

PARTITION PLAT NO. P-53-1994

REPLAT OF MINOR LAND PARTITION RECORDED IN VOLUME 5, PAGE 51 OF THE MINOR LAND PARTITION PLATS OF JACKSON COUNTY OREGON

SURVEYOR'S CERTIFICATE

I, Richard G. Templin, a duly registered surveyor of the State of Oregon, depose and say that this map correctly represents a survey made by me and complies with regulations for Minor Land Partitions. The following is an accurate description of the parent tract of land, as set forth hereon:

Beginning at the INITIAL POINT OF BEGINNING, the Northeast corner of Section 25, Township 35 South, Range 3 West of the Willamette Meridian, Jackson County, Oregon, being monumented with a brass cap; thence South 00°05'10" East, along the East line of the Northeast Quarter of said Section 25, 2645.25 feet to the Southeast corner of the Northeast Quarter of said Section 25, being monumented with a brass cap; thence South 89°42'00" West, along the South line of the Northeast Quarter of said Section 25, 2664.06 feet to a 5/8" iron rod at the Southwest corner of said Northeast Quarter; thence North 00°03'17" East, along the West line of said Northeast Quarter, 2642.32 feet to a 5/8" iron rod at the Northwest corner of said Northeast Quarter; thence North 89°38'10" East, along the North line of said Northeast Quarter, 2657.58 feet to the true point of beginning.

LESS AND EXCEPTING: that portion of land lying within the right of way lines of Pelton Road and Ramsey Road.

Richard G. Templin
Richard G. Templin L.S. 2359

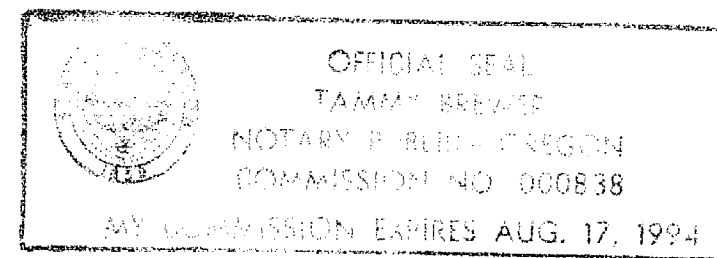
DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that we, Allan R. Gaar and Connie M. Gaar are owners in fee simple of the land shown hereon and that we have caused the same to be adjusted into parcels as shown hereon.

Allan R. Gaar Connie M. Gaar
Allan R. Gaar Connie M. Gaar

STATE OF Oregon
COUNTY OF Jackson)
ISS.

This certifies that on this 2nd day of May, 1994, before me a Notary Public, personally appeared Allan R. Gaar and Connie M. Gaar and acknowledged the foregoing instrument to be of their voluntary act and deed.
Before me: Jenny Brewer



PARTITION PLAT CONSENT AFFIDAVIT

From W.W. Associates, a general partnership whose partners consist of Fred Weintraub and Seymour Weintraub, holder of a mortgage, hereby consent to this Plat, as recorded in Instrument No. 94-17806 Official Records of Jackson County, Oregon.

RECORDER'S CERTIFICATE

Filed for Record this 10 day of May, 1994 at 3:07 o'clock, P.M. and Recorded as Partition Plat No. P-53-1994 of the Records of Jackson County, Oregon.

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Kathleen S. Beckett Cheryl Augeris
County Clerk Deputy DEPUTY

County Surveyor's File number 13999

WATER RIGHTS STATEMENT

Water rights are not appurtenant to the parcels as shown.

