

# PARTITION PLAT NO. P-100-1995

LOCATED in Lot 12 of  
CRYSTAL SPRINGS ORCHARD TRACTS  
in the SE 1/4 of Section 13,  
T. 38 S., R. 2 W., W.M.,  
Jackson County, Oregon

October 6, 1995

SURVEYED FOR: Larry James  
512 Wagner Creek Road  
Talent, Oregon 97540

SURVEYED BY: Edwards Surveying and Land Planning Inc.  
816 West 8th Street  
Medford, Oregon 97501  
Phone: (503) 776-2313

### RECORDER'S CERTIFICATE

Filed for record this 28 day of December, 1995, at 1:32 O'Clock P.M.  
and recorded as PARTITION PLAT NO. P-100-1995 of the records of Jackson County, Oregon.  
Index Volume 6, Page 100.

Kathleen J. Beckett Glenda E. Bartlett  
County Clerk Deputy

County Surveyor's File No. 14783

### DECLARATION

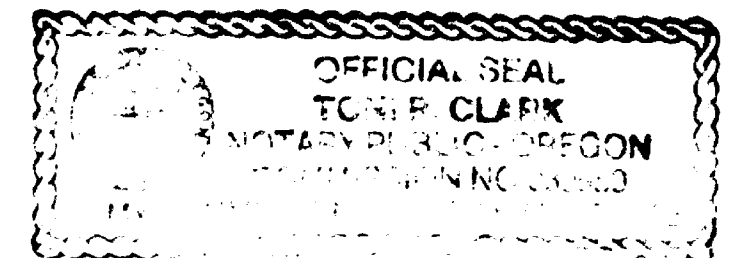
KNOW ALL PERSONS BY THESE PRESENTS, that We, Larry K. and Judith G. James, husband and wife, and James L. and Donna Heitmanek, husband and wife, as tenants in common, are the owners in fee simple of the lands described herein in the "Surveyor's Certificate" and that we have caused the partitioning as shown hereon. We hereby make and create the 25 feet wide Private Road Easement shown hereon.

Larry K. James Judith G. James  
Larry K. James Judith G. James  
James L. Heitmanek Donna Heitmanek  
James L. Heitmanek Donna Heitmanek

STATE OF OREGON )  
County of Jackson ) SS

On this the 24<sup>th</sup> day of November, 1995, personally appeared before me Larry K. and Judith G. James, and James L. and Donna Heitmanek, who did acknowledge the foregoing instrument to be their voluntary act and deed.

