

LAND PARTITION SURVEY  
PARTITION PLAT No. P-92-1996

located in

the Northwest One/Quarter of Section 30 and the Southwest One/Quarter of Section 19  
Township 39 South of Range 2 East of the Willamette Base and Meridian  
JACKSON COUNTY OREGON

APPROVAL:

Dick Converse 11-4-96  
JACKSON COUNTY PLANNING DEPARTMENT DATE  
File: 89-180-NF and 89-82-MP

Examined and Approved this 31<sup>st</sup> day of October, 1996.

Robert Roberts  
Jackson County Surveyor

**Parks and O'Rourke**

855 Reiten Drive  
Ashland, Oregon 97520

\*\*\*\*\*  
All taxes, assessments, or any other charges as required by  
OREGON REVISED STATUTE 92.095 have been paid as of  
the 31<sup>st</sup> day of October, 1996.

Ron Lindley Deputy  
Assessor, Department of Assessment

Nov 4, 1996  
Date

Angela Admitt Deputy  
Tax Collector

Nov 4, 1996  
Date

I hereby certify that this plat is a CAD  
generated duplicate of the original.

Martin C. Stewart  
SURVEYOR

RECORDING

FILED FOR RECORD THIS THE 04 DAY OF November, 1996  
AT 2:45 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT No. P-92-1996  
OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON  
INDEX VOLUME 7, PAGE 92

Kathleen S. Bickett  
County Clerk

Heraldine Cutting  
Deputy

COUNTY SURVEYOR File No. 15159

SURVEYOR'S CERTIFICATE

I, Martin C. Stewart, registered Professional Land  
Surveyor of the State of Oregon No. 2057, hereby certify  
that this plat is conformable to the field notes and  
the survey of Parcel No.1 has been correctly executed within  
requirements and regulations of the State of Oregon and the  
following is an accurate description of the boundary  
lines of the parent tract of land which was not surveyed  
and is set forth hereon:

All of that tract of land situated in the Northwest  
One/Quarter of Section 30 and the Southwest One/Quarter of Section 19, Township  
39 South of Range 2 East of the Willamette Base and Meridian in Jackson County,  
Oregon and being more fully described as follows:

Beginning at a 2.5 inch bronze disk on a 1 inch galvanized iron pipe situated  
at the Section Corner common to Sections 19 and 30, of said Township and  
Range, and Sections 24 and 25 of Township 39 South of Range 1 East of said  
Base and Meridian and being the INITIAL POINT of BEGINNING; THENCE North 00  
degrees 08 minutes 10 seconds West for a distance of 290.00 feet to a 5/8 inch  
iron rod situated at the Southwest corner of tract of land as set forth in Document  
No.81-22864 of the Official Records of Jackson County, Oregon; THENCE North 90  
degrees 00 minutes 00 seconds East along said Southerly boundary line for a  
distance of 772.73 feet; THENCE leaving said Southerly boundary line, South 00  
degrees 53 minutes 25 seconds West for a distance of 435.00 feet; THENCE North  
90 degrees 00 minutes 00 seconds East for a distance of 317.52 feet to a point  
situated in that Boundary Line by Agreement as set forth in Document  
No.89-19101 of said Official Records; THENCE South 00 degrees 53 minutes 25  
seconds West along said Boundary Line by Agreement for a distance of 727.06 feet  
to a 2.5 inch bronze disk set in concrete; THENCE leaving said Boundary Line by  
Agreement, South 89 degrees 52 minutes 44 seconds West for a distance of  
317.52 feet to a 5/8 inch iron rod; THENCE South 43 degrees 28 minutes 40  
seconds West for a distance of 228.13 feet to a 5/8 inch iron rod; THENCE South  
11 degrees 46 minutes 30 seconds West for distance of 120.12 feet to a 5/8 inch  
iron rod; THENCE South 00 degrees 00 minutes 00 seconds East for a distance of  
165.00 feet to a 5/8 inch iron rod situated in the Northerly right of way line for  
Reiten Drive; THENCE North 89 degrees 36 minutes 20 seconds West along said  
Northerly right of way line for a distance of 183.00 feet to a 5/8 inch iron rod  
situated at the Southeast corner of that tract of land as set forth in Document  
No.78-16159 of said Official Records; THENCE North 05 degrees 19 minutes 25  
seconds West for a distance of 624.01 feet to the Southeast corner of that tract  
of land as set forth in Document No.70-09973 of said Official Records; THENCE  
North 00 degrees 06 minutes 35 seconds West along the Easterly boundary line of  
last said tract of land for a distance of 698.78 feet to a 3/4 inch galvanized iron  
pipe situated at the Northeast corner thereof; THENCE leaving said Easterly  
boundary line South 89 degrees 53 minutes 25 seconds West along the Northerly  
boundary line of last said tract for a distance of 330.27 feet to the INITIAL POINT  
OF BEGINNING.

