

# PARTITION PLAT NO. P-12-1993

A MAJOR LAND PARTITION located in the SW 1/4 of Section 34,  
T. 35 S., R. 4 W., W.M., Jackson County, Oregon.

January 11, 1993

SURVEYED FOR: *Chris and Janice Hansen*  
1882 Pine Grove Road  
Rogue River, Oregon 97537

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

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Darrel W. Edwards*

OREGON  
JULY 6, 1971  
DARREL W. EDWARDS  
741

Expires 12/31/93

## SURVEYOR'S CERTIFICATE

I, Darrel W. Edwards, a Registered Professional Land Surveyor of the State of Oregon, do hereby certify that I have correctly 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:

Commencing at the West 1/4 corner of Section 34, Township 35 South, Range 4 West of the Willamette Meridian in Jackson County, Oregon; thence South 0° 03' 31" East along the West line of said Section 329.42 feet to the Southwest corner of a tract of land described in Document No. 73-06975, Official Records for said County and State, the INITIAL POINT; thence South 89° 59' 41" East along the South line of said tract 1417.55 feet to a point on the West line of East Evans Creek Road; thence Southerly along said West line, the arc of a 2321.83 foot radius curve to the left (the chord of which bears South 0° 05' 41" West 314.90 feet) a distance of 315.14 feet to the Northeast corner of a tract of land described in document No. 70-12377, Official Records for said County and State; thence North 89° 59' 41" West 1416.71 feet to the Northwest corner of said tract; thence North 0° 03' 31" West 314.90 feet to the INITIAL POINT.

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

*Darrel W. Edwards*  
Surveyor

## APPROVAL # 91-22-MJP

Approved by the Jackson County Department of Planning and Development. By *Sharon Tinney Stinton* Date 2/4/93

EXAMINED and approved this 27 day of January, 1993. *Veddy Thomas*  
Jackson County Surveyor

## RECORDER'S CERTIFICATE

Filed for record this 5 day of February, 1993, at 11:39 o'clock A.m. and recorded as Partition Plat No. P-12-1993

of the records of Jackson County, Oregon. Index Volume 4 Page 12

*Kathleen S. Beckett* *Glenda E. Bartlett*  
County Clerk Deputy County Surveyor File No. 13346

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

## DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that we, Chris C. Hansen and Janice K. Hansen, husband and wife, are the owners in fee simple of the lands described in the "Surveyor's Certificate" and that we have caused the partitioning as shown hereon. We do hereby create the 50.00 foot wide private road easement as shown hereon.

IN WITNESS WHEREOF, we have set our hands and seals this 15th day of January, 1993.

*Chris C. Hansen* *Janice K. Hansen*  
Chris C. Hansen Janice K. Hansen

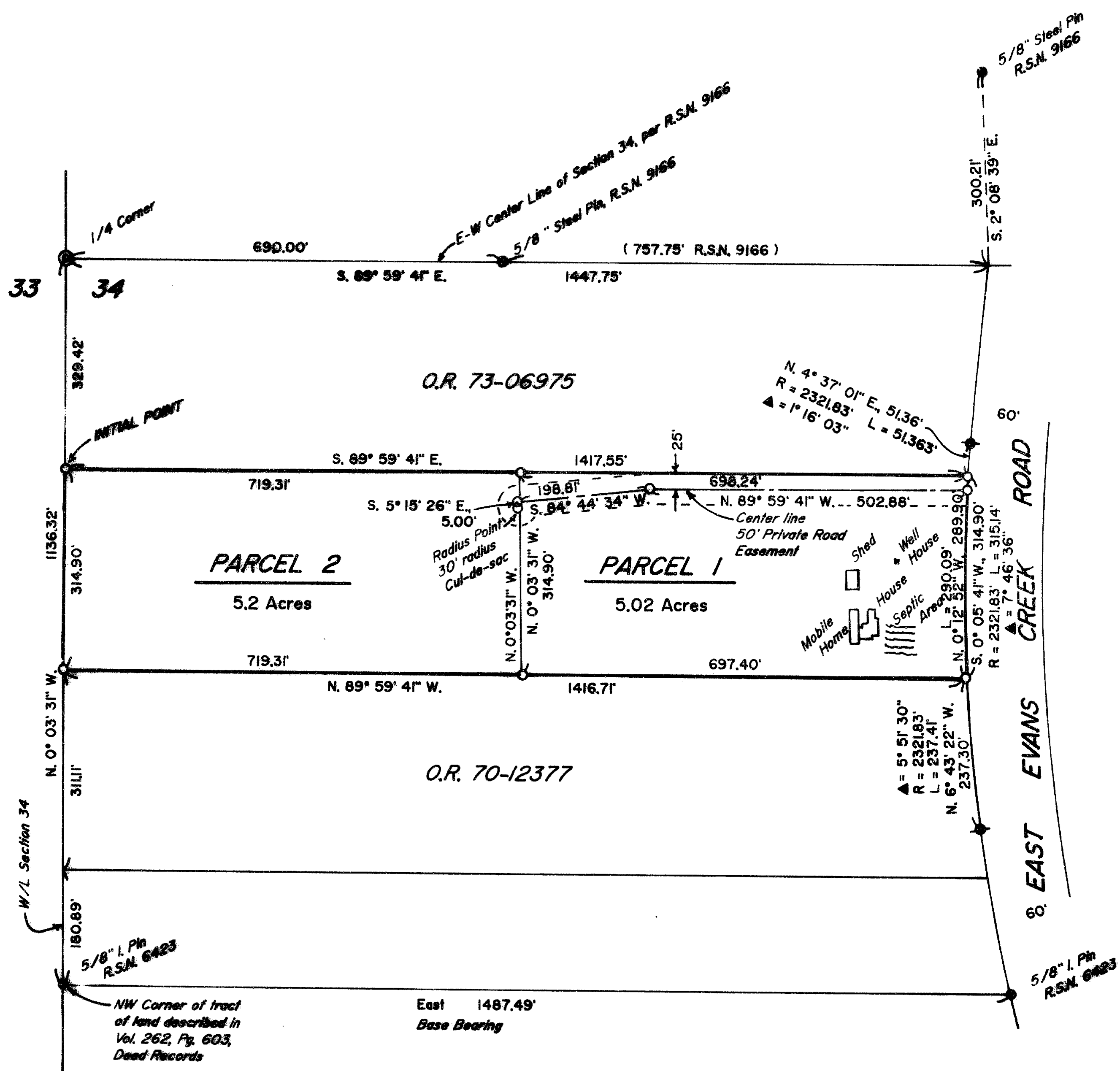
STATE OF OREGON ) ss January 15 A.D. 1993  
County of Jackson )

