

PARTITION PLAT NO. P 114-1994

Survey For:

Sally Cochran and Elizabeth Johnston
7017 Dark Hollow Road
Medford, Oregon 97501
(503)535-5518

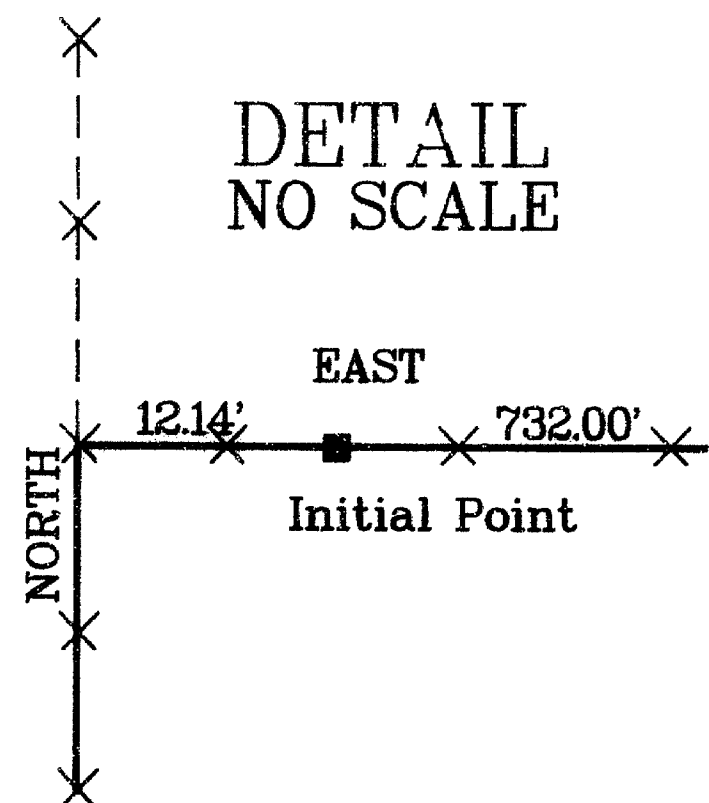
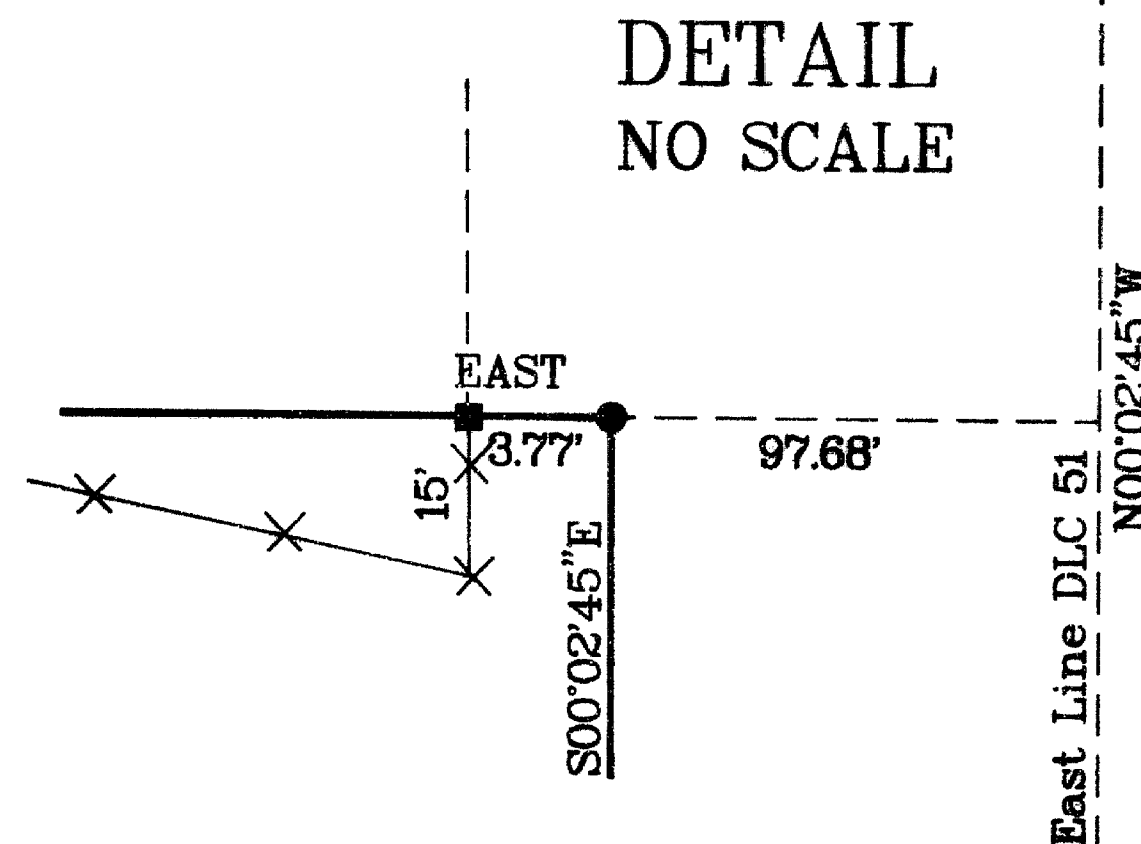
Located in the Southeast and Southwest quarter of Section 18 and the South half of Donation Land Claim No. 51, Township 38 South, Range 1 West Willamette Meridian, Jackson County, Oregon