Together with and subject to covenants, easements, and  
restrictions of record as well as those apparent on the land.

job: 92e30-1-jn-9611

file: C:\su\data\92e30-1.crd & 92e30-1a.pl1

sheet one of two

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that we

Thomas F. O'Rourke and Karen A. O'Rourke, as trustees (Declaration of Trust Agreement  
dated December 29, 1989) of that certain real property as set forth in the SURVEYOR'S  
CERTIFICATE and as shown hereon; We do hereby cause and consent to the land  
partitioning as shown hereon. We hereby create and establish Parcels No.1 (one) and  
No.2 (two). Any additional Covenants, Conditions, Restrictions, and/or Maintenance  
Agreements that are to encumber these Parcels of land shall be set forth in separate  
instruments or in the deeds conveying said parcels to the new landowners thereof.

IN WITNESS WHEREOF, We have set our hands and seals this 31<sup>st</sup> day of OCTOBER, 1996

Thomas F. O'Rourke, TTEE  
THOMAS F. O'ROURKE, trustee

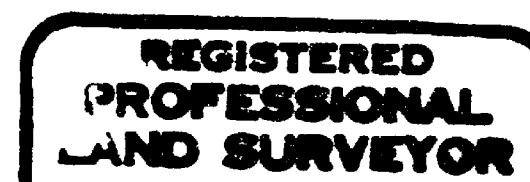
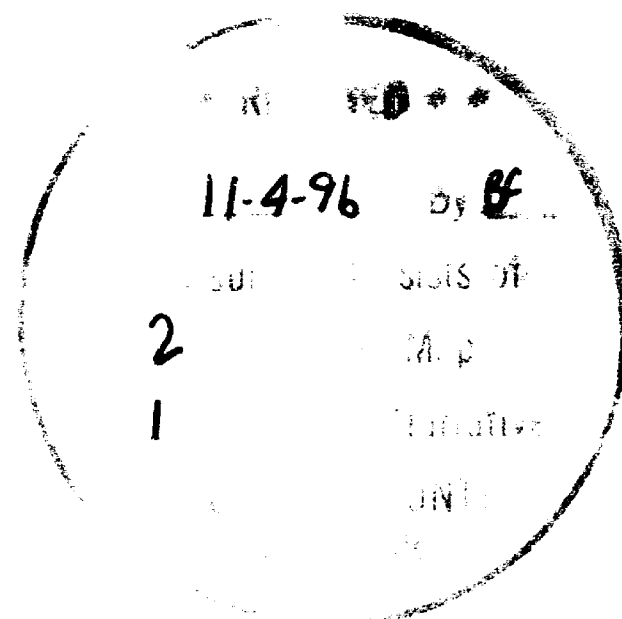
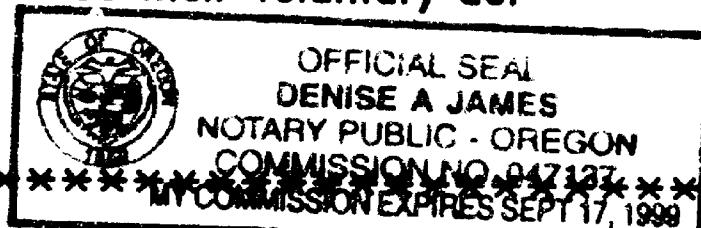
Karen A. O'Rourke, TTEE  
KAREN A. O'ROURKE, trustee

