

File No. 95-2-MJP

# PARTITION PLAT NO. P-80-1995 MAJOR LAND PARTITION OF A PORTION OF LOT 4, RIVERDALE TRACTS IN N.W. 1/4 SECTION 21, TOWNSHIP 36 SOUTH, RANGE 4 WEST W.M.

FOR  
MITCHELL KROL  
300 WORK LANE  
GRANTS PASS, OR 97327

## DECLARATION

KNOW ALL MEN BY THESE PRESENTS that we, Mitchell A. Krol and Ann A. Krol, husband and wife as tenants by the entirety, are the owners in fee simple of the lands described in the annexed Surveyor's Certificate, and that we have caused the partitioning as shown hereon, and we do hereby grant to the present and future owners and assigns of parcels no. 1, 2 and 3, an Easement 25.00 feet in width contiguous to the North easterly boundary of said parcels, and variable in width at the terminus as shown hereon, and an Easement over the 10.00 foot wide easement as described in Document No. 79-23580 of the Official Records of Jackson County, Oregon, as shown hereon, subject to the conditions as set forth in said document, for purposes of ingress and egress to said parcels. We also, do hereby grant to the public, an Easement 25.00 feet in width contiguous to the North easterly boundary of said parcels and variable in width at the terminus, as shown hereon, for public utility purposes, including vehicular access for public service and emergency personnel.

IN WITNESS WHEREOF, we have set our hands and seals this 17 day of AUG. 1995

STATE OF OREGON  
COUNTY OF JACKSON S.S.

Mitchell A. Krol  
Mitchell A. Krol

Ann A. Krol  
Ann A. Krol

AUGUST 17 A.D. 1995

Personally appeared the above named Mitchell A. Krol and Ann A. Krol and acknowledged the foregoing instrument to be their voluntary act and deed before me:

Barbara J. Mania  
Notary Public for Oregon



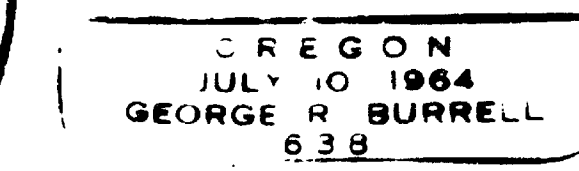
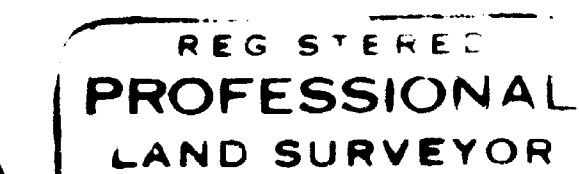
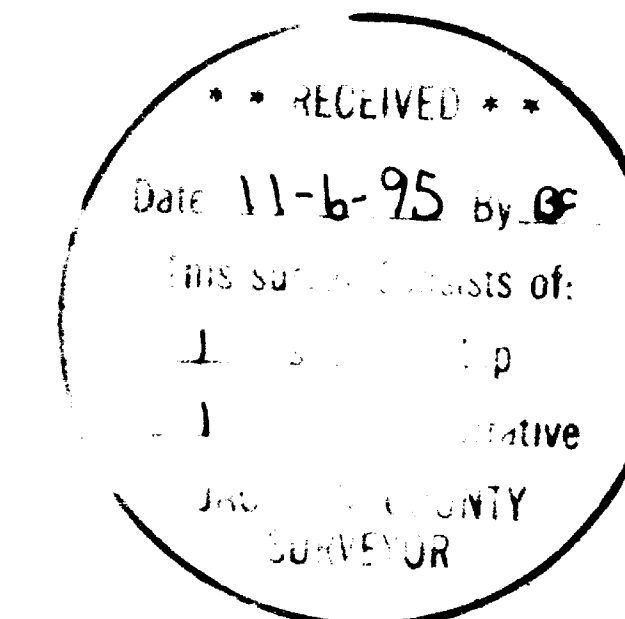
## SURVEYOR'S CERTIFICATE

