

# PARTITION PLAT NO. P-104-1993

MAJOR LAND PARTITION  
A portion of D.L.C. No. 43 situated in the S. 1/2 of  
Sec. 3, T.38 S., R.2 W., W.M., Jackson County, Oregon  
See Jackson County Planning File No. 91-16-MJP.

SURVEY FOR:

Don Litchfield  
4501 Lambert  
Placerville, CA 95667

SURVEY BY:

L.J. Friar & Associates, P.C.  
Consulting Land Surveyors  
304 South Holly Street  
Medford, Oregon 97501  
Phone: (503) 772-2762

No.	Radius	COURSE Length	DATA Delta	TABLE Long Chord or Course
(A)	1115.98	23.75	1°13'10"	S64°03'40"E 23.75
(B)	75.00	28.37	21°40'31"	S11°01'40"W 28.20
(C)	110.00	172.79	90°00'00"	S45°11'25"W 155.56
(D)	130.96	114.57	50°07'27"	S65°07'42"W 110.95
(E)	105.00	135.32	73°50'28"	S76°59'12"W 126.15
(F)	207.91	105.45	29°03'34"	N80°37'21"W 104.32
(G)	50.00	261.80	300°00'00"	N05°09'08"W 50.00
(H)	257.91	130.81	29°03'34"	S80°37'21"E 129.41
(I)	55.00	70.88	73°50'28"	N76°59'12"E 66.08

Centerline Canal Easement					
No.	Bearing	Distance	No.	Bearing	Distance
(1)	N68°32'33"W	179.27	(9)	N79°25'05"W	126.11
(2)	S86°16'51"W	191.40	(10)	S81°02'04"W	133.66
(3)	S45°39'09"W	140.01	(11)	N88°32'09"W	206.06
(4)	N67°14'44"W	145.23	(12)	N9°16'30"W	166.21
(5)	N9°44'23"W	187.75	(13)	N44°07'09"W	50.21
(6)	N64°01'11"W	38.91	(14)	N84°43'54"W	121.50
(7)	S77°04'45"W	40.02	(15)	S44°52'17"W	200.11
(8)	S57°44'11"W	164.51	(16)	N80°36'32"W	129.71

LEGEND:

