

PARTITION PLAT NO. P-39-1994. LAND PARTITION (91-57-MP)

LOCATED IN:
The NW 1/4 and the NE 1/4 of Section 16
T.40S.,R.2E.,WM. Jackson County, Oregon

FOR:

ROY O./ JEANNE G. RUMSEY
4030 OLD HWY 99 SOUTH
ASHLAND, OREGON 97520

JEAN-PAUL BACHELET
3872 OLD HWY 99 SOUTH
ASHLAND, OREGON 97520

AND CONNIE BROTEN
4030 OLD HWY 99 SOUTH
ASHLAND, OREGON 97520

APPROVALS:

JACKSON COUNTY PLANNING:

Carol Parker Director 10-15-93

Examined and approved this 12th day of April, 1994.

Thelma Thomas County Surveyor

RECORDER'S CERTIFICATE:

FILED FOR RECORD THIS 15 DAY OF April 1994, AT 1:49 O'CLOCK P.M. AND
RECORDED AS PARTITION PLAT NO. P-39-1994 OF "RECORD OF PARTITION PLATS"
IN JACKSON COUNTY, OREGON. (INDEX VOLUME 5 PAGE 39.)

Kathleen J. Beckett County Clerk
Alonda E. Bartlett Deputy

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 13965

WATER RIGHTS STATEMENT: THERE ARE NO WATER RIGHTS APPURTANENT TO THIS PROPERTY.

SURVEYOR'S CERTIFICATE:

I, Douglas C. McMahon, 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 Major Land Partitions and the following is
an accurate description of the parent tract of land as set forth hereon:

BEGINNING at a point for the intersection of the Northeastly right-of-way line of the
Old Pacific Highway No. 99 with the North line of the Southeast Quarter of the Northwest
quarter of Section 16 in Township 40 South, Range 2 East of the Willamette Meridian in
Jackson County, Oregon said point being the INITIAL POINT OF BEGINNING; thence North 30°18'12" West
along said Northeastly right-of-way line 20.75 feet to a point on the boundary line as described
in Document No. 70-05806 1/2 Official Deed Records of said Jackson County; thence North
88°49'04" East (Record South 88°52'43" West) 747.48 feet to a 5/8" iron pin on the boundary
line as described in Document No. 69-10305 of the said Deed Records; thence South
00°52'13" East (Record South 00°48'34" East) along said boundary line, 345.04 feet; thence
WEST 140.00 feet; thence South 00°32'13" East 212.66 feet to a point on the aforementioned
Northeastly right-of-way line of the Old Pacific Highway No. 99; thence along said
right-of-way line North 58°17'15" West 345.60 feet; thence along the arc of a 820.00 foot
radius curve to the right (the long chord to which bears North 44°17'44" West 396.53 feet)
an arc distance of 400.50 feet; thence North 30°18'12" West 68.13 feet to the Initial Point
of Beginning.

Douglas C. McMahon
SURVEYOR

DECLARATION

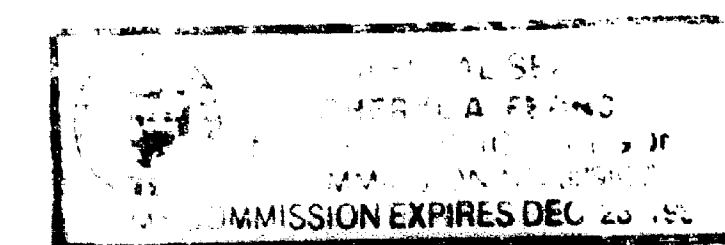
KNOW ALL MEN BY THESE PRESENTS, that we Jean-Paul Bachelet, Jeanne G. Rumsey
and Roy O. Rumsey, and Connie Broten are the owners of the real property represented on
this partition plat and more particularly described in the SURVEYOR'S CERTIFICATE, and
has caused the same to be partitioned into parcels as shown on the partition plat.