July 3, 1994

PLANNING FILE 93-25 MP

Survey By:

Timberline KKB Land Surveying and Planning
Kerry K. Bradshaw LS 2271
P.O. Box 3064
Central Point, Oregon 97502



NOTES

The parcels shown hereon are affected by the encumbrances listed below:

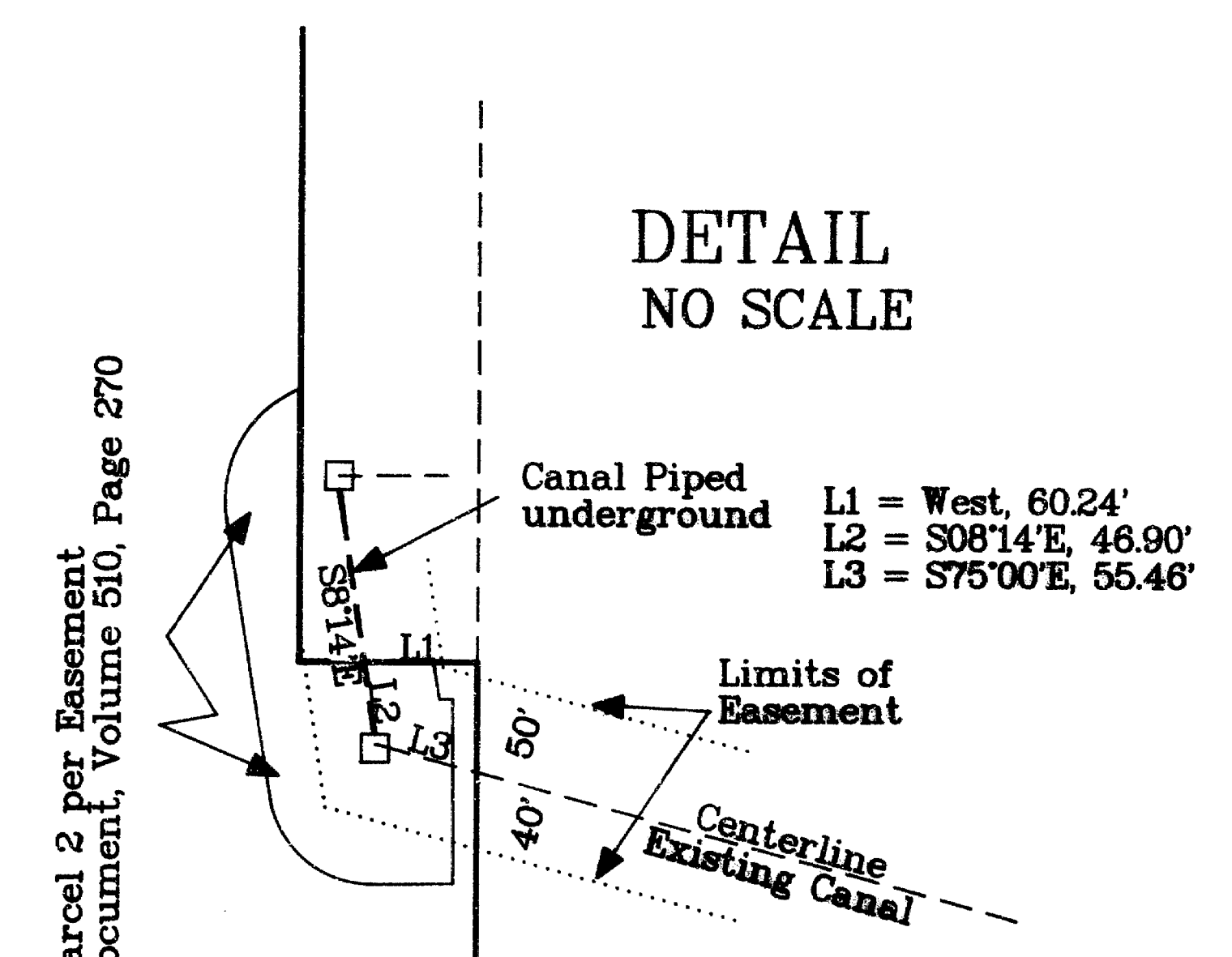
