the S. 1/16 of the East
line of Sec. 14 into a control net established by
this office during previous surveys in the Section.
Using the found positions of these corners as well
as data from previous surveys by this office for
the S. 1/4 corner and C.S. 1/16 corner of Sec. 14
as control, I calculated the positions of the
corners of the three parcels and monumented those
as shown on the attached plat. I then monumented
the as-built location of the road designated as
Private Road & Utility Easement and tied these pins
into the control net. Those monuments found as well
as those set are as shown on the attached plat.

BASIS OF BEARING: Survey No. 7205

DATE: May 3, 1991

T38S R4W SEC14 TL700

James E. Hibbs, PLS 2234
L.J. Friar & Associates P.C.
Consulting Land Surveyors
304 South Holly Street
Medford, OR 97501
(503) 772-2782



PARTITION PLAT NO. P-122-1992

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of Section 14, T.38 S., R.4 W., W.M.,
Jackson County, Oregon
(FILE 90-15-MJP)

NO.	DELTA	RADIUS	LENGTH	LONG CHORD or COURSE
1				N17 29'39"W 29.34'
2				N89 56'13"W 20.00'
3	05 33'28"	439.26'	42.61'	N00 30'43"W 42.59'
4				N02 13'44"E 103.95'
5				N03 17'28"W 98.21'
6				64.12'
7	03 06'30"	3779.72'	205.05'	N01 44'12"W 205.03'
8	06 10'00"	2904.79'	312.64'	N03 15'57"W 312.49'
9				51.18'
10				S32 03'50"W 94.45'
11				S67 06'52"W 139.71'
12				S74 25'04"W 264.46'

SURVEY FOR:

Mr. Jon Rubenzer
P.O. Box 460
Newcastle, CA 95658

SURVEY BY:

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LAND SURVEYOR

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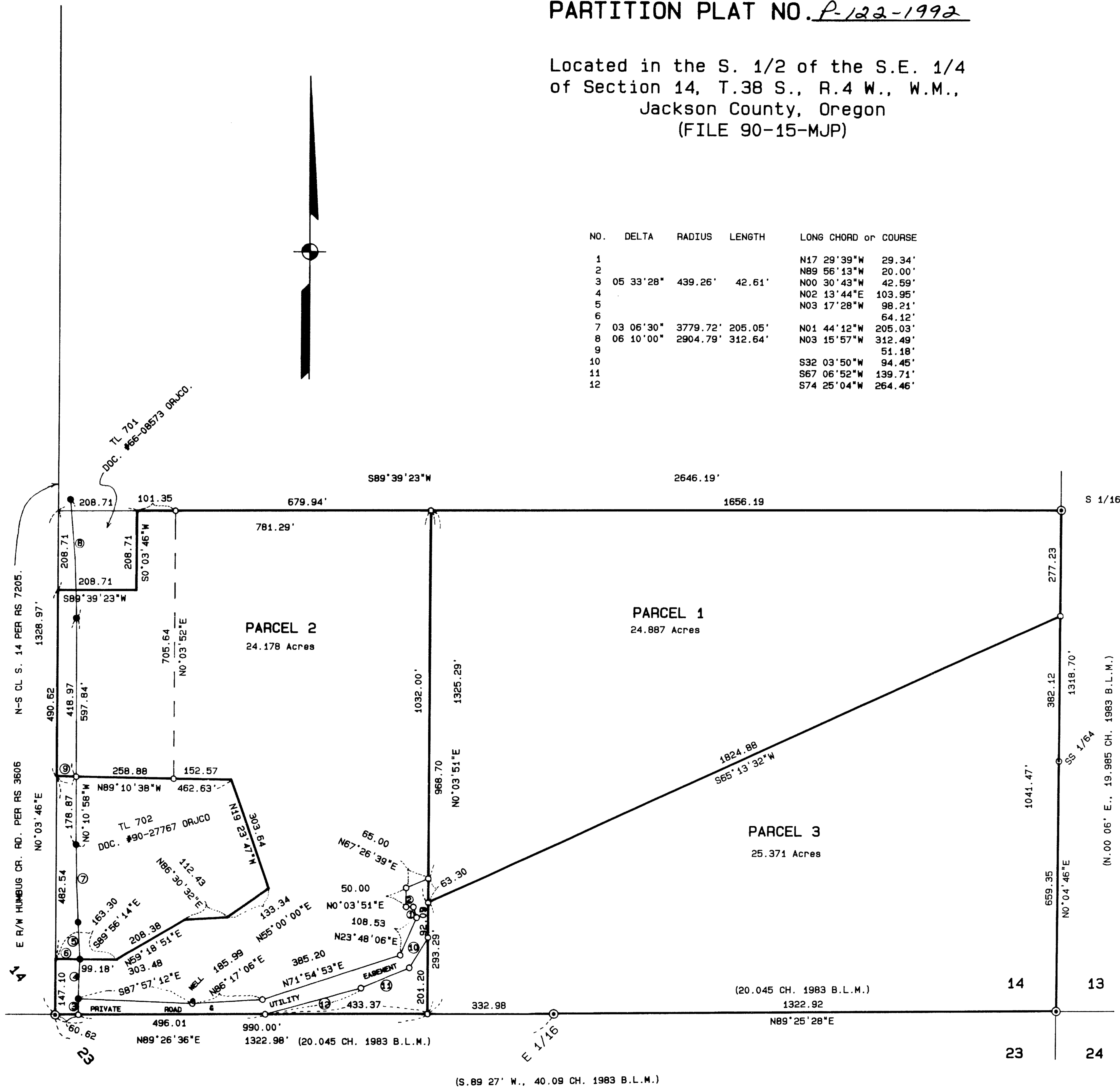
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234

Parcel 1, 2 and 3, at the time of the recording of the final map and deed recordation, were not shown to be suitable for development because of a potential lack of domestic water and because a sewage disposal system has not been approved for this property.

This above statement placed on this Plat as required by the Jackson County Department of Planning and Development.

I HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

James E. Hibbs
JAMES E. HIBBS



384W14 TL700

90-124