I, George R. Burrell, a duly Registered Professional Land Surveyor of the State of Oregon, hereby certify that this plat correctly represents a properly monumented survey made by me, and the following is a correct description for the tract herein partitioned: Commencing at the most Easterly Southeast corner of Lot 3 of RIVERDALE TRACTS in Jackson County Oregon, according to the Official Plat thereof, located in Section 21, Township 36 South, Range 4 West of the Willamette Meridian; thence along the Northeastery boundary of said lot 3, North 30° 20' 55" West (Record North 30° 30' West) 646.61 feet to the Northerly right of way of Rogue River Highway (Old Hwy. 99) for the Initial Point of Beginning; thence along said right of way as follows: North 59° 18' 05" E 0.69 feet; thence along the arc of a 1115.92 foot radius curve to the left (the long chord bears North 55° 54' 09" East 132.32 feet) 132.40 feet to the point of beginning of the line described in Document No. 79-23580 of the Official Records of Jackson County, Oregon; thence along said line, North 39° 26' 45" West 1004.75 feet to the Northwesterly boundary of lot 4 of said Riverdale Tracts; thence along said boundary, South 50° 30' 40" West (Record South 50° 32' West) 124.21 feet to the most Northerly corner of lot 3 of said tracts; thence along the Northeastery boundary of said lot 3, South 30° 20' 55" East (Record South 30° 30' East) 1000.29 feet to the Initial Point of beginning.

WATER RIGHTS appertenant to the above described tract are recorded in Vol. 41, Page 48244 of "Oregon Water Right Certificates."

I hereby certify that this plat is an exact photocopy of the original

George R. Burrell  
Surveyor



Exp. 12/31/95

Filed for record this 6 day of Nov 1995 at 9:59 o'clock A.M. and recorded as PARTITION PLAT No. P-80-1995 of the records of

Jackson County, Oregon.

Index Volume 6 at Page 80

Kathleen S. Beckler  
County Clerk

Cheryl Cogeris  
Deputy

Examined and approved this 3rd day of NOVEMBER 1995 Barbara J. Mania  
File No. 95-2-MJP (See Note "A" below) Jackson County Department of Planning

Examined and approved this 16th day of October 1995 Roger Roberts  
Jackson County Surveyor

Jackson County Surveyor File No. 14719

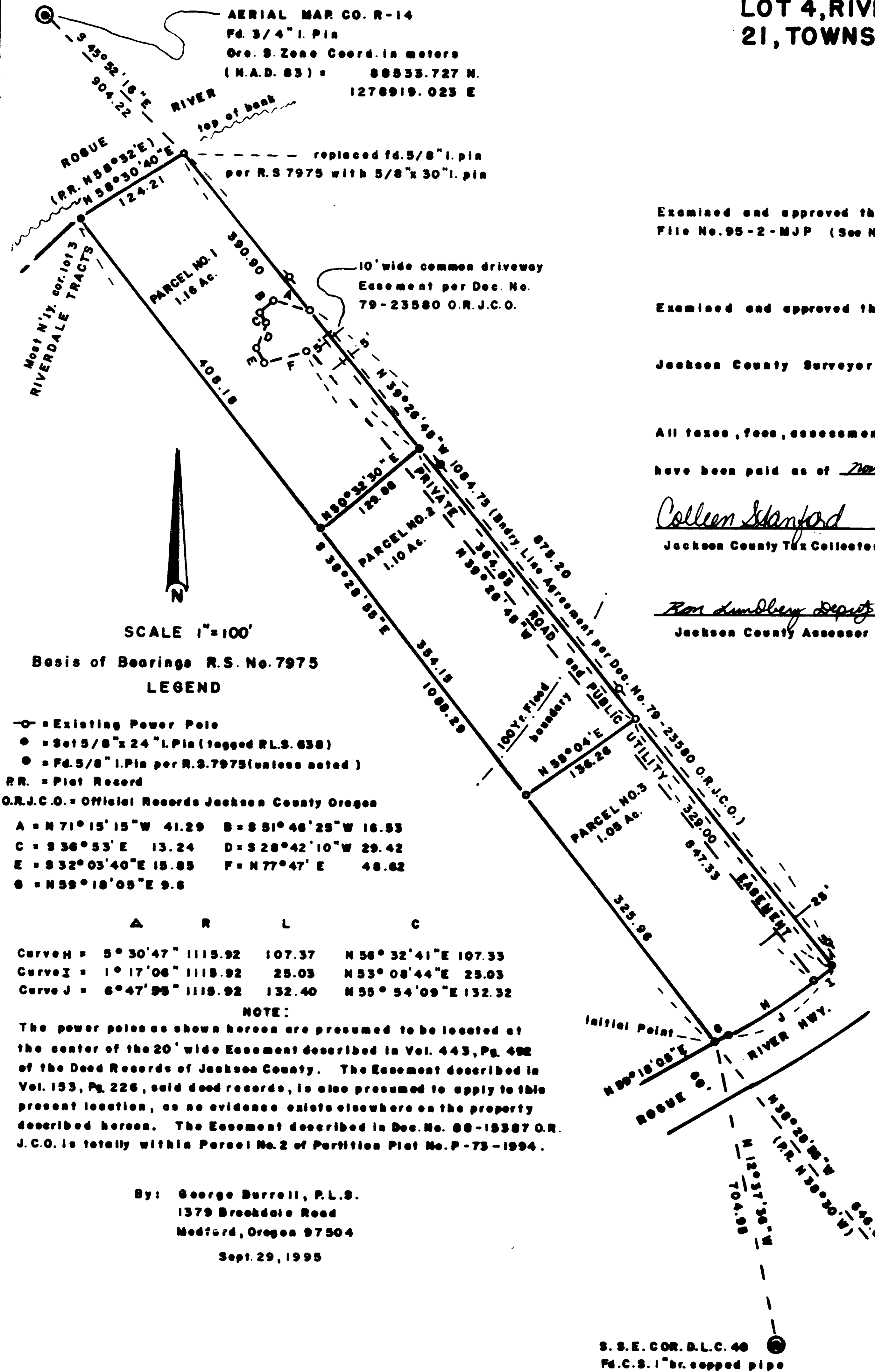
All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of November 3, 1995

