

# Land Partition PARTITION PLAT No. P-137-1992

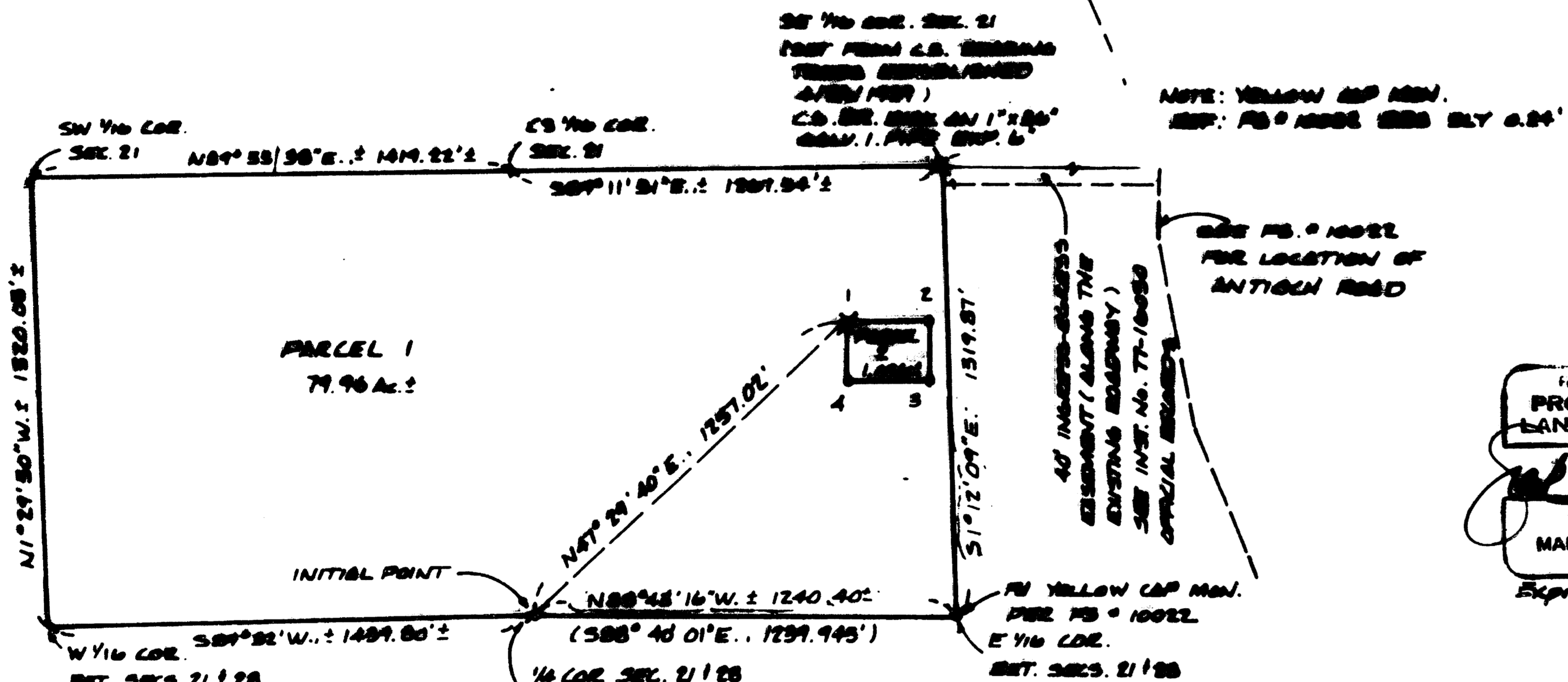
Located in the Southwest Quarter and the Southeast Quarter of Section 21, T.34S., R.2W., W.M., Jackson County, Oregon

For:  
**Curtis L. & Kathleen S. McRae**

Survey by:  
**Boyd Surveyors**  
100 Mistltoe St.  
Medford, Oregon  
97501

Date: Nov. 20, 1992

Scale: 1" = 400'



