

PARTITION PLAT NO. P-23-1993

MAJOR LAND PARTITION
Located in the Southeast one-quarter of Sec. 24,
T.38 S., R.2 W., W.M. Jackson County, Oregon
(JCDP File No. 92-19-MJP)

SURVEY FOR:
Patrick Box, et al
6850 Griffin Creek Road
Medford, OR 97501

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

LEGEND:
⊙ = Found County Surveyor's brass capped monument & accessories.
● = Found 5/8" iron pin w/ plastic cap mkd. MOFFIT PLS944 per RS 7206.
x = Calculated point, not set.
○ = Set 5/8" x 24" iron pin with plastic cap mkd. L.J. FRIAR & ASSOCIATES.
ORJCO = Official Records of Jackson County, Oregon.
DRJCO = Deed Records of Jackson County, Oregon.

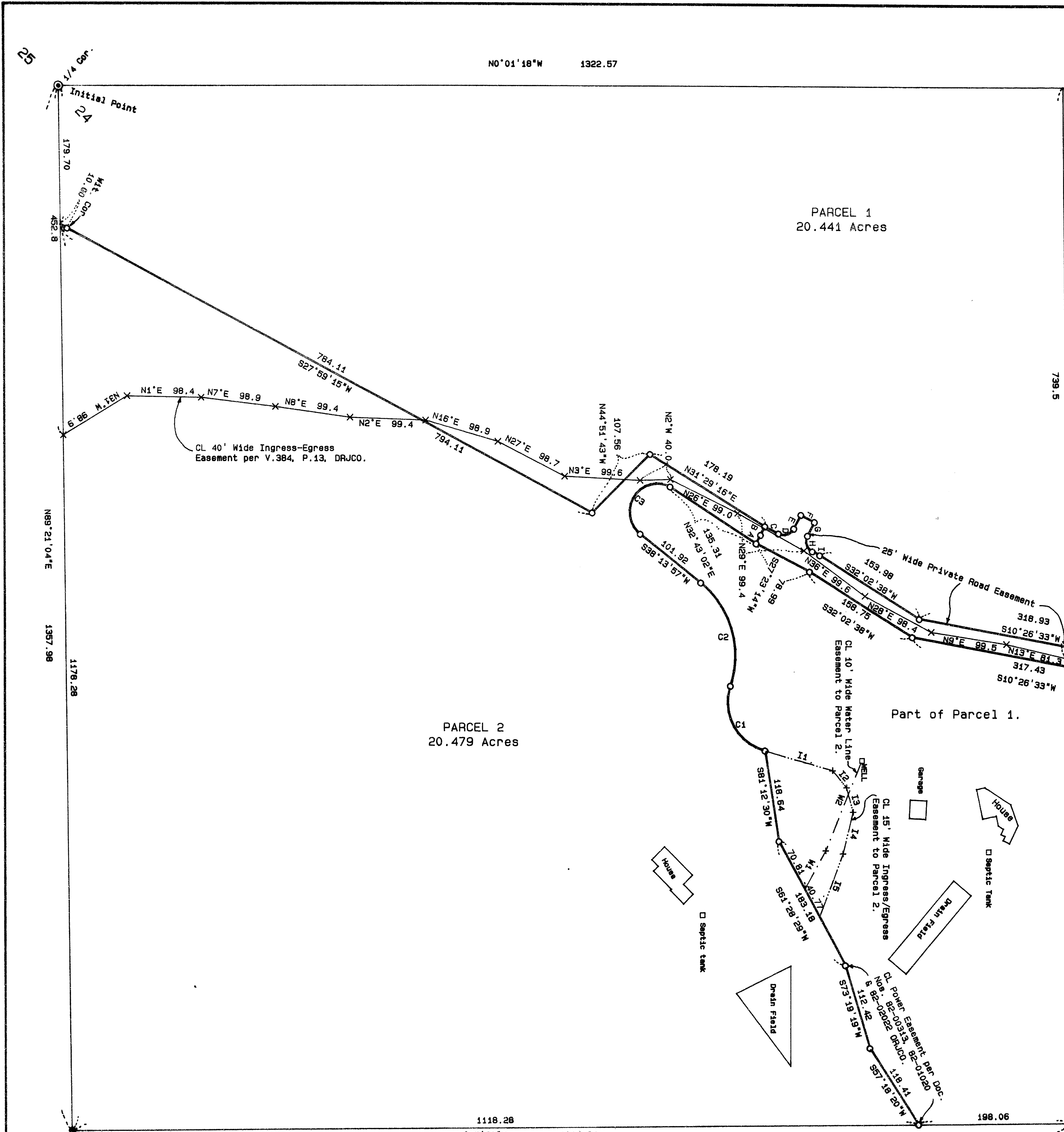
BASIS OF BEARINGS: Survey No. 7206.