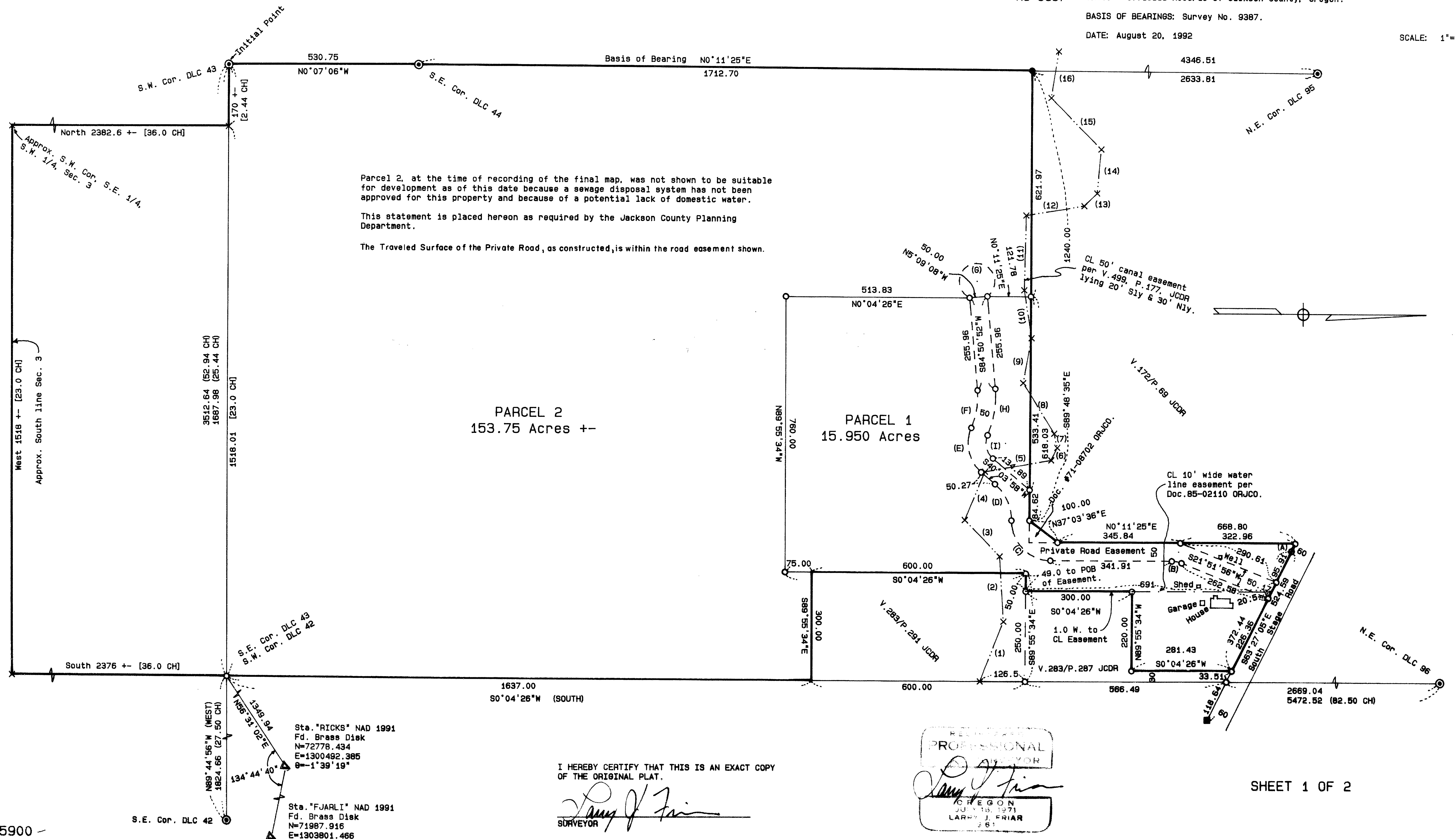
- ⊙ = Found County Surveyor's brass capped monument and accessories.
- = Found 5/8" iron pin w/ plastic cap mkd. BATH RLS 1069 per RS 9387.
- = Found 3/4" iron bolt per County R/W map.
- ⊕ = Found 3/8" iron pin per County R/W map.
- △ = Found Geodetic station as shown. x = Calculated point, nothing set.
- = Set 5/8" x 24" iron pin with plastic cap mkd. L.J. FRIAR & ASSOCIATES.
- ( ) = Record data per G.L.O. Official Survey notes.
- [ ] = Record data as shown. JCDR = Jackson County Deed Records.
- ORJCO = Official Records of Jackson County, Oregon.

RS 9387

BASIS OF BEARINGS: Survey No. 9387.

DATE: August 20, 1992

SCALE: 1" = 200'



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

*Larry J. Friar*  
SURVEYOR

SHEET 1 OF 2

382W03 TL5900 -

PARTITION PLAT NO. P-104-1993

MAJOR LAND PARTITION

A portion of D.L.C. No. 43 situated in the S. 1/2 of Sec. 3, T.38 S., R.2 W., W.M., Jackson County, Oregon See Jackson County Planning File No. 91-16-MJP.

