

PARTITION PLAT NO. P-72-1993.

LAND PARTITION (92-7-41P)

LOCATED IN:

S.E. 1/4 of Section 24, T.37S., R.1W., W.M.
Jackson County, Oregon

FOR:

JOANNE T. RETZLAFF
1475.43'

(S/W 9229 S89°50'5"E 2040.79'
2040.84'

APPROVALS:
JACKSON COUNTY PLANNING:

Dick Combs for **9-30-93**
Director Date

Examined and approved this 3 day of August, 1993.

Wendell Thomas
County Surveyor

RECORDED'S CERTIFICATE:
FILED FOR RECORD THIS 1st DAY OF September, 1993, AT 11:21 O'CLOCK,
A.M. AND RECORDED AS PARTITION PLAT NO. P-72-1993 OF "RECORD OF
PARTITION PLATS" IN JACKSON COUNTY, OREGON. (INDEX VOLUME 4 PAGE 72.)

Kathleen S Bickell County Clerk
Janet Keller Deputy

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR
AS NO. 13635

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

SURVEYOR'S CERTIFICATE:
I, Douglas C. McMahan, a duly Registered Surveyor of the State of Oregon, do hereby certify that this map correctly represents a survey made by me and complies with the regulations for Land Partitions and the following is an accurate description of the parcel tract of land as set forth hereon:
Beginning at a brass disc monument, being the Northeast corner of the Southeast one-quarter (1/4) of Section 24 in Township 37 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon; thence along the North line of the Southeast one-quarter, North 89°50'22" West 1475.43 feet to the Northeast corner of that tract of land described in Instrument No. 88-17952, Official Records of said Jackson County; thence, leaving said North line and along the East line of said tract, South 04°38'48" West 110.24 feet; thence along the arc of a 245.00 foot radius curve to the right (the long chord to which bears South 26°22'56" West 181.72 feet) a distance of 186.17 feet; thence South 48°09'03" West 56.52 feet; thence along the arc of a 590.00 foot radius curve to the left (the long chord to which bears South 34°38'57" West 276.17 feet) a distance of 276.75 feet; thence South 21°04'51" West 84.53 feet; thence along the arc of a 280.00 foot radius curve to the right (the long chord to which bears South 39°06'31" West 173.31 feet) a distance of 176.20 feet; thence South 57°08'11" West 75.50 feet; thence along the arc of a 405.00 foot radius curve to the left (the long chord to which bears South 40°55'15" West 101.74 feet) a distance of 102.01 feet; thence South 42°42'18" West 118.12 feet; thence North 71°20'16" West 544.83 feet to the West line of said Southeast one-quarter; thence along said West line South 00°01'40" West 1880.19 feet, more or less, to the Southwest corner of said Southeast one-quarter; thence along the South line of said Southeast one-quarter South 89°45'12" East 370.00 feet; thence South 00°10'07" East 7.55 feet to the Northerly right-of-way line of Hillcrest Road; thence along said right-of-way line along the arc of a 507.47 foot radius curve to the right (the long chord to which bears South 50°26'29" East 60.35 feet) a distance of 60.37 feet; thence South 47°02'00" East 121.50 feet; thence leaving said right-of-way line North 04°52'55" East 30.53 feet; thence South 85°07'05" East 172.97 feet; thence North 79°32'55" East 75.30 feet; thence North 59°44'04" East 192.57 feet to the South line of said Southeast one-quarter; thence along said South line South 89°45'12" East 1597.26 feet; thence North 45°08'53" East 178.37 feet to the East line of said Southeast one-quarter; thence along said East line North 00°01'01" West 2582.80 feet to the Point of Beginning.

Douglas C. McMahan
SURVEYOR

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that I Joanne T. Retzlaff am the owner of the real property represented on this partition plat and more particularly described in the SURVEYOR'S CERTIFICATE, and have caused the same to be partitioned into parcels as shown on the partition plat. I hereby dedicate for Public use the Public utility easement together with the Steps and Driveway easements as shown hereon.

STATE OF OREGON }
COUNTY OF JACKSON } ss.