STATE OF OREGON

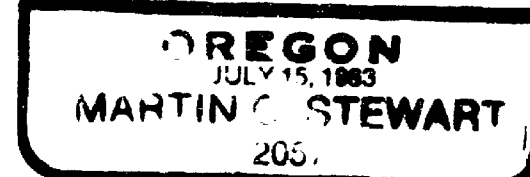
County of Jackson ) ss  
Oct 31 A.D. 1996

Personally appeared the above named Thomas F. O'Rourke and Karen A. O'Rourke, trustees (Declaration of Trust dated December 29, 1989)  
and acknowledge the foregoing instrument to be their voluntary act  
and deed.

Before me: Denise A. James



Martin C. Stewart



Surveyor's Registration  
Renewal Date is June 30, 1998

# STEWART LAND SURVEYS

6370 Highway 66  
Ashland, Oregon 97520  
phone (541) 488-2831

## NARRATIVE of SURVEY to COMPLY with PARAGRAPH 209.250 of the OREGON REVISED STATUTES

SURVEY No. 15159

SURVEY FOR: Parks and O'Rourke  
855 Reiten Drive  
Ashland, Oregon 97520

LOCATION: Northwest One/Quarter of Section 30 and the Southwest  
One/Quarter of Section 19, Township 39 South of Range  
2 East of the Willamette Base and Meridian in Jackson  
County, Oregon.

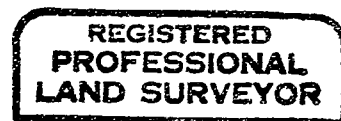
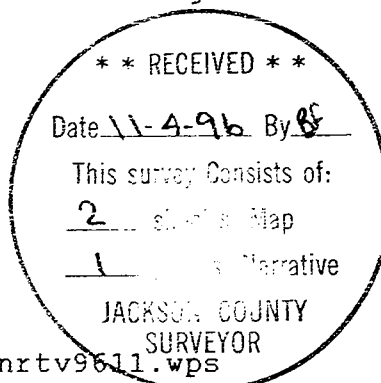
PURPOSE: To monument a one acre non-farm dwelling site and  
prepare a Land Partition Survey of same.

DATE: October 15, 1996

BASIS of  
BEARINGS: Survey No. 9123 as filed in the Jackson County  
Surveyor's office

PROCEDURE: Utilizing a Nikon DTM-A10LG total station, the control  
traverse incorporated survey monuments found in  
previous surveys of this tract. This existing monumentation  
established in filed surveys No. 10303, 9123, 7285, and 7284 were  
measured and evaluated. All monuments were found to be within  
acceptable positional tolerances with exception to the 1/2" iron rod  
on the Westerly boundary of Parcel No. 1. This was found tied with  
fence wire to a fence corner post and was noticeably disturbed.

The resultant non-farm dwelling site property lines and corners  
were established according to my client's instructions and were  
monumented accordingly. The drainages were shown as they were  
utilized in the proposed map of this site and reflect the intent of  
the parties at the time by locating the house site on the  
Northeasterly side of these drainages.



file: C:\msworks\mstext\nrtv9611.wps

Surveyor's Registration  
renewal date is  
June 30, 1998

**LAND PARTITION SURVEY**  
**PARTITION PLAT No. P-92-1996**

*located in*

the Northwest One/Quarter of Section 30 and the Southwest One/Quarter of Section 19  
 Township 39 South of Range 2 East of the Willamette Base and Meridian  
 JACKSON COUNTY OREGON

**Parks and O'Rourke SURVEYOR**

855 Reiten Drive  
 Ashland, Oregon 97520

STEWART LAND SURVEYS  
 6370 Highway 66  
 Ashland, Oregon 97520

October 15, 1996

Southerly boundary of  
 Document No.81-22864  
 Official Records of Jackson County, Oregon

SCALE: 1" = 100  
 BASIS OF BEARING:

