

Partition Plat No. P-46-1995

Located in the SW1/4 of Section 31,
T.36S., R.2W., W.M., Jackson County, Oregon

December 30, 1994

Survey for
Maurine G. Ruxer
5723 Old Stage Road
Central Point, Oregon
97502

Survey by
Boyden Surveyors
108 Mistletoe Street
Medford, Oregon
97501

SURVEYOR'S CERTIFICATE

I, Mark E. Boyden, a Registered Professional Land Surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with the proper monuments as provided by law, the tract of land as shown hereon and that this plat is a correct representation of said tract and that the following is an accurate description of the boundary lines:

Commencing at the Southeast corner of Donation Land Claim No. 68, Township 36 South, Range 2 West of the Willamette Meridian in Jackson County, Oregon; thence along the South boundary of Section 31, said Township and Range, South 89° 49' 20" East, 86.53 feet to a 5/8" X 30" rebar set for the INITIAL POINT OF BEGINNING; thence continue South 89° 49' 20" East, 830.97 feet to the Southwest corner of tract described in Volume 450, Page 491 of the Deed Records of said County; thence North 0° 10' 40" East, 16.00 feet to the Northwest corner of said tract; thence along the North boundary of said tract South 89° 49' 20" East, 546.84 feet (Record = South 89° 49' 20" East, 546.5 feet) to intersect the Southwesterly right-of-way line of Old Stage (County) Road; thence along said road line North 58° 32' 28" West, 365.75 feet (Record = North 58° 32' 30" West, 365.60 feet) to the point of curve; thence 212.27 feet along said road line on the arc of a 5699.58-foot radius curve left (the long chord bears North 59° 36' 29" West, 212.26 feet) to the point of tangent; thence continue along said road line, North 60° 40' 30" West, 1110.95 feet (Record = North 60° 30' 40" West, 1110.74 feet) to intersect the East boundary of said Claim No. 68; thence South 0° 02' 51" West, 853.82 feet (Record = South 0° 02' 30" West, 853.7 feet) to the Southeast corner of said Claim No. 68; thence South 89° 49' 20" East along the said South boundary of Section 31, a distance of 86.53 feet to the INITIAL POINT OF BEGINNING.

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that I, Maurine G. Ruxer, am the owner in fee simple of the lands described hereon in the "Surveyor's Certificate" and that I have caused the partitioning as shown hereon.

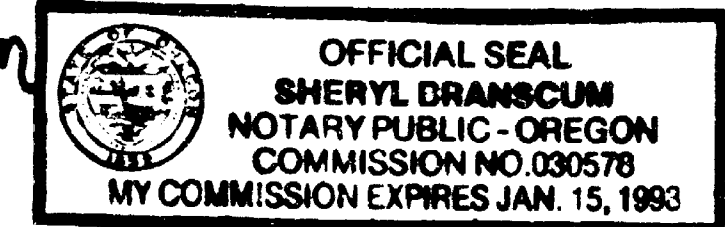
Maurine G. Ruxer
MAURINE G. RUXER

STATE OF OREGON))ss
County of Jackson)

May 16, 1995 A.D., 1995

Personally appeared before me the above named Maurine G. Ruxer, who did acknowledge the foregoing instrument to be her voluntary act and deed.

Before me *Sheryl Branscum*



APPROVALS - 94-16-MP

Approved by the Jackson County Department of Planning and Development.

By *Bobbie Becker*

Examined and approved the 23rd day of May, 1995.

Joseph Palumbo
Jackson County Surveyor

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of June 26, 1995.

Ron Shubert Deputy
Assessor

June 26, 1995
Date

Carol Applegate, deputy
Tax Collector

June 26, 1995
Date

RECORDER'S CERTIFICATE

Filed for record this 28 day of JUNE, 1995, at 9:56 O'CLOCK A.M. and recorded as Partition Plat No. P-46-1995 of the records of Jackson County, Oregon. Index Volume 6 Page 46.