Joanne T. Retzlaff
Joanne T. Retzlaff

Personally appeared the above named Joanne T. Retzlaff and acknowledged the foregoing instrument to be her voluntary act and deed before me this 2 day of July, 1993

Cheryl A. Forns
CHERYL A. Forns
NOTARY PUBLIC - OREGON
My Commission Expires 12-23-93

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	S01°27'42"E	95.03'
L2	S06°00'51"W	178.98'
L3	N23°34'17"E	134.33'
L4	N19°07'36"E	212.06'
L5	N01°27'42"W	95.03'
L6	N06°00'51"E	178.98'
L7	N23°34'17"E	134.32'
L8	N83°59'09"W	28.40'
L9	N19°52'24"W	40.84'
L10	S00°01'01"E	7.20'
L11	S16°32'59"E	151.78'
L12	N83°59'09"W	50.80'
L13	N16°32'59"W	12.48'
L14	S63°59'09"E	17.23'
L15	N19°52'24"W	68.09'
L16	N19°52'24"W	74.28'
L17	N16°21'00"E	43.18'
L18	N19°52'24"W	27.25'

CENTER 1/4 CORNER
Found 5/8" iron pin
per S/W 9229

INITIAL POINT
1/4 SECTION CORNER
Found brass cap
per 1985 Jackson County
Re-establishment

PARCEL 1
128.1 Acres

ROADWAY EASEMENT
Volume 384, Page 228,
Jackson County Deed Records

Volume 390, Page 262,
Jackson County Deed Records

Volume 430, Page 194,
Jackson County Deed Records
(location not defined)

POWER LINE EASEMENT
Volume 164, Page 238 &
Page 240, Jackson County Deed Records

Volume 187, Page 301,
Jackson County Deed Records

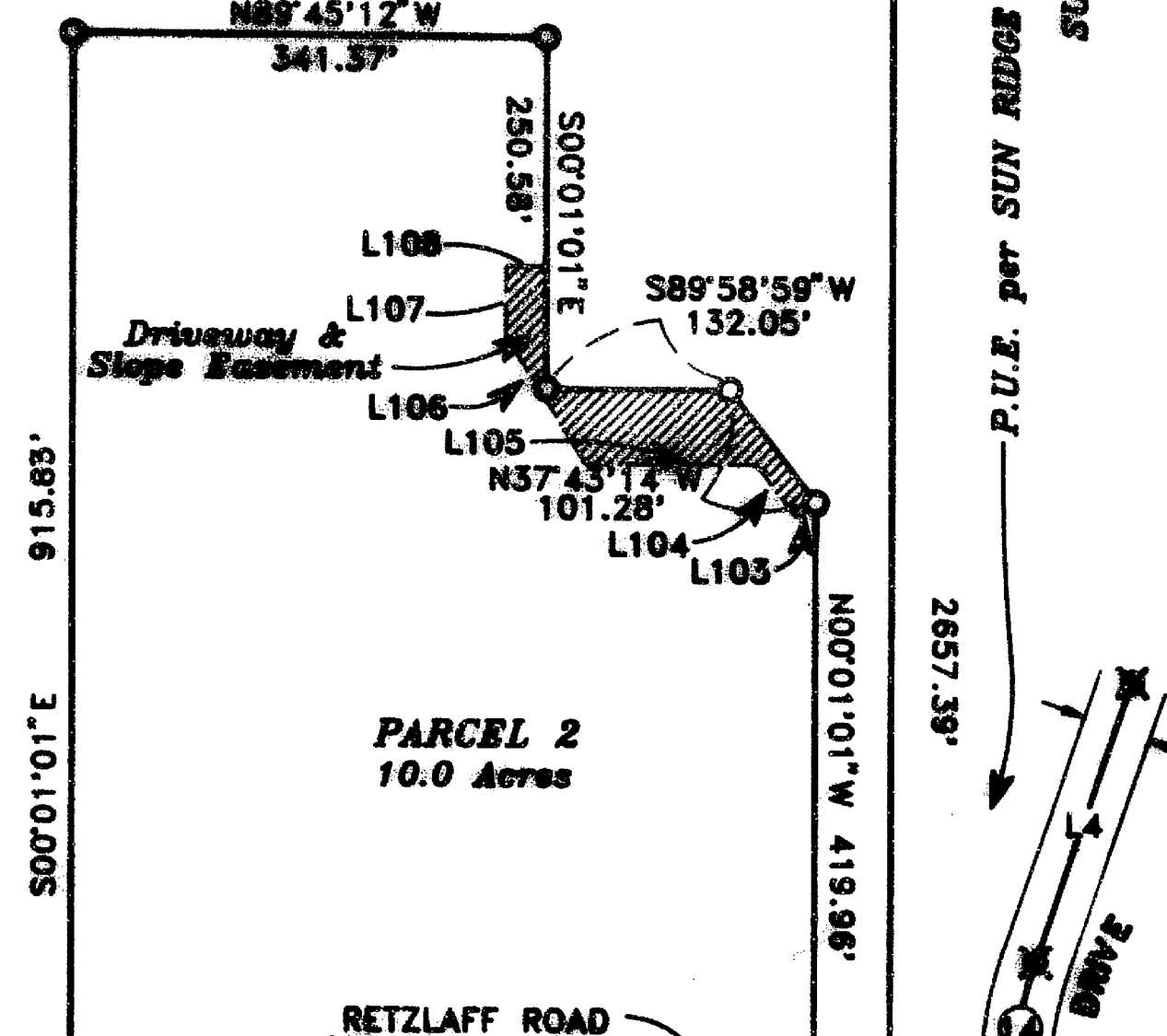
Volume 416, Page 292,
Jackson County Deed Records
and
Instrument No. 98-08467
Official Records, Jackson County, Oregon
which amends the above Volume 416, Page 282
(location not defined)