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

I, LARRY J. FRIAR, 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:

Beginning at the Southwest corner of D.L.C. No. 43 of Township 38 South, Range 2 West, Willamette Meridian, Jackson County, Oregon; thence along the West line of said Claim, North 00°07'06" West, 530.75 feet to the Southeast corner of D.L.C. No. 44; thence continue along the West line of D.L.C. No. 43, North 00°11'25" East, 1712.70 feet to a 5/8 inch iron pin at the Southwest corner of that tract described in Volume 172, Page 69 of Jackson County Deed Records; thence along the South line thereof, South 89°48'35" East, 1240.00 feet to the Southwesterly corner of that tract described in Document No. 71-08702, Official Records of Jackson County, Oregon; thence along the Westerly line thereof, North 37°03'36" East, 100.00 feet to the East line of Volume 172, Page 69, said Deed Records; thence along the East line thereof, North 0°11'25" East, 668.80 feet to the Southerly right-of-way line South Stage Road; thence along said right-of-way line, along the arc of a curve to the right having a radius of 1115.98 feet and a central angle of 01°13'10", a distance of 23.75 feet (the long chord of which bears South 64°03'40" East, 23.75 feet); thence South 63°27'05" East, 372.44 feet to the Northwest corner of that tract described in Volume 283, Page 287, said Deed Records; thence along said West line, South 00°04'26" West, 281.43 feet; thence North 89°55'34" West, 220.00 feet; thence South 00°04'26" West, 300.00 feet to the North line of that tract described in Volume 283, Page 291, said Deed Records; thence along said North line North 89°55'34" West, 50.00 feet to the Northwest corner of said tract; thence along the West line thereof, South 00°04'26" West, 600.00 feet to the Southwest corner of said tract; thence along the South line thereof, South 89°55'34" East, 300.00 feet to the East line of said D.L.C. No. 43; thence along said East line, South 00°04'26" West, 1637.00 feet to the Southeast corner of said Claim; thence South, 2376 feet, more or less (DR South, 36.0 chains) to the South line of Section 3, said Township and Range; thence along said South line, West, 1518 feet, more or less (DR West, 23.0 chains) to the Southwest corner of the Southeast quarter of the Southwest quarter of said Section 3; thence North, 2382 feet, more or less (DR North, 36.0 chains) to the South line of said D.L.C. No. 43; thence along said South line, North 89°44'56" West, 170 feet, more or less (DR West, 2.44 chains) to the Initial Point of Beginning.

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

SURVEY FOR: Don Litchfield  
4501 Lambert  
Placerville, CA 95667

PURPOSE: To survey and monument the exterior of a parcel and a private road easement created through a Major Land Partition. See Jackson County Planning File No. 91-16-MJP.

PROCEDURE: Tied controlling D.L.C. corners and the 5/8" iron pin set by Survey No. 9387 into a closed loop traverse. An extensive search was made to locate the Southerly corner common to D.L.C. Nos. 42 and 43 or its accessories. No trace of the original corner monument or accessories were found. After review of the original government field notes, the position of the lost corner was determined by a straight line proportion between the monuments at the S.W. corner of D.L.C. No. 43 and the S.E. corner of D.L.C. No. 42. Made geodetic tie to station RICKS with a foresight taken to station FJARLI. Those monuments found as well as those set are as shown on page 1.

\*\* DECLARATION \*\*

Know all men by these presents that we, Donald Litchfield and Melissa Litchfield, husband and wife, Ray Litchfield and Betty Litchfield, husband and wife, and Doyle F. Litchfield, are the Contract Purchasers of the real property 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.

*Donald Litchfield*  
Donald Litchfield

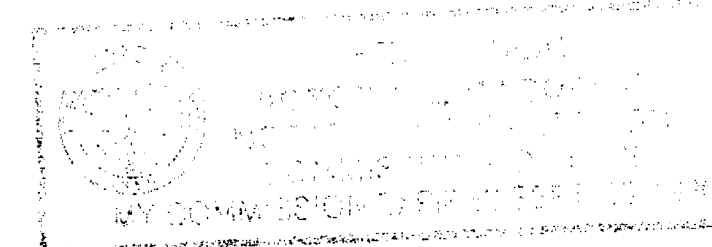
Attorney-in-Fact for Melissa Litchfield, Ray Litchfield and Betty Litchfield, husband and wife, and Doyle F. Litchfield.

STATE OF OREGON )  
COUNTY OF JACKSON ) ss.