Kathleen S. Beckett
County Clerk

Sam Hilling
Deputy

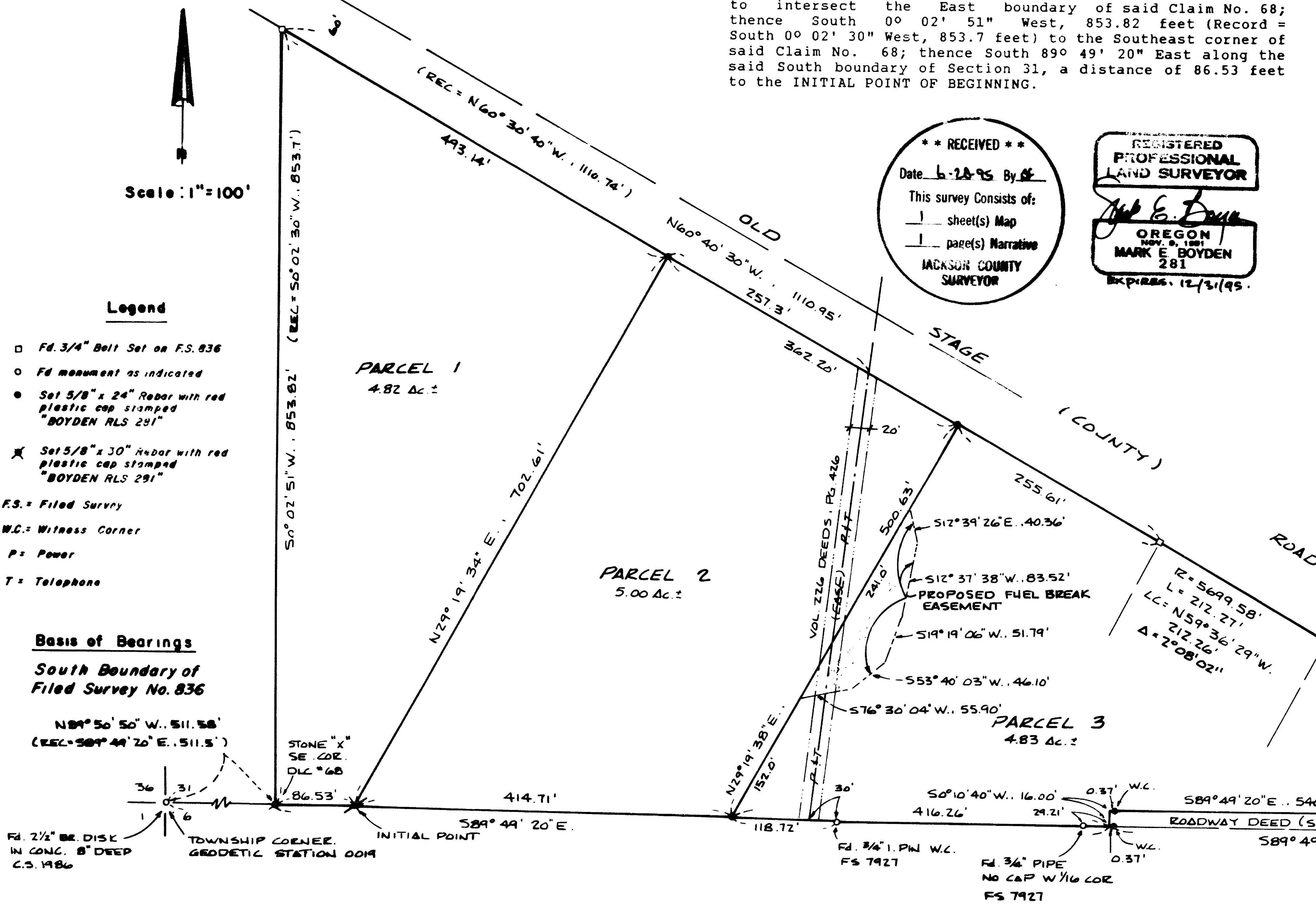
County Surveyor File No. 14565

There are no water rights appurtenant to this property.

NOTE: EASEMENT DESCRIBED IN INST. No. 70-09513 NOT LOCATABLE

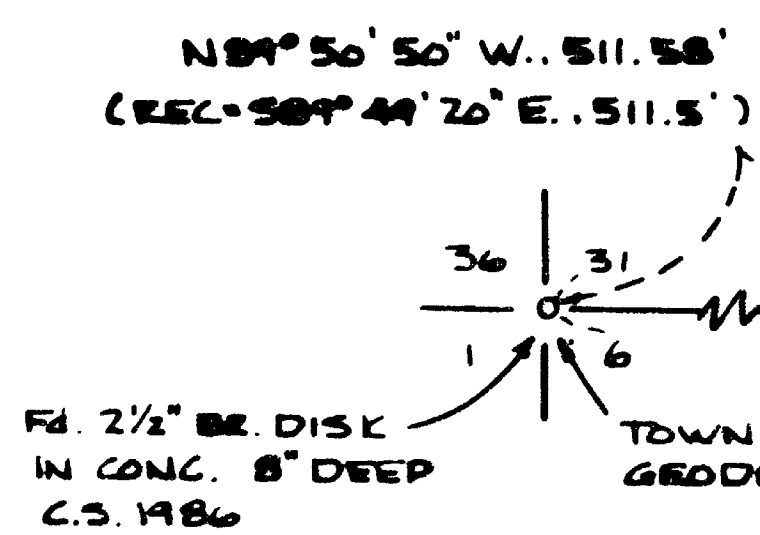
I HEREBY CERTIFY THAT THIS IS A
PHOTOCOPY OF THE ORIGINAL PLAT

Mark E. Boyden
SURVEYOR



- Legend**
- Fd. 3/4" Bolt Set on F.S. 836
 - Fd. monument as indicated
 - Set 5/8" x 24" Rebar with red plastic cap stamped "BOYDEN RLS 291"
 - ✱ Set 5/8" x 30" Rebar with red plastic cap stamped "BOYDEN RLS 291"
- F.S. = Filed Survey
W.C. = Witness Corner
P = Power
T = Telephone

Basis of Bearings
South Boundary of
Filed Survey No. 836





MARK E. BOYDEN
R.P.L.S. ORE. 281
108 MISTLETOE ST., MEDFORD, OREGON 97501
PHONE (503) 773-6000

SURVEY NO. 14565

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

SURVEY FOR: MAURINE G. RUXER
5723 OLD STAGE ROAD
CENTRAL POINT, OR 97502

SURVEY BY: BOYDEN SURVEYORS
108 MISTLETOE STREET
MEDFORD, OREGON 97501

LOCATION: SW ¼ OF SECTION 31
T. 36 S., R. 2. W., W.M.
JACKSON COUNTY, OREGON

BASIS OF BEARINGS: SOUTH BOUNDARY
FILED SURVEY NO. 836

DATE: DECEMBER 30, 1994

PURPOSE: To monument and redescribe the Ruxer property described in Ins. #91-04644 to facilitate partitioning same into 3 parcels as approved by the County Planning Staff (See File No. 94-16-MP).

PROCEDURE: With E.D.M. equipment retraced the boundaries, finding all corner monuments but the Southeast corner, as previously surveyed on Filed Survey No. 836. Monumented the division lines and the new Southeast property corner. Made tie to Geodetic Station 0019 (Township corner) and to monuments set on Filed Survey No. 7927.