APPROVALS

Approved by the _____ County Surveyor
this 5 day of May, 1994

Verlyne Thomas
Jackson County Surveyor

Approved by the _____ County Planning Department
this 5 day of May, 1994

Laurelprairie Huntz
County Planning Director

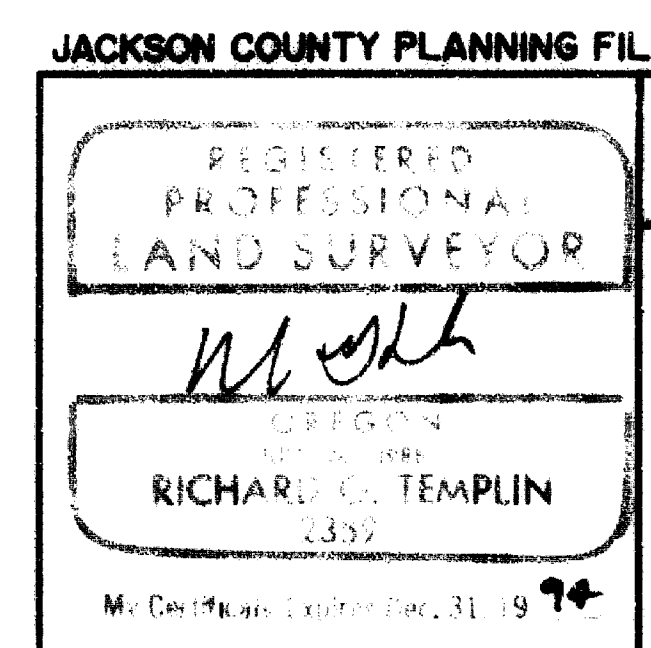
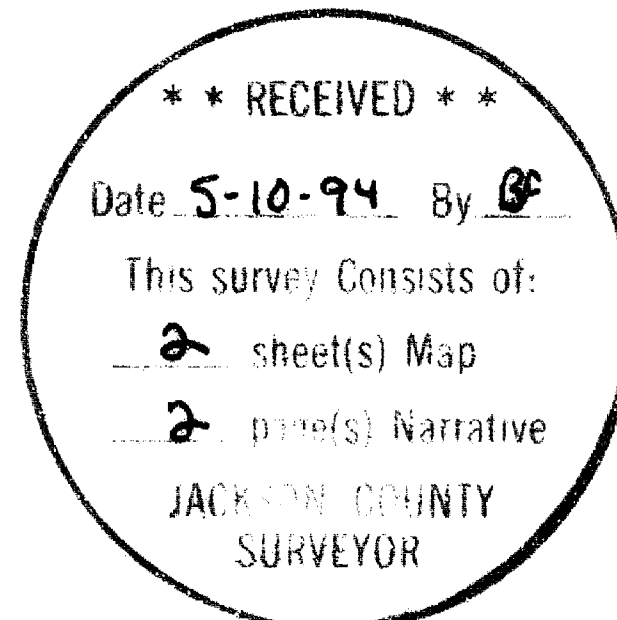
All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid, as of 5-10-94

J. M. 5-10-94
Assessor Date

Carlene M. Merama 5/10/94
Tax Collector Date

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

Richard G. Templin
RICHARD G. TEMPLIN L.S. 2359



JACKSON COUNTY PLANNING FILE NO.
RICHARD TEMPLIN LAND SURVEYING
100 POORMAN CREEK RD. 899-2032 / 474-7720 JACKSONVILLE, OREGON
REPLAT OF MINOR LAND PARTITION RECORDED IN VOLUME 5, PAGE 51 OF THE MINOR LAND PARTITIONS
LOCATED IN
THE NE/4 OF SECTION 25, T.35S., R.3W., W.M. JACKSON COUNTY, OREGON
SURVEYED FOR: Mr. Alan Gaar 9185 Ramsey Road Gold Hill, Or. 97525
DATE: March 14, 1994

RICHARD G. TEMPLIN
PROFESSIONAL LAND SURVEYOR
100 Poorman Creek Road
Jacksonville, Oregon 97530
Phone/Fax: (503) 899-2032 • 474-7720

13999

At the CN 1/16 corner, I set:

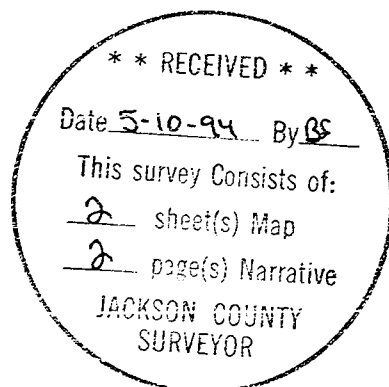
A 5/8" rebar with a yellow plastic cap marked:
"TEMPLIN LS 2359".

From which the I scribe the following bearing
trees:

A Douglas Fir, 8" diameter bears S 04 1/2° E,
19.7 feet, scribed "CN1/16S25" "BT".

A Balck Oak, 10" diameter bears N 55 3/4° E, 24.3
feet, scribed "CN1/16S25" "BT".