Jean-Paul Bachelet Jeanne G. Rumsey
Jean-Paul Bachelet Jeanne G. Rumsey

Connie Broten Roy O. Rumsey
Connie Broten Roy O. Rumsey

STATE OF OREGON } ss.
COUNTY OF JACKSON }

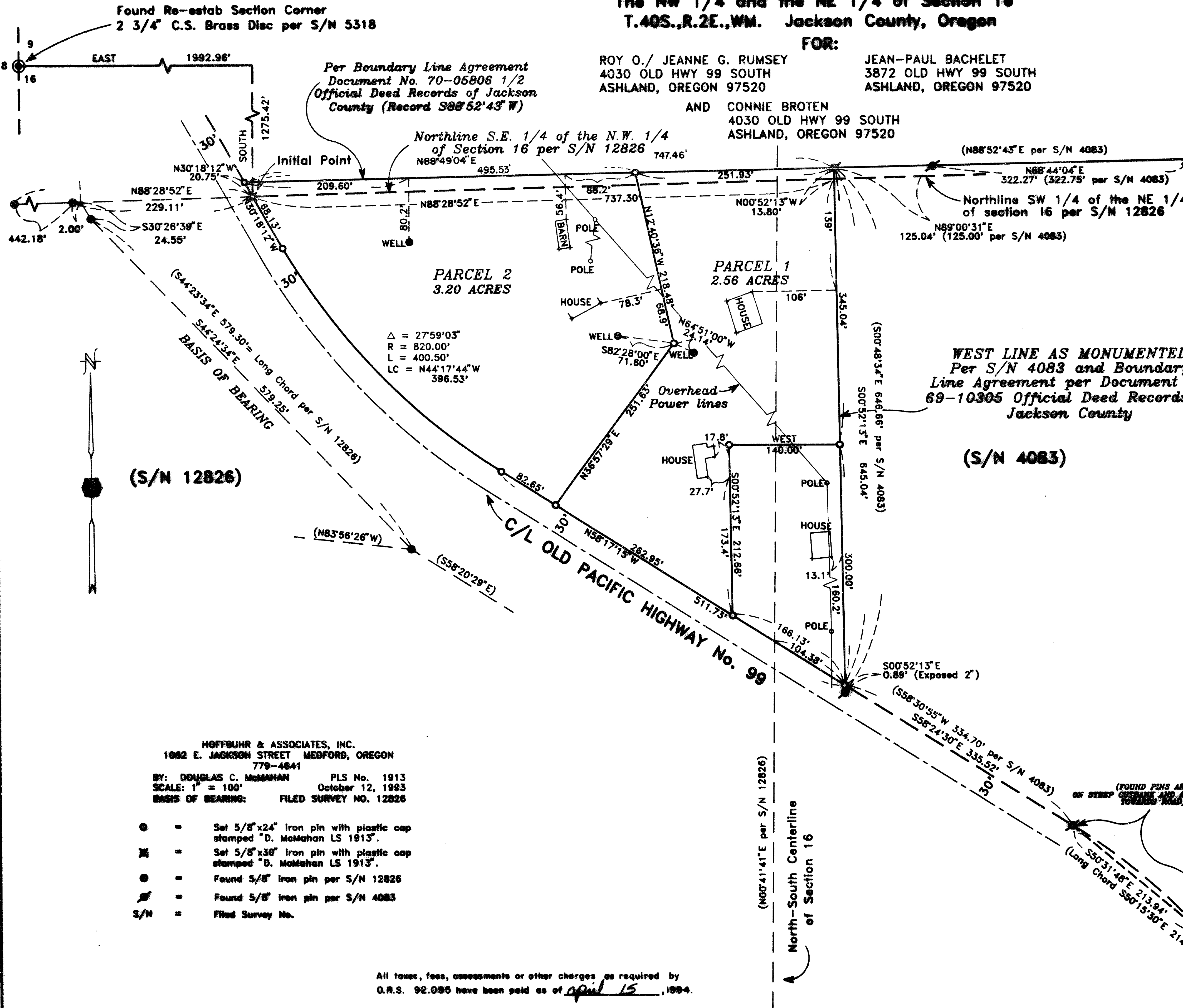
Personally appeared the above named Jean-Paul Bachelet, Jeanne G. Rumsey and
and Roy O. Rumsey, and Connie Broten and acknowledged the foregoing instrument to be
their voluntary act and deed.
before me this 11th day of April, 1994



Charles J. ...

** RECEIVED **
Date 4-15-94 By *[Signature]*
This survey consists of:
1 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR

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



(S/N 12826)

(S/N 4083)

HOFFBUHR & ASSOCIATES, INC.
1682 E. JACKSON STREET MEDFORD, OREGON
779-4641
BY: DOUGLAS C. McMAHAN PLS No. 1913
SCALE: 1" = 100' October 12, 1993
BASIS OF BEARING: FILED SURVEY NO. 12826

- = Set 5/8"x24" Iron pin with plastic cap stamped "D. McMahon LS 1913".
- = Set 5/8"x30" Iron pin with plastic cap stamped "D. McMahon LS 1913".
- = Found 5/8" Iron pin per S/N 12826
- ⊙ = Found 5/8" Iron pin per S/N 4083
- S/N = Filed Survey No.

All taxes, fees, assessments or other charges as required by
O.R.S. 92.085 have been paid as of April 15, 1994.

Ron Kunkley ASSESSOR
Kathleen Beckett TAX COLLECTOR

April 15 94
April 15, 1994

PROFESSIONAL
LAND SURVEYOR
Douglas C. McMahon
REGISTRATION NO. 1913
EXPIRES 12/31/94

SURVEY NO. 13965

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

Survey for: Jean-Paul Bachelet
3872 Old Hwy. 99 South
Ashland, OR. 97520

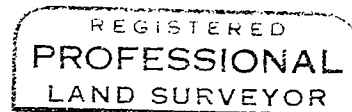
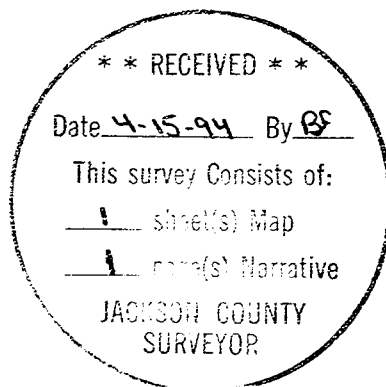
Location: Northwest one-quarter (1/4) and the Northeast
one-quarter (1/4) of Section 16, Township 40
South, Range 2 East, Willamette Meridian,
Jackson County, Oregon

Purpose: To survey, monument and prepare final plat of
a Land Partition (91-57-MP) per client's
request and as instructed by Jackson County
Planning Department to correct ownership lines
to include the proper improvements.

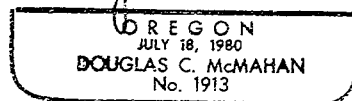
Procedure: Utilizing found monumentation per filed
Surveys No. 4083 and 12826 for control, I set
monuments as shown on the accompanying map.
Survey field notes and computations for filed
Survey No. 12826 were used in accomplishing
this survey. Monuments were set at 30 feet
from the average centerline of Old Pacific
Highway No. 99 as it is presently constructed
to establish the boundary for the client's
property.

Basis of Bearing: Filed Survey No. 12826

Date: October 12, 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