- Legend**
- Basis of Bearings is the West Line of property as per FS.10022
- FS = Indicated as per filed survey number
- o Found monument as indicated
  - o Set 5/8" x 24" rebar with red plastic cap stamped "BOYDEN RLS 281"
  - o Set 5/8" x 30" rebar with red plastic cap stamped "BOYDEN RLS 281"
- ( ) Indicates record date as per FS 10022
- C.S. = County Surveyor
- 1-2 = N89° 43' 15" E., 280.00'
  - 2-3 = S1° 10' 47" E., 175.00'
  - 3-4 = S89° 43' 15" W., 280.00'
  - 4-1 = N1° 10' 47" W., 175.00'

**RECORDER:**

Filed for record this 22 day of December, 1992 at 4:58 O'CLOCK A M, and recorded as Partition Plat No. P-137-1992 of the Records of Jackson County, Oregon. Index Volume 3, Page 137.

*Kathleen D. Brackett*  
County Clerk

*Jay A. Kammer*  
Deputy

County Surveyor's File No. 13284

I HEREBY CERTIFY THAT THIS IS A  
PHOTOCOPY OF THE ORIGINAL PLAT

*Mark E. Boyden*  
SURVEYOR

### SURVEYOR'S CERTIFICATE:

State of Oregon)  
)ss  
County of Jackson)

I, Mark E. Boyden, a duly registered Professional Land Surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with proper monuments, as provided by law, the tract of land hereon shown, as Parcel No. 2, said plat being a correct representation of the same, and the following is an accurate description of the boundary lines:

The Southeast Quarter of the Southwest Quarter and the Southwest Quarter of the Southeast Quarter of Section 21, Township 34 South, Range 2 West of the Willamette Meridian in Jackson County, Oregon.

Also that 40-foot wide Ingress-Egress easement as set forth in Instrument No. 77-16030, Official Records.

*Mark E. Boyden*  
Mark E. Boyden PLS 281

### DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, that Curtis L. McRae and Kathleen S. McRae, husband and wife, and owners of the above described property, have partitioned the same into parcels as shown hereon and size of the parcels and the lengths of the lines of Parcel 2 are plainly set forth, and that this plat is a correct representation of the partition.

*Curtis L. McRae*  
CURTIS L. MCRAE

*Kathleen S. McRae*  
KATHLEEN S. MCRAE

State of Oregon)  
)ss  
County of Jackson)

Personally appeared the above named Curtis L. McRae and Kathleen S. McRae, husband and wife, and acknowledge the foregoing to be their voluntary act and deed.

Before me Dec 9, 1992 My Commission Expires: 1-15-94  
*Sheryl Branscum*

\*\* RECEIVED \*\*  
Date 12-22-92 By SB  
This survey consists of:  
1 sheet(s) Map  
3 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

*Sheryl Branscum*  
SHERYL BRANSCUM  
NOTARY PUBLIC - OREGON  
My Commission Expires 1-15-94

### APPROVALS:

Approved by the Jackson County Department of Planning and Development 12/22/92 Planning Director. File Nos. 91-45-NF/91-30-MP.

By: *Dady Jackson*

Examined and approved by the Jackson County Surveyor this 21 day of DECEMBER, 1992.

*Verlyn Thomas*  
County Surveyor

### WATER RIGHTS STATEMENT:

There are no water rights appurtenant to the property.

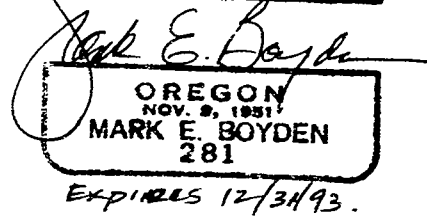
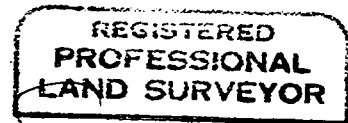
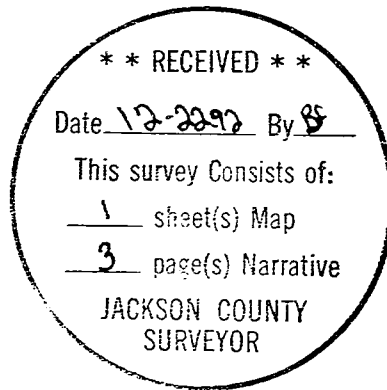
SURVEY NO. 13284

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

at the time set and because same were of public record, we both agreed the 1929 corner monument positions should hold precedence.