HOFFMAN & ASSOCIATES, INC.
1002 E. JACKSON STREET MEDFORD, OREGON
779-4841
BY: DOUGLAS C. McMAHAN PLS No. 1913
SCALE: 1 inch = 200 feet
DATE OF BEARING-CORNER ESTABLISHMENT
PAGE NO. 3

- = Set 5/8"x24" iron pin with plastic cap stamped "D. McMahan LS 1913"
- = Found 5/8" iron pin with plastic cap stamped "D. McMahan LS 1913" unless noted otherwise
- ⊕ = Found 5/8" iron pin with aluminum cap marked "LS 1913"
- ⊙ = Found brass cap monument
- PUE = Easement for public utilities, storm drainage, gas, water, electric, telephone, cable television and sanitary sewer construction and maintenance

EASEMENT LINE TABLE

LINE	DIRECTION	DISTANCE
L100	S83°59'09"E	48.36'
L101	S25°27'36"E	134.37'
L102	N17°44'31"E	80.56'
L103	N52°16'48"E	18.14'
L104	S37°43'14"E	47.27'
L105	N89°58'58"E	122.91'
L106	N31°57'27"W	108.36'
L107	N00°01'01"W	48.28'
L108	S07°58'28"W	28.51'



PARCEL 2
10.0 Acres

RETZLAFF ROAD
(90' Private Road and PUE)

Slope Easement

INGRESS & EGRESS
EASEMENT
per Instrument No. 98-12473
Official Records, Jackson County, Oregon