Before me: Toni R. Clark  
Notary Public for Oregon

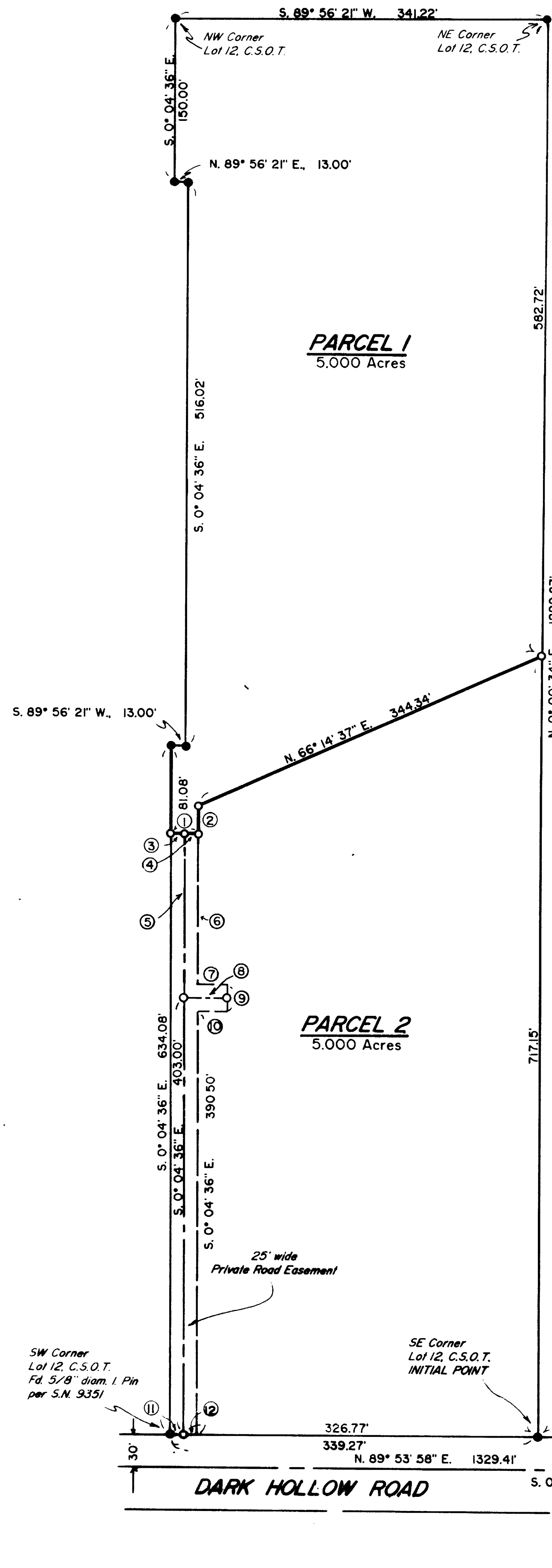


### SURVEYOR'S CERTIFICATE

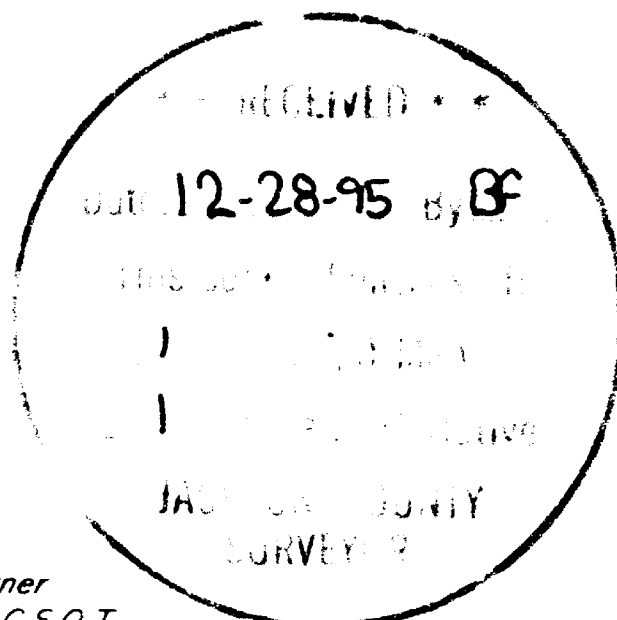
I, David A. Edwards, a Registered Professional Land Surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with the proper monuments as provided by law, the tract of land as shown hereon and that this plat is a correct representation of said tract and that the following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

Beginning at the Southeast corner of Lot 12 of CRYSTAL SPRINGS ORCHARD TRACTS, Jackson County, Oregon according to the official plat thereof, now of record, said corner being also the INITIAL POINT and monumented by a 5/8 inch by 30 inch steel pin; thence North 0° 00' 34" East 1299.87' to the Northeast corner of said Lot 12; thence South 89° 56' 21" West 341.22 feet to the Northwest corner of said Lot 12; thence South 0° 04' 36" East, along the west line of said Lot 12, 150.00 feet; thence North 89° 56' 21" East 13.00 feet to a 5/8 inch diameter steel pin; thence South 0° 04' 36" East 516.02 feet to a 5/8 inch diameter steel pin; thence South 89° 56' 21" West 13.00 feet to a 5/8 inch diameter steel pin monumenting a point on said west line; thence South 0° 04' 36" East 634.08 feet to the Southwest corner of said Lot 12; thence North 89° 53' 58" East 339.27 feet to the initial point.

