

PARTITION PLAT NO. P-1-1994

MINOR LAND PARTITION
Located in the N.W. 1/4 of Sec. 15, T.36 S.,
R.1 W., W.M. Jackson County, Oregon.
(JCDPD File #93-35-MP)

SURVEY FOR:
Dan E. Bunn
501 Spencer
Medford, OR 97504

SURVEY BY:
L.J. Friar & Associates, P.C.
Consulting Land Surveyors
304 South Holly Street
Medford, Oregon 97504
Phone: (503) 772-2762

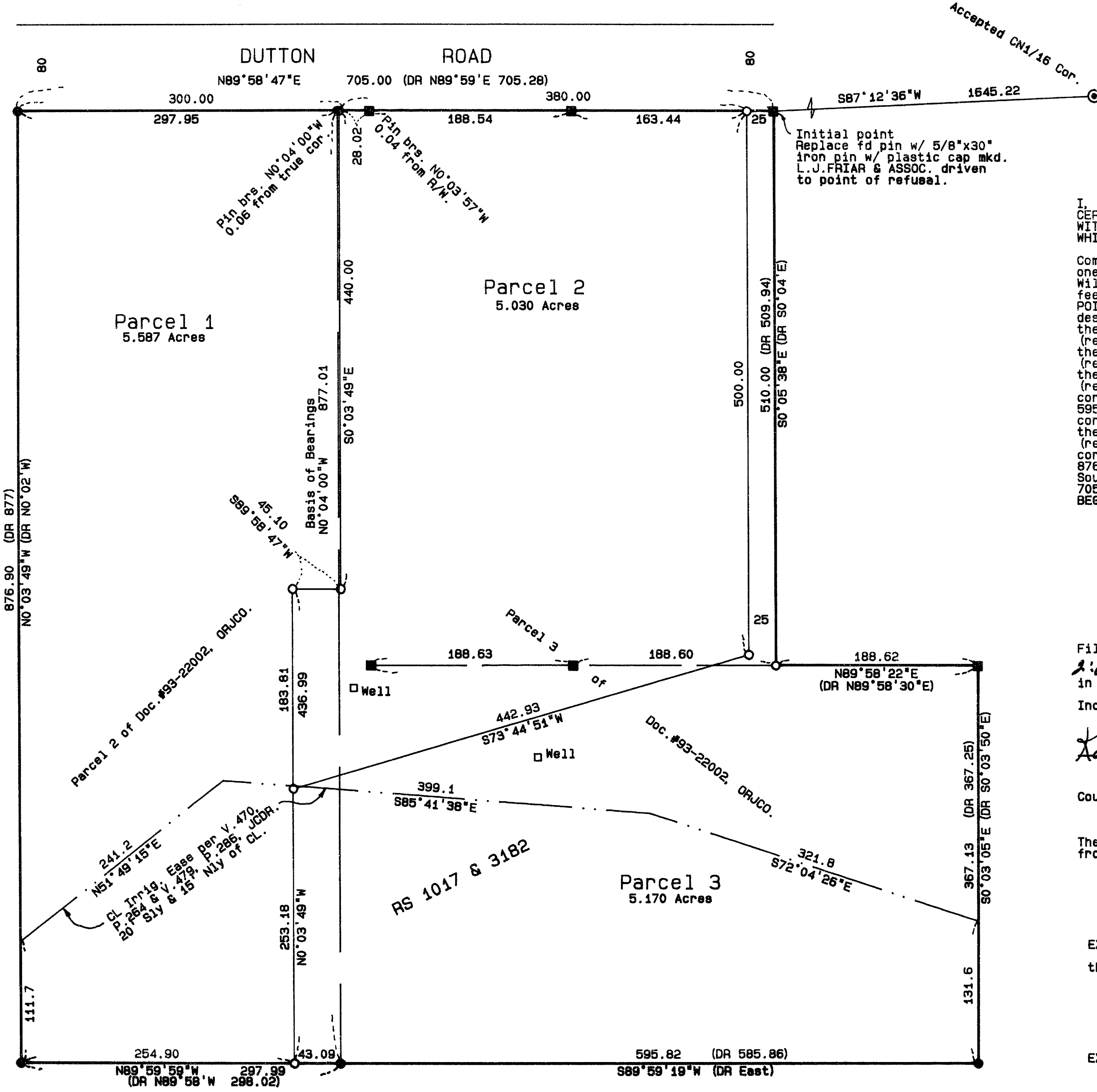
LEGEND:
⊙ = Found 3" 1941 Army Engineer's brass cap in concrete.
● = Found 1/2" iron pin per RS 1017.
■ = Found 5/8" iron pin per RS 3182.
○ = Set 5/8" x 24" iron pin w/ plastic cap mkd. L.J. FRIAR & ASSOC., driven to point of refusal.
ORJCO = Official Records of Jackson County, Oregon.
(DR) = Deed Record data. RS = Recorded Survey # CL = Centerline

BASIS OF BEARINGS: Survey No. 1017.

DATE: December 7, 1993

SCALE: 1" = 100'

EASEMENTS OF RECORD recorded in V.325, P.83, V.458, P.306, & V.575, P.395. UCDR are non-specific and cannot be located from the deed description or visual inspection.



***** DECLARATION *****
Know all men by these presents that I, Dan E. Bunn, as the owner in fee of the real property shown hereon, and particularly described in the Surveyor's Certificate, and have Partitioned the same into the Parcels as shown hereon.

Dan E. Bunn
Dan E. Bunn

STATE OF OREGON
COUNTY OF JACKSON

PERSONALLY appeared the above named Dan E. Bunn, and acknowledged the foregoing instrument to be his voluntary act and deed.
Dated this 30 day of December, 1993.

Before me: *Mary Toney*
Notary Public of Oregon.

MARY TONEY
NOTARY PUBLIC - OREGON
My Commission Expires 6-23-94

***** 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:

Commencing at an Army Engineer's 3" Brass disk in concrete marking the Center-North one-sixteenth (ON1/16) corner of Section 15, Township 36 South, Range 1 West, Willamette Meridian, Jackson County, Oregon; thence South 87°12'36" West, 1645.22 feet to a 5/8 inch iron pin on the Southerly line of Dutton Road and the INITIAL POINT OF BEGINNING, said point also being the North-Northeast corner of Parcel 3 as described in Document No. 93-22002, Official Records of Jackson County, Oregon; thence along the Easterly line of said Parcel 3, South 0°05'38" East, 510.00 feet (record South 0°04' East, 508.94 feet to a 5/8 inch iron pin at the interior sill corner thereof; thence continue along said Easterly line, North 89°58'22" East, 188.62 feet (record North 89°58'30" East) to a 5/8 inch iron pin at the East-Northeast corner thereof; thence continue along said Easterly line, South 0°03'05" East, 367.13 feet (record South 0°03'50" East, 367.25 feet) to a 1/2 inch iron pin at the Southeast corner thereof; thence along the South line of said Parcel 3, South 89°59'19" West, 595.82 feet (record West, 595.86 feet) to a 1/2 inch iron pin at the Southeast corner of Parcel 2 as described in Document No. 93-22002, said Official Records; thence along the South line of said Parcel 2, North 89°59'59" West, 297.99 feet (record North 89°58' West, 298.02 feet) to a 1/2 inch iron pin at the Southwest corner thereof; thence along the West line of said Parcel 2, North 0°03'49" West, 876.90 feet (record North 0°02' West, 877.0 feet) to a 1/2 inch iron pin on the South line of Dutton Road; thence along said South line, North 89°58'47" East, 705.00 feet (record North 89°59' East, 705.28 feet) to the INITIAL POINT OF BEGINNING.

James E. Hibbs
SURVEYOR

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

Filed for record this 5 day of January, 1994, at 1:02 o'clock P.M., and recorded as Partition Plat No. in "Record of Partition Plats" of Jackson County, Oregon.
Index Volume 5 Page 1.

Kathleen S. Beckett County Clerk
Jay A. Ramette Deputy

County Surveyor File No. 13797

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

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

***** APPROVALS *****

EXAMINED AND APPROVED by the Jackson County Department of Planning and Development, this 4th day of January, 1994. JCDPD File No. 93-35-MP.

Bobbie Becker
County Planner

EXAMINED AND APPROVED this 30 day of December, 1993.

Valerie Thomas
County Surveyor

EXAMINED AND APPROVED as required by ORS 92-100 as of 5 January, 1994.

Mark Lemme Deputy
Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS or other charges as required by ORS 92-095 have been paid as of January 5, 1994.

Brian E. Weide
Tax Collector

** RECEIVED **
Date 1-5-94 By CS
This survey consists of:
1 sheet(s) Map
0 sheet(s) Narrative
JACKSON COUNTY
SURVEYOR

I HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
James E. Hibbs
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
James E. Hibbs
OREGON
JULY 17, 1989
JAMES E. HIBBS
2234
Expires 6-30-95

SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250
PURPOSE: To monument the corner of three lots created through a Minor Land Partition in accordance with the tentative map. See JCDPD File No. 93-35-MP.
PROCEDURE: Tied to pins set by RS 1017 & 3182 for control of the exterior of the Partition. Re-established the Eil corner of TL 1100 at dead distance from and on line between the found pins set by RS 3182. Made a tie to the accepted ON 1/16 corner. Calculated the positions of end set pins according to the tentative map. Those monuments found as well as those set are as shown hereon.