Colleen Stanford Nov 3, 1995  
Jackson County Tax Collector Date

Ron Lundberg Deputy Nov 3, 1995  
Jackson County Assessor Date

### NOTE "A"

As of this date, the Jackson County Department of Planning has not received an application for or issued a domestic water well permit for Parcel No. 3. Because of a potential lack of domestic water, Parcel No. 3 may be unsuitable for development.



- Legend:
  - = Existing Power Pole
  - = Set 5/8" x 24" I. Pin (tagged RLS. 638)
  - = Fd. 5/8" I. Pin per R.S. 7975 (unless noted)
  - RR. = Plat Record
  - O.R.J.C.O. = Official Records Jackson County Oregon
- Coordinates:
  - A = N 71° 15' 15" W 41.29 B = S 81° 46' 25" W 16.93
  - C = S 36° 53' E 13.24 D = S 28° 42' 10" W 29.42
  - E = S 32° 03' 40" E 15.85 F = N 77° 47' E 48.82
  - G = N 59° 18' 05" E 9.6
- Curves:
  - Curve H = 5° 30' 47" 1115.92 107.37 N 56° 32' 41" E 107.33
  - Curve I = 1° 17' 06" 1115.92 25.03 N 53° 08' 44" E 25.03
  - Curve J = 6° 47' 58" 1115.92 132.40 N 55° 54' 09" E 132.32

NOTE:  
The power poles as shown hereon are presumed to be located at the center of the 20' wide Easement described in Vol. 443, Pg. 492 of the Deed Records of Jackson County. The Easement described in Vol. 153, Pg. 226, said deed records, is also presumed to apply to this present location, as no evidence exists elsewhere on the property described hereon. The Easement described in Doc. No. 88-15387 O.R. J.C.O. is totally within Parcel No. 2 of Partition Plat No. P-75-1994.

By: George Burrell, P.L.S.  
1379 Brookdale Road  
Medford, Oregon 97504  
Sept. 29, 1995

S. E. COR. D.L.C. 40  
Fd. 5/8" br. capped pipe

E. S. E. Cor. Lot No. 3  
RIVERDALE TRACTS.  
Fd. 5/8" I. Pin per R.S. 1561

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

**FOR:**

Mitchell Krol  
300 Work Lane  
Grants Pass, OR 97527

**LOCATION:**

Lot 4 of RIVERDALE TRACTS in the Northwest 1/4 of Section 21,  
Township 36 South, Range 4 West.

**PURPOSE:**

To partition Tax Lot No. 3900-36-4W-21B as directed by the client  
and the Jackson County Department of Planning.

**PROCEDURE:**

The found monuments of Recorded Surveys No. 7975 and 12406 were  
held as control, from which the New parcel boundaries were located  
and monumented as shown on the accompanying plat.

**BY:**

George Burrell, P.L.S.  
1379 Brookdale Road  
Medford, OR 97504  
Sept. 29, 1995

\*\* RECEIVED \*\*

Date 11-6-95 By GB

This survey Consists of:

1 sheet(s) Map

1 page(s) Narrative

JACKSON COUNTY  
SURVEYOR

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*George R. Burrell*

OREGON  
JULY 10, 1964  
GEORGE R. BURRELL  
638

Exp. 12/31/95

T.L. NO. 3900-36-4W-21B