PERSONALLY appeared the above named Donald Litchfield, being Attorney-in-Fact for the above named Melissa Litchfield, Ray Litchfield and Betty Litchfield, husband and wife, and Doyle F. Litchfield, and acknowledged the foregoing instrument to be his voluntary act and deed. Donald Litchfield further acknowledges that the foregoing instrument was signed on behalf of the above named Melissa Litchfield, Ray Litchfield and Betty Litchfield, husband and wife, and

Doyle F. Litchfield, on this 27 day of NOVEMBER, 1992.

Before me: *Victoria L Macormac*  
Notary Public of Oregon.



\*\*\* AFFIDAVIT OF CONSENT for Partition from Robert C. Minear, Donald M. Minear and Ruth G. Alborn, Trustees of the Minear Family Trust, is recorded as Instrument No. 93-42229 of the Official Records of Jackson County, Oregon.\*\*\*

*Larry J. Friar*  
SURVEYOR

\*\*\*\*\* APPROVALS \*\*\*\*\*

Approved by the JACKSON COUNTY PLANNING DEPARTMENT:

By: *Dick Conover* for \_\_\_\_\_ Date: 3-24-93  
County Planner

Approved by the JACKSON COUNTY SURVEYOR'S OFFICE:

By: *Verlyn Thomas* Date: 10/18/1993  
Verlyn Thomas, Jackson County Surveyor

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

Filed for record this 9 day of December, 1993, at 10:06 o'clock A.M., and recorded as Partition Plat No. P-104-1993 of the records of Jackson County, Oregon.  
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*Kathleen S. Beckett* County Clerk  
*Glenda E. Bartlett* Deputy

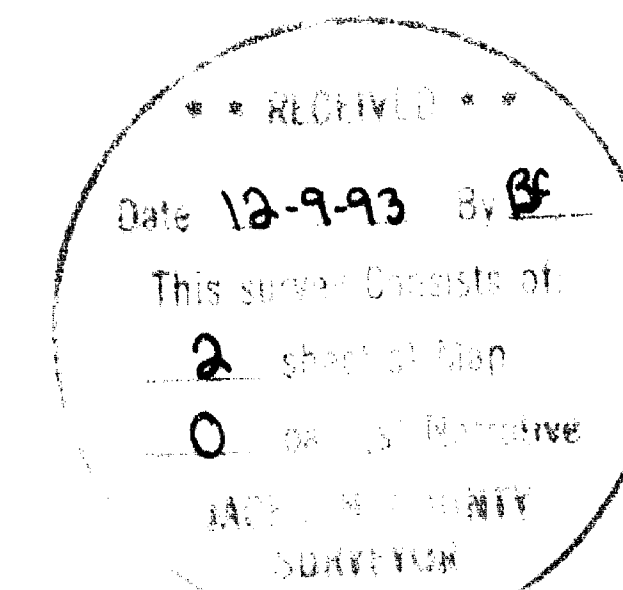
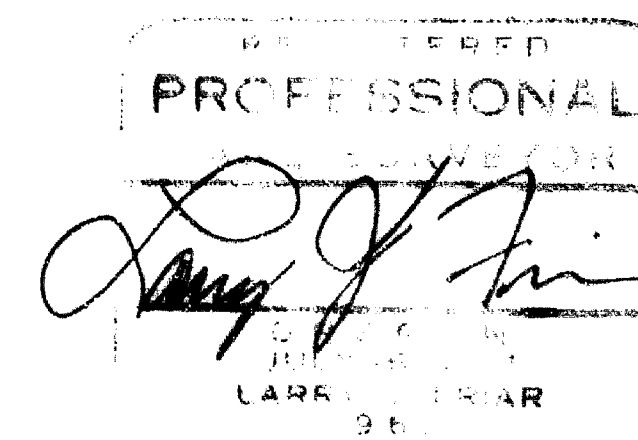
County Surveyor File No. 13751

\*\*\*\*\* WATER RIGHTS STATEMENT \*\*\*\*\*

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

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

*Larry J. Friar*  
SURVEYOR



SHEET 2 OF 2