Personally came before me the above named Chris C. Hansen and Janice K. Hansen and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: *Toni B. Clark*  
TONI B. CLARK  
NOTARY PUBLIC - OREGON  
My Commission Expires March 30, 1994

### NOTE FOR PARCEL 2:

This property, at the time of the recording of the final plat, was not shown to be suitable for development as of this date because a sewage disposal system has not been approved for this property and because of a potential lack of domestic water.



### LEGEND

SCALE: 1" = 200'

R.S.N.: Recorded Survey Number

Basis of Bearings: R.S.N. 6423

- Found Survey marker as noted
- Found 5/8" right of way pin per Jackson Co. Dept. of Public Works
- Set 5/8" x 30" steel pin w/plastic cap stamped "D.W. EDWARDS-LS 741"
- Jackson County Surveyor's Brass Cap Monument

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

*Darrel W. Edwards*  
SURVEYOR

\*\* RECEIVED \*\*  
Date 2-5-93 By DB  
This survey consists of:  
1 sheet(s) Map  
1 page(s) Narrative  
JACKSON COUNTY SURVEYOR

# 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

SURVEY NUMBER 13346

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

SURVEY FOR: Chris and Janice Hansen  
1882 Pine Grove Road  
Rogue River, Oregon 97537

LOCATION: The Southwest 1/4 of Section 34, Township 35 South,  
Range 4 West of the Willamette Meridian in Jackson  
County, Oregon.

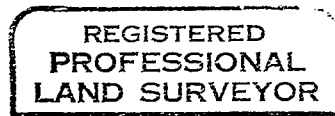
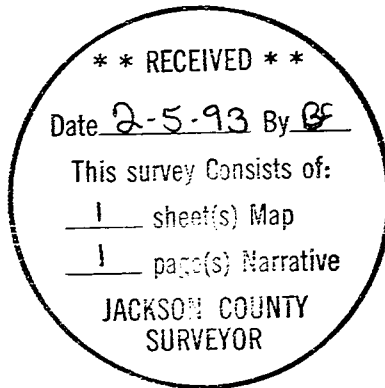
PURPOSE: Major Partition creating two individual tax lots.

PROCEDURE: A closed loop traverse was performed tying together  
Jackson County Surveyor's brass cap marking the West 1/4  
corner of Section 34 and 5/8 inch pins set in Recorded  
Surveys Number 6423 and 9166. Right of way pins set by  
the Jackson County Department of Public Works were tied  
to traverse. Set 5/8 inch by 30 inch steel pins with  
plastic caps stamped "D.W. EDWARDS LS 741" were set as  
shown on the accompanying Partition Plat.

BASIS OF  
BEARINGS: Recorded Survey Number 6423

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

DATE  
COMPLETED: January 11, 1993



*Darrel W. Edwards*