David A. Edwards  
Surveyor



LINE TABLE	
BEARING	DISTANCE
1 N. 89° 55' 24" E.	25.00'
2 N. 0° 04' 36" W.	26.00'
3 S. 0° 04' 36" E.	12.50'
4 S. 0° 04' 36" E.	12.50'
5 S. 0° 04' 36" E.	150.00'
6 S. 0° 04' 36" E.	137.50'
7 N. 89° 55' 24" E.	27.50'
8 N. 89° 55' 24" E.	40.00'
9 S. 0° 04' 36" E.	25.00'
10 S. 89° 55' 24" W.	27.50'
11 N. 89° 53' 58" E.	12.50'
12 N. 89° 53' 58" E.	12.50'



### APPROVALS -95-I-MJP

EXAMINED and approved this 24<sup>th</sup> day of October, 1995.

Robert Roberts  
Jackson County Surveyor

EXAMINED and approved this 19 day of DECEMBER, 1995.

Barton Dinnery Stinson  
Jackson County Department of Planning and Development

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of Dec. 22, 1995.

Walt L. Gunn December 22, 1995  
Assessor Date

Colleen Stanford December 22, 1995  
Tax Collector Date

### LEGEND

- Indicates a 5/8" diam. I. Pin w/ cap mkd. 'LS 2339' Fd. per S.N. 14683 unless noted otherwise.
- Indicates a 5/8" X 30" steel pin w/ red plastic cap mkd. 'D.A. EDWARDS--LS 2339' set.

C.S.O.T. = CRYSTAL SPRINGS ORCHARD TRACTS J.C.S. = Jackson County Surveyor

SCALE: 1" = 100'

BASIS OF BEARINGS: Existing control per S.N. 14297 filed by this office.

### NOTE FOR BOTH PARCELS:

This property, at the time of recordation, was not shown to be suitable for development because a sewage disposal system has not been approved for PARCEL 1 and because of a potential lack of domestic water concerning both parcels.

### NOTE:

Transmission easements per Vol. 393, Pg. 497 and Vol. 456, Pg. 146 do not appear to affect the property shown hereon. Electrical easement per Doc. No. 94-34645 gives no specific location.

# Edwards Surveying & Land Planning Inc.

816 West 8th Street  
Medford, OR 97501  
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SURVEYING • ENGINEERING • PLANNING

SURVEY NUMBER 14783

SURVEY NARRATIVE TO COMPLY WITH CHAPTER 209, PARAGRAPH 250,  
OREGON REVISED STATUTES

SURVEY FOR: Larry James  
512 Wagner Creek Road  
Talent, Oregon 97540

LOCATION: In Lot 12, CRYSTAL SPRINGS ORCHARD TRACTS and in  
the Southeast 1/4 of Section 13,  
T. 38 S., R. 2 W., W.M., Jackson County, Oregon.

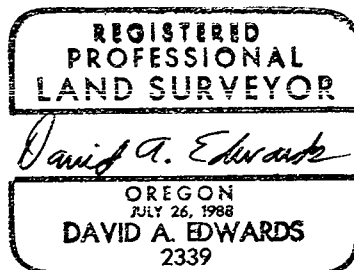
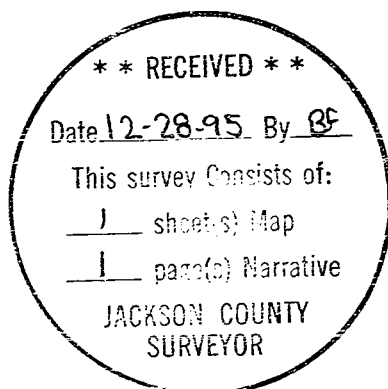
PURPOSE: LAND PARTITION; County Planning Dept. File No.  
95-1-MJP: To locate and monument the new boundary  
between Parcels 1 and 2 as shown on the  
accompanying plat and to prepare and record said  
plat for the purpose of creating said Parcels and  
the private road easement as shown.

PROCEDURE: Utilizing existing control per S.N. 14683 filed  
by this office and the found monuments as shown,  
computed the boundaries of the parent tract, Doc.  
No. 95-27433, Official Records. The new line was  
then monumented as shown. Monuments set on this  
survey consist of 5/8" x 30" steel pins with red  
plastic caps mkd. "D.A. EDWARDS-LS 2339".

BASIS OF  
BEARINGS: Existing control per Survey Number 14297.

EQUIPMENT: Nikon DTM-A5 Electronic Total Station.

DATE  
COMPLETED: October 6, 1995



Expires 12/31/95