I then set the corners of Parcel 1, per my
clients request, as shown on accompanying plat.
During the process of surveying within Section
25, we were requested to set some of Mr. Gaar's
neighbors Deed Corners and mark the true line of
the West line of the NE 1/4 of Section 25. This
is reflected on the accompanying Plat.



REGISTERED
PROFESSIONAL
LAND SURVEYOR

RT

OREGON
JULY 26, 1988
RICHARD G. TEMPLIN
2359

My Certificate Expires Dec. 31, 1994

RICHARD G. TEMPLIN
PROFESSIONAL LAND SURVEYOR
100 Poorman Creek Road
Jacksonville, Oregon 97530
Phone/Fax: (503) 899-2032 • 474-7720

NARRATIVE
MINOR LAND PARTITION

Survey No. 13999

SURVEY FOR: Mr. Allan Gaar
377 Pelton Lane
Gold Hill, Oregon 97525

LOCATION: In the NE 1/4 of Section 25, Township 35 South,
Range 3 West, of the Willamette Meridian, Jackson
County, Oregon.

PURPOSE: To replat that Minor Land Partition recorded in
Volume 5, Page 81 of Minor Land Partitions in
Jackson County, Oregon.

DATE: March 15, 1994

BASIS OF Bearings based upon Recorded Survey number 9527,
the East line of the NE 1/4 of said Section 25.

PROCEDURE: The N 1/4 corner was searched for, but not found.
At the proportioned position between the NW and
NE corners of Section 25, I set:

A 5/8" rebar with a yellow plastic cap marked:
"TEMPLIN LS 2359".

From which the I scribe the following bearing
trees:

A White Oak, 5" diameter bears N 03° E, 50.4
feet, scribed "N1/4S25" "BT".

A Cedar, 26" diameter bears S 75 3/4°W, 21.6
feet, scribed "N1/4S25" "BT".

I also take the following bearing objects:

A Power pole (B04370), bears N 26 1/2° E, 66.75
feet.

A Guy pole (B04371), bears S 62 3/4° E, 66.6
feet.

I then tied the E 1/4, S 1/4, W 1/4 and computed
the C 1/4 position, at said point I set:

A 5/8" rebar with a yellow plastic cap marked:
"TEMPLIN LS 2359".

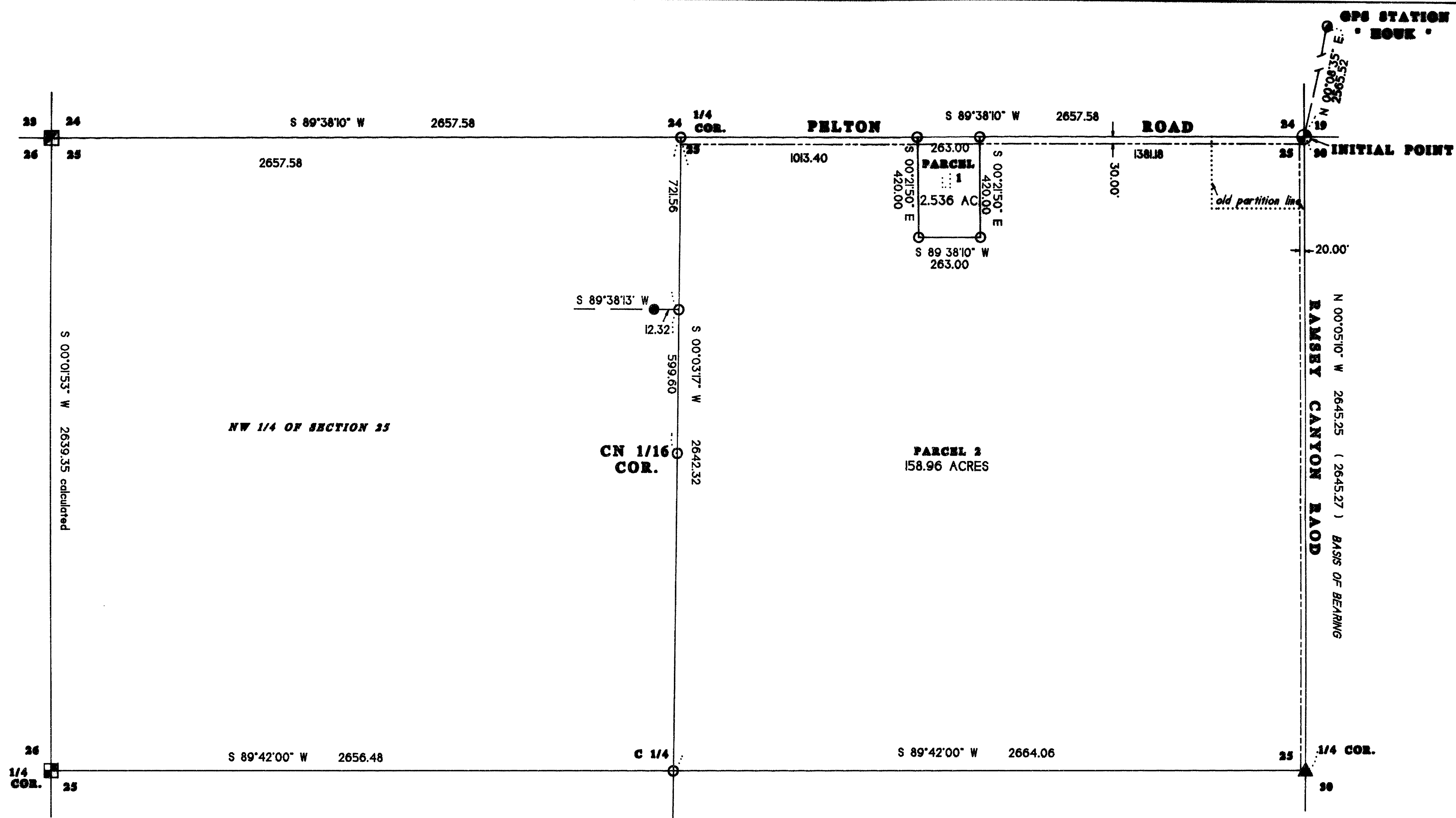
From which the I scribe the following bearing
trees:

A Ponderosa Pine, 42" diameter bears N 40 3/4° E,
246.4 feet, scribed "C1/4S25" "BT".

A Madrone, 27" diameter bears N 85 3/4°E, 237.0
feet, scribed "C1/4S25" "BT".

A White Oak, 32" diameter bears S 52° W, 162.2
feet, scribed "C1/4S25" "BT".

A White Oak, 13" diameter bears N 49° W, 191.1
feet, scribed "C1/4S25" "BT".



LEGEND

- SET 5/8"X30" REBAR WITH YELLOW PLASTIC CAP MARKED "TEMPLIN LS 2359"
- ⊕ FOUND JACKSON COUNTY BRASS CAP PER JACKSON COUNTY REESTABLISHMENT BOOK, PAGE 55
- ⊠ FOUND JACKSON COUNTY BRASS CAP PER JACKSON COUNTY REESTABLISHMENT BOOK, PAGE 18
- ⊡ FOUND JACKSON COUNTY BRASS CAP PER JACKSON COUNTY REESTABLISHMENT BOOK, PAGE 19
- ▲ FOUND JACKSON COUNTY BRASS CAP PER JACKSON COUNTY REESTABLISHMENT BOOK, PAGE 24
- FOUND JACKSON COUNTY BRASS CAP PER JACKSON COUNTY REESTABLISHMENT BOOK, PAGE 22
- FOUND BRASS CAP, GPS STATION HOUK
- FOUND 5/8" IRON ROD PER O.R. 89-23566
- () RECORD BEARING/DISTANCE PER RECORDED SURVEY NUMBER 9527

BEARINGS BASED UPON RECORDED SURVEY NUMBER 9527, THE EAST LINE OF THE NE 1/4 OF SECTION 35

I CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
 RICHARD G. TEMPLIN L.S. 2359

JACKSON COUNTY PLANNING FILE NO.

REGISTERED PROFESSIONAL LAND SURVEYOR

RICHARD G. TEMPLIN
 2359

My Certificate Expires Dec. 31, 1994

RICHARD TEMPLIN LAND SURVEYING
 100 POORMAN CREEK RD. 899-2622 / 474-7720 JACKSONVILLE, OREGON

REPLAT OF MINOR LAND PARTITION
 RECORDED IN VOLUME 5, PAGE 87 OF THE MINOR LAND PARTITIONS LOCATED IN THE NW/4 OF SECTION 35, T.38S., R.3W., W.M. JACKSON COUNTY, OREGON

SURVEYED FOR: Mr. Alan Gaar
 9185 Ramsey Road
 Gold Hill, Or. 97525

DATE: March 14, 1994