DATE: December 23, 1992

SCALE: 1" = 100'

COURSE DATA TABLE				
No.	Radius	Length	Delta	Long Chord or Course
A				N62°35'00"W 12.50
B				N62°35'00"W 12.50
C				N27°25'00"E 20.00
D	15.00	23.56	90°00'00"	N17°35'00"W 21.21
E				N62°35'00"W 20.00
F				N27°25'00"E 20.00
G				S62°35'00"E 20.00
H	15.00	23.56	90°00'00"	N72°25'00"E 21.21
I				N27°37'43"E 11.01
C1	64.60	107.55	95°23'00"	S61°21'10"W 95.55
C2	120.00	148.31	70°48'43"	S73°38'19"W 139.05
C3	36.50	107.78	169°11'03"	N57°10'31"W 72.68

Ingress-Egress Easement			Water Line Easement		
No.	Bearing	Distance	No.	Bearing	Distance
I1	N15°40'45"E	92.21	W1	N61°16'30"W	57.77
I2	N49°57'24"E	28.91	W2	N67°46'36"W	126.02
I3	N74°56'05"E	32.89			
I4	S76°10'38"E	55.65			
I5	S69°15'39"E	88.15			



REGISTERED
PROFESSIONAL
LAND SURVEYOR

James E. Friar

OREGON
JULY 17, 1986
JAMES E. FRIAR
2234
Expires 12-31-93

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

James E. Friar
SURVEYOR

***** SURVEYOR'S CERTIFICATE *****

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

The Southwest one-quarter of the Southeast one-quarter of Section 24, Township 38 South, Range 2 West, Willamette Meridian, Jackson County, Oregon.

James E. Hibbs
SURVEYOR

***** APPROVALS *****

APPROVED by the Jackson County Department of Planning and Development.

By: Deborah Thomas Date: March 25, 1993
County Planner

Approved by the JACKSON COUNTY SURVEYOR'S OFFICE:

By: Verlyn Thomas Date: March 25, 1993
Verlyn Thomas, Jackson County Surveyor

***** RECORDER'S CERTIFICATE *****

Filed for record this 25th day of March, 1993, at 12:14 o'clock P.M., and recorded as Partition Plat No. P-23-1993 of the records of Jackson County, Oregon.

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Kathleen S. Buckatt County Clerk
Janet Keller Deputy

County Surveyor File No. 13428

There are no water rights appurtenant to this Partition according to information from the Jackson County Watermaster's Office.

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*** DECLARATION ***

Know all men by these presents that we, Patric Box, aka Patrick Box, and Beverly Hufteling Box, husband and wife, and Leland Tanquary and Shelly Tanquary, aka Shelley Tanquary, 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 hereon.

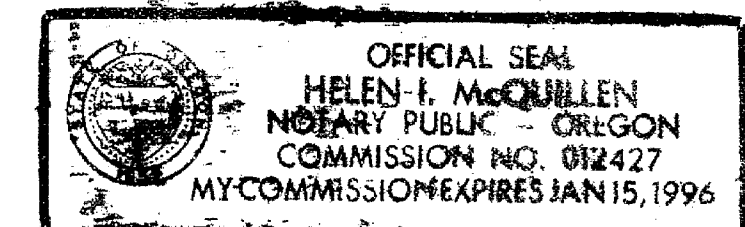
Patric Box Beverly Hufteling Box
Patric Box Beverly Hufteling/Box
Leland Tanquary Shelly Tanquary
Leland Tanquary Shelly Tanquary

STATE OF OREGON)
) ss.
COUNTY OF JACKSON)

PERSONALLY appeared the above named Patric Box, aka Patrick Box and Beverly Hufteling Box, husband and wife, and Leland Tanquary and Shelly Tanquary, aka Shelley Tanquary, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Dated this 28th day of January, 1993.

Before me: Helen I. McQuillen
Notary Public of Oregon.



AFFIDAVITS OF CONSENT for Partition from John A. Oliver and Virginia D. Oliver, husband and wife, and from Rogue Federal Credit Union are recorded as Instrument Nos. 93-09364 and 93-09365 of the Official Records of Jackson County, Oregon, respectively.

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

PURPOSE: To monument the dividing line between two parcels, to monument the ingress-egress easement of record and to monument the private road easement created through a Major Land Partition. See JCPD File No. 92-19-MJP.

PROCEDURE: From control and monuments set by this office during Survey No. 7206, set corners at the locations specified by the client. Tied in the center of an existing road and monumented the 25' wide ingress-egress easement as shown. Monumented the right-of-way of the Private Road Easement along the existing road. Monuments found as well as those set are as shown hereon.

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

James E. Hibbs
SURVEYOR