NOTE; The Bearings and distances around Parcel 1 were calculated from:

1. B.L.M. Administrative Survey No. 58, dated June 1980
2. Filed Survey No. 10022
3. Notes from Jackson County Establishment ties dated December 1, 1992.



SURVEY NO. 13284

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from which a 24" White Oak with healed blazes bears record South  $56\frac{1}{4}^{\circ}$  West, 13.0 feet to estimated face or 13.4 feet to the center of the tree at the lower blaze.

A 21" White Oak with healed blazes bears North  $24^{\circ}$  West (Record = North  $34^{\circ}$  West), 22.6 feet to the estimated face or 23.05 feet to the center of the tree at the lower blaze.

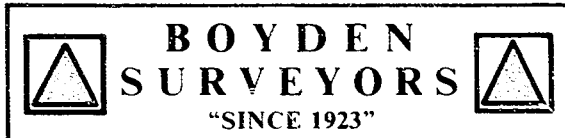
A 5/8" rebar with yellow cap marked "D. Mc Mahan LS 1913" bears Southerly 0.24 feet (See Filed Survey No. 10022). At the East one-sixteenth corner common to Sections 21 and 28, on December 1, 1992, County Surveyor personnel found a 1" X 1" X 34" (Record = 3" X 1" X 34" square iron pin) wagon axle exposed 1" for corner. They replaced same with a 1" X 36" galvanized iron pipe with a 2½" brass cap, 35" in the ground from which a 12" White Oak with "BT" scribe plain bears South  $67^{\circ}$  East, 19.72 feet to the opened lower face (Record = South  $67^{\circ}$  West, 19.5 feet).

A 17" Black Oak with healed blazes bears North  $76\frac{1}{4}^{\circ}$  West, 26.2 feet to the estimated face, 26.6 feet to the center of the tree at the lower blaze (Record = North  $76^{\circ} 20'$  West, 26.2 feet).

A 5/8" rebar with yellow cap marked "D. Mc Mahan LS 1913" bears South  $25^{\circ}$  West, 1.20 feet (See Filed Survey No. 10022).

For additional data on these corners, see County Surveyors final corner report.

This matter was discussed with the present County Surveyor as to which corners should be accepted. Because the 1929 corner positions were within reasonable accuracy



MARK E. BOYDEN  
R.P.L.S. ORE. 281  
108 MISTLETOE ST., MEDFORD, OREGON 97501  
PHONE (503) 773-6000

SURVEY NO. 13284

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

SURVEY FOR: CURTIS L. & KATHLEEN S. McRAE  
6171 DODGE ROAD  
WHITE CITY, OREGON 97503

SURVEY BY: BOYDEN SURVEYORS  
108 MISTLETOE STREET  
MEDFORD, OREGON 97501

LOCATION: S. ½ OF THE S. ½ OF SECTION 21,  
TOWNSHIP 34 SOUTH, RANGE 2 WEST,  
W.M., JACKSON COUNTY, OREGON

BASIS OF BEARINGS; FILED SURVEY NO. 10022

DATE: NOVEMBER 20, 1992

PURPOSE: To monument a non-farm dwelling  
parcel as approved by Jackson  
County Planners (their file is  
91-45-NF/91-30-MP).

PROCEDURE: Utilizing E.D.M. equipment, tied to  
monuments shown "found" on the plat to accompany this report.  
From said data, monumented the desired "Parcel 2" at  
positions shown on said plat.

During the monumenting of Parcel 2, it was noted that a possible bearing tree was located near the East 1/16 corner common to Sections 21 & 28. A later check of the County Surveyor's records discovered that Section 21 had been subdivided by Deputy County Surveyor C.Z. Boyden and that the SE 1/16 corner of Section 21 and the East one-sixteenth corner common to Sections 21 and 28 had been monumented, bearing trees scribed and entered into the Establishment Records of the County Surveyor, dated April 23, 1929. On December 1, 1992, County Surveyor personnel located and monumented said corners as follows:

At the SE 1/16 corner of Section 21, a 1" X 36" galvanized iron pipe was set at the Southerly edge of a fence post 30" in the ground with a 2 ½" brass cap marked:

T. 34 S., R. 2 W.  
SE 1/16 21  
CS  
1992