

PARTITION PLAT NO. P-38-1996

LOCATED in Lot 4, MEADOWBROOK ORCHARD COMPANY SUBDIVISION in the SW 1/4 of Section 15, T. 36 S., R. 4 W., W.M., City of Rogue River, in Jackson County, Oregon.

SURVEYED FOR: Joe Netherland
P.O. Box 1453
Rogue River, Oregon 97537

March 26, 1996

SURVEYED BY: Edwards Surveying and Land Planning, Inc.
816 West 8th Street
Medford, Oregon 97501
Phone (503) 716-2313

SURVEYOR'S CERTIFICATE

I, Russell D Braughton, 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 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 a brass cap monumenting the initial point of PROSPECTOR'S ADDITION SUBDIVISION, said point also being the Center-South One-sixteenth Corner of Section 15, Township 36 South, Range 1 West, Willamette Meridian in the City of Rogue River, Jackson County, Oregon; thence North 0° 06' 32" West 489.64 feet; thence South 84° 53' 28" West 20.00 feet to a point on the West right of way line of Robbins Avenue, said point also being the Southeast corner of that tract described in Document Number 94-22648, Official Records for said County and State, and also being the INITIAL POINT OF BEGINNING and monumented by a 5/8 inch by 30 inch steel pin; thence North 84° 53' 24" West, along the South line of said tract, 311.83 feet to a point on the West line of Lot 4 of MEADOWBROOK ORCHARD COMPANY SUBDIVISION of said County and State; thence South 0° 08' 48" East, along said West line, 109.38 feet to the Northwest corner of Partition Plat Number P-115-1991 of the records of Partition Plats for Jackson County, Oregon; thence along the Northerly line of said Partition the following courses: South 89° 56' 00" East 164.77 feet; South 2° 16' 22" East 14.69 feet; North 84° 20' 26" East 147.12 feet to a point on the last said West right of way line; thence North 0° 06' 32" West 109.14 feet to the INITIAL POINT OF BEGINNING.

Russell D Braughton
Surveyor

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Russell D Braughton
OREGON
JULY 19, 1994
RUSSELL D BRAUGHTON
2657
Expires 12/31/97

I certify this plat to be an exact photocopy of the original.
Russell D Braughton
SURVEYOR

APPROVAL: File No. 96-003

Approved by the City of Rogue River.

Lupe J. Warren
City Planner

Date March 28, 1996

EXAMINED and approved this 29th day of March, 1996.

Roger Schultz
Jackson County Surveyor

EXAMINED and approved this 27th day of MARCH, 1996.

Daniel S. Shepard
Grants Pass Irrigation District

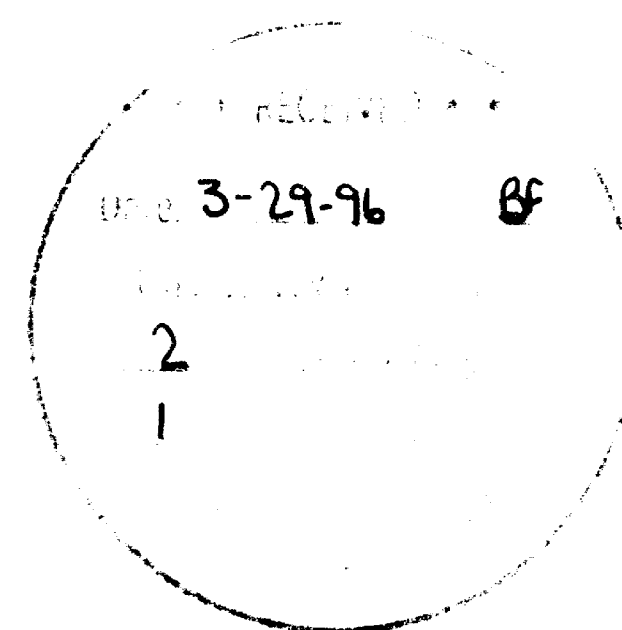
All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of March 28, 1996.

Colleen Seabrand
Tax Collector

March 28, 1996
Date

Ron Lindsey Depuy
Assessor

March 28, 1996
Date



RECORDER'S CERTIFICATE

Filed for record this 29 day of March, 1996 at 2:07 O'Clock P.M. and recorded as Partition Plat No. P-38-1996 of the records of Jackson County, Oregon.
Index Volume 7, Page 38.

Kathleen S. Beckett
County Clerk

Glendon E. Bartlett
Deputy

County Surveyor File No. 14911

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that we, Lonnie Joe Netherland and Dixie Lee Netherland, husband and wife, as the tenants by the entirety, are the owners of the lands described hereon in the "Surveyor's Certificate" and that James G. Turpin, Sr., James G. Turpin, Jr., and Gerald Lee Turpin are beneficiary interest holders in said lands and that we have caused the partitioning as shown hereon. We do hereby dedicate for public use the easement labeled as public utility easements and create that 10' wide irrigation easement as shown hereon.

Lonnie Joe Netherland
Lonnie Joe Netherland

Dixie Lee Netherland
Dixie Lee Netherland

James G. Turpin, Sr.
James G. Turpin, Sr.

James G. Turpin, Jr.
James G. Turpin, Jr.

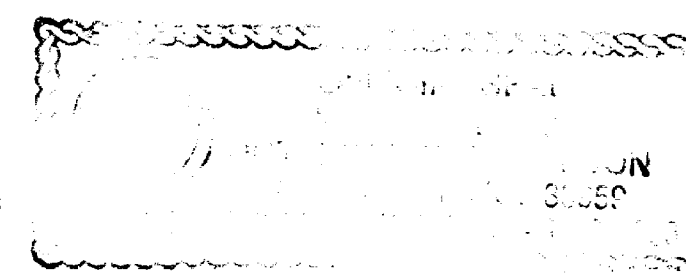
Gerald Lee Turpin
Gerald Lee Turpin
(by James G. Turpin Jr., his Attorney in Fact)

by James G. Turpin, Jr.
POA 96 09310

STATE OF OREGON } ss March 27, 1996.
County of Jackson }

Personally appeared before me the above named Lonnie Joe Netherland and Dixie Lee Netherland, James G. Turpin, Sr. and James G. Turpin, Jr. who is also acting with Power of Attorney for Gerald Lee Turpin each of whom did acknowledge the foregoing instrument to be their voluntary act and deed.

Before me:



Toni R. Clark
Notary Public for Oregon

Edwards Surveying & Land Planning Inc.

816 West 8th Street
Medford, OR 97501
Tel.: (503) 776-2313
FAX: (503) 776-9978



598 NE "E" Street, Suite B
Grants Pass, OR 97526
Tel.: (503) 471-7059
FAX: (503) 471-7809

SURVEYING • ENGINEERING • PLANNING

SURVEY NUMBER 14911

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

SURVEY FOR: Joe Netherland
P.O. Box 1453
Rogue River, Oregon 97537

LOCATION: Lot 4 of MEADOWBROOK ORCHARD COMPANY SUBDIVISION
and in the Southwest 1/4 of Section 15, T. 36 S.,
R. 4 W., W.M., in the City of Rogue River,
Jackson County, Oregon.

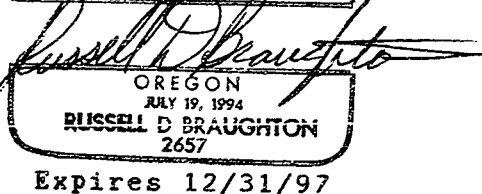
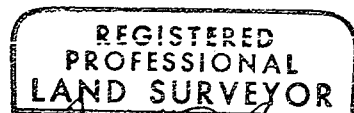
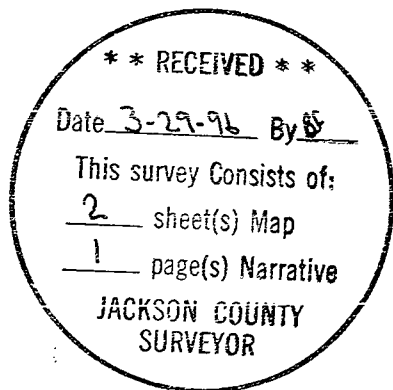
PURPOSE: LAND PARTITION; Planning Dept. File No.
P.A. 96-003: To locate and monument the new
boundaries between Parcels 1 and 2 as shown on the
accompanying plat and to prepare and record said
plat for the purpose of the creating said Parcels
and the 10 foot wide Irrigation Easement as well as
the dedication of the 10 foot wide Public Utility
Easement to the City of Rogue River as shown.

PROCEDURE: Utilizing for control the found monuments as
shown as well as existing control per previous
surveys filed by this office, the boundaries of the
mother parcel were computed. The boundaries of
said mother parcel as well as the partition lines
were then monumented as shown. Monuments set on
this survey consist of a 5/8" x 30" steel pin with
a red plastic cap mkd. "R.BRAUGHTON-LS 2657" as
indicated on the accompanying plat.

BASIS OF BEARINGS: Survey Number 9588 via existing control points.

EQUIPMENT: Nikon DTM-A5 Electronic Total Station.

DATE COMPLETED: March 21, 1996



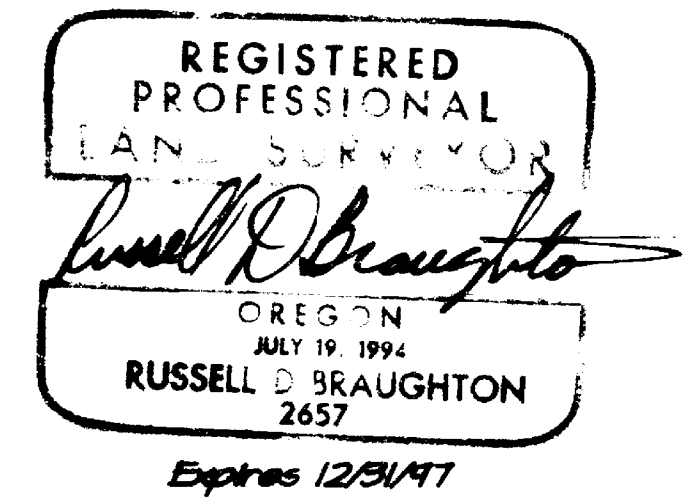
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Russell D. Braughton
SURVEYOR

LEGEND

- ⊙ Indicates monument fd. as shown.
- Indicates 5/8" diam. I. Pin w/no cap fd. per S.N. 6498.
- Indicates 5/8" x 30" steel pin w/red plastic cap mkd. "R. BRAUGHTON-LS 2657" set.
- () = Denotes Record data per S.N. 6498.

Doc. No. = Official records for Jackson County, Oregon
 P.U.E. = Public Utility Easement
 S.N. = Survey Number
 BASIS OF BEARINGS: Survey Number 9588 via existing control points.