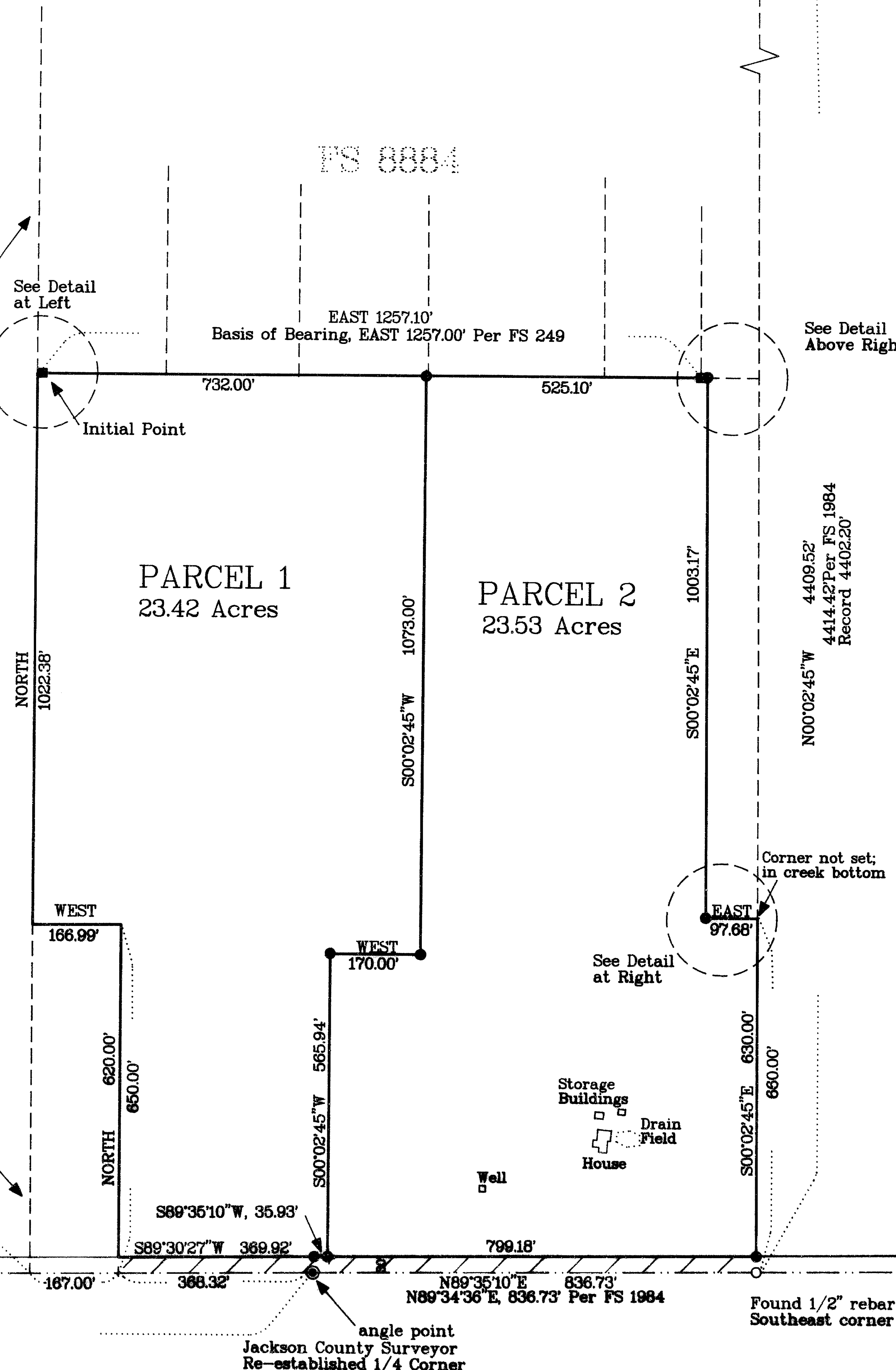
- 1) An easement in favor of California Oregon Power Co. per Deed Record Volume 231, Page 338 and Volume 234, Page 242.
- 2) Restrictions as set forth in Instrument 81-17900 of Official Records.
- 3) Settlement Agreement recorded as Instrument 81-17900 Official Records

Scale 1" = 200'

Legend

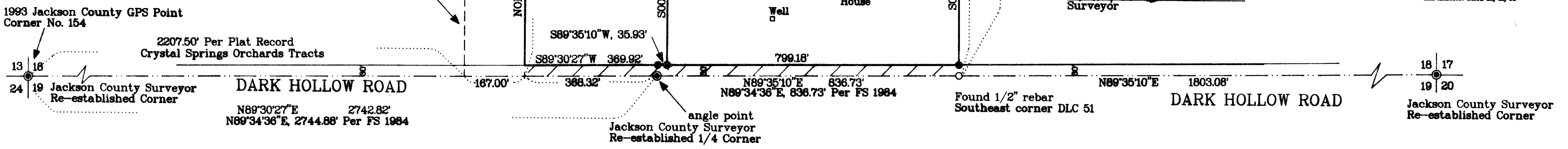
- Found 1" iron pipe per FS 249
- Found brass cap monument as noted
- Found monument as noted
- Set 5/8" x 24" rebar with plastic cap stamped: "LS 2271"
- FS = Filed Survey
- DLC = Donation Land Claim
- SF = Square Feet
- Basis of Bearings is East per North Line FS 249
- /// = Excepted Area

APPROXIMATE Easterly boundary of Crystal Springs Orchards Tracts



REGISTERED PROFESSIONAL LAND SURVEYOR
Kerry K. Bradshaw
 OREGON
 JULY 16, 1987
 KERRY K. BRADSHAW
 2271
 EXPIRATION DATE 12/31/95

I certify this plat to be an exact copy of the original
Kerry K. Bradshaw
 Surveyor



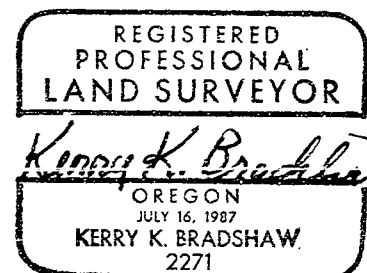
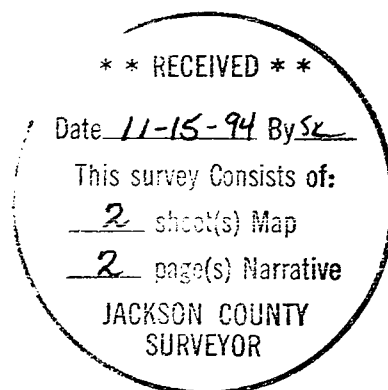
14276

misalignment, however did accept the position as set; as was done for this survey and thus an angle point exists along the right of way.

The westerly boundary is "called" as being relative to or along the east line of Crystal Springs Orchard Tracts. This survey did not establish this subdivision boundary, but did develop an approximate location by using the subdivision plat distance (2207.50') along the section line and designating the direction of the line as North. This seemingly arbitrary method of establishing direction does however, fit the existing and very old fence line surprisingly well. Using the plat record angle from the section line to determine direction was also explored, but as previously stated, the original 1/4 corner had been destroyed, leaving the direction of the original section line undeterminable.

Portions of the outside boundary were calculated and monumented, as well, the division line was established per client instruction.

A partition map was prepared and recorded with the Jackson County Recorders Office.



SURVEY NO. 14276

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

SURVEY FOR: Sally Cochran and Beth Johnston
7017 Dark Hollow Road
Phoenix, Oregon 97535

SURVEY BY: Timberline KKB Land Surveying and Planning
Kerry K. Bradshaw LS 2271
P.O. Box 3064
Central Point, Oregon 97502

LOCATION: Donation Land Claim No. 51 and the South one-half
Section 18, Township 38 South, Range 1 West,
Willamette Meridian, Jackson County, Oregon.

PURPOSE: To locate and monument a division line within the
parcel described in instrument No. 89-30247, as
instructed by the client and following the
guidelines of Jackson County Planning File 93-25-MP.
Also to monument a portion of the outside boundaries
of the parent parcel.

PROCEDURE: The east line of DLC 51 and the south line of
Section 18 were controlled by a field traverse
using a Nikon NTD-4 semi-total station. Monuments
found per Filed Surveys 249, 1984, 2137 and 8884
were also incorporated in the control traverse.

The point of beginning by deed call is the
Southwest corner of that tract described in Volume
267, Page 412 of "Deed Records". The north
boundary of the subject parcel is also controlled
by the south line of this same tract. This
controlling tract was surveyed in 1950 and filed
as survey number 249. Original 1" pipe monuments
from this survey were recovered and held as the
best evidence to locate and control the
point of beginning position and the north boundary
of this survey.

The east boundary was established by deed calls
relative to the DLC line. The south boundary,
being along Dark Hollow Road was located 30 feet
northerly of section line per right of way
information obtained from the Jackson County Road
Department. An angle in the road alignment
occurs at the 1/4 corner, said corner being 1.83
feet northerly of a straight line between section
corners. This 1/4 corner was set in 1962 by survey
number 1984 and subsequent surveys discovered the

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Survey For:

Sally Cochran and Elizabeth Johnston
7017 Dark Hollow Road
Medford, Oregon 97501
(503)535-5518

Located in the Southeast and Southwest quarter of Section 18 and the South half of Donation Land Claim No. 51, Township 38 South, Range 1 West Willamette Meridian, Jackson County, Oregon

July 3, 1994

Survey By:

Timberline KKB Land Surveying and Planning
Kerry K. Bradshaw LS 2271
P.O. Box 3064
Central Point, Oregon 97502

SURVEYOR'S CERTIFICATE

I, Kerry K. Bradshaw, 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, said point being a 1" iron pipe located 2219.56 feet East (record 2220 feet) and 1692.78 feet North (record 1693 feet) of the Southwest corner of Section 18, Township 38 South, Range 1 West, Willamette Meridian, Jackson County, Oregon, said pipe being the Southwest corner of that tract described in Volume 287 Page 412, Jackson County Deed Records; thence East along the South line of said tract, 1257.10 feet to a 1 inch iron pipe; thence continuing East, 3.77 feet to the Northeast corner of the tract described in Volume 529, Page 154, said Deed Records; thence South 00°02'45" East, along the East line of said tract, 1003.17 feet to the Northwest corner of the tract described in Instrument number 81-15241, Official Jackson County Records; thence East, 97.68 feet to the East line of Donation Land Claim Number 51 said Township and Range; thence South 00°02'45" East, 660.00 feet along said Claim line to the Southeast corner of said Donation Land Claim Number 51; thence South 89°35'10" West, along the South line of said Claim, also being the South line of Section 18, a distance of 836.73 feet to the South one-quarter corner of said Section 18; thence continuing along said South section line South 89°30'27" West, 368.32 feet, more or less, to a point 167.00 feet from the most Easterly-Southeast corner of Crystal Springs Orchards Tracts, according to the Official Plat thereof, now of record; thence North parallel with the East line of said Subdivision, 650.00 feet; thence West, 166.99 feet, more or less, to a point on the East line of said Subdivision; thence North 1022.38 feet, more or less, along the East line of said subdivision to a point West of the Initial Point; thence East, 12.14 feet, more or less, to the INITIAL POINT of beginning.
Excepting therefrom that part lying in Dark Hollow Road.

Kerry K. Bradshaw
Kerry K. Bradshaw LS 2271

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, That we, Sally Mae Cochran and Elizabeth Ann Johnston, a partnership, are the owners in fee simple of the land shown hereon and that we have caused the same to be divided into parcels as shown hereon.

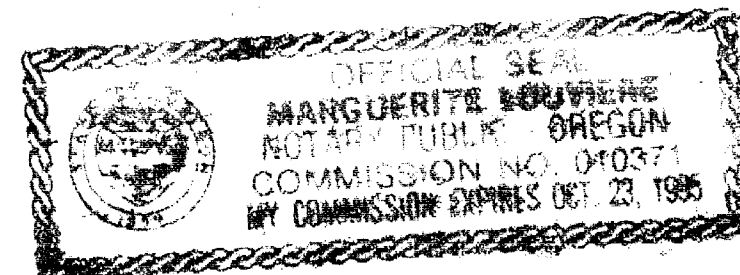
Sally Mae Cochran
Sally Mae Cochran

Elizabeth Ann Johnston
Elizabeth Ann Johnston

STATE OF OREGON)
COUNTY OF JACKSON) SS.

This certifies that on this 14th day of November, 1994, before me a Notary Public, personally appeared Sally Mae Cochran and Elizabeth Ann Johnston and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Marguerite Lawrence



STATEMENT OF WATER RIGHTS

There are no water rights appurtenant to the parcels included in this partition.

RECORDER'S CERTIFICATE

Filed for record this 15 day of November, 1994 at 10:30 o'clock AM, and recorded as PARTITION PLAT NO. P-114-1994 of "RECORD OF PARTITION PLATS" in Jackson County, Oregon.

INDEX VOLUME 5 PAGE 114
Kathleen S. Bickitt
County Clerk

Deputy Jay A. Ramites

Filed in the office of the Jackson County Surveyor as Survey No. 14276

APPROVALS

Examined and approved this 24 day of August, 1994 by the Jackson County Planning Department

By Barbara Jolley
Planning Director

Examined and approved this 8th day of August, 1994.

Verlyn Thomas
Jackson County Surveyor

All taxes, fees, assessments or other charges as required by O.R.S. 92.100 have been paid as of

Assessor Kent H. Olson Deputy Date 11-15-94

Tax Collector Lynnda Admitt Deputy Date 11-15-94