PARCEL 3
10.0 Acres

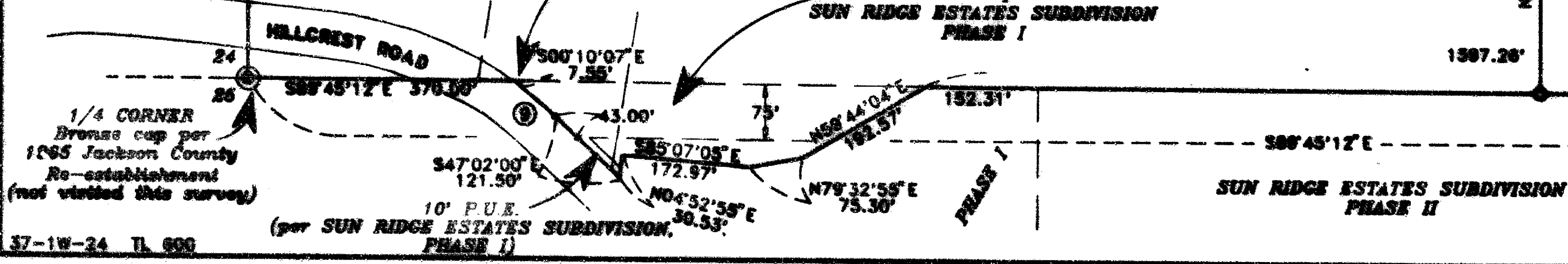
CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	89°20'46"	30.00'	82.52'	86.88'	S79°24'27"E
2	104°06'28"	50.00'	80.85'	78.88'	N17°51'58"E
3	45°07'05"	20.00'	15.75'	15.33'	N11°37'48"W
4	30°48'11"	95.00'	51.08'	50.48'	N04°28'33"W
5	43°32'15"	245.00'	186.17'	181.72'	S26°22'56"W
6	27°04'12"	590.00'	276.75'	276.17'	S34°38'57"W
7	38°03'20"	280.00'	176.20'	173.31'	S39°06'31"W
8	14°25'53"	485.00'	182.01'	181.74'	S40°55'15"W
9	08°48'58"	307.47'	60.37'	60.33'	S50°26'29"E
10	07°28'33"	875.00'	114.17'	114.09'	N82°16'34"E
11	17°33'26"	445.00'	138.38'	135.85'	N14°47'34"E
12	24°47'18"	200.00'	86.52'	85.85'	S11°10'42"W
13	23°50'47"	190.00'	82.43'	81.88'	S10°42'51"W
14	20°35'18"	275.00'	88.82'	88.29'	N08°49'57"E
15	07°28'33"	890.00'	117.43'	117.34'	N02°16'34"E
16	17°33'26"	470.00'	144.02'	143.48'	N14°47'34"E
17	24°47'05"	175.00'	75.70'	75.11'	N11°10'28"E
18	81°26'08"	50.00'	71.07'	65.23'	S00°01'01"E
19	37°54'26"	120.66'	79.83'	78.38'	N38°49'37"W
20	38°13'24"	70.00'	44.26'	43.52'	N01°45'42"W
21	25°49'33"	50.00'	20.78'	20.64'	S53°37'08"W
22	68°15'54"	25.00'	24.18'	22.73'	S20°33'08"E
23	84°58'48"	85.88'	107.84'	101.84'	S81°39'44"E

I certify this plat to be an exact photocopy of the original
Douglas C. McMahan
SURVEYOR

** RECEIVED **
Date 9-1-93 By CF
This survey consists of:
- sheet(s) Map
- page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Douglas C. McMahan
OREGON
JULY 12, 1990
DOUGLAS C. McMAHAN
No. 1913
Expires 12/31/94



37-1W-24 T. 37S.

SHEET 1 OF 1

SURVEY NO. 13635

**SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES**

Survey for: Joanne T. Retzlaff
91 Black Oak Drive
Medford, Oregon 97504

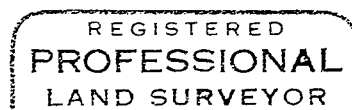
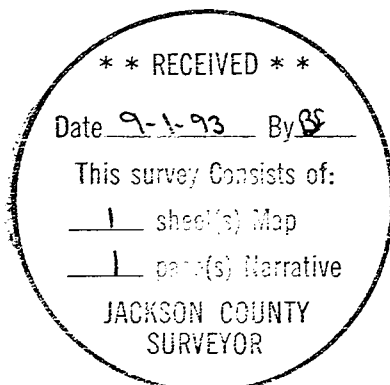
Location: Southeast one-quarter (1/4) of Section 24,
Township 37 South, Range 1 West, Willamette
Meridian, Jackson County, Oregon

Purpose: To survey and monument a land partition as
approved by Jackson County Planning
Department, File No. 92-7-MJP

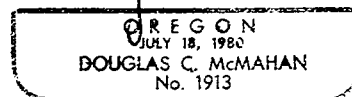
Procedure: Utilizing a one-second theodolite and
electronic distance measuring equipment, the
survey control which had been established for
SUN RIDGE ESTATES SUBDIVISION, PHASE 3, was
extended to include this survey. The parcel
boundaries were computed as directed by client
and monuments were set as shown on the
attached map.

Basis of Bearing: SUN RIDGE ESTATES SUBDIVISION, PHASE 3

Date: March 29, 1993



Douglas C. McMahan



Douglas C. McMahan
L.S. 1913 - Oregon
Expires 12/31/94
Hoffbuhr & Associates, Inc.
1062 East Jackson Street
Medford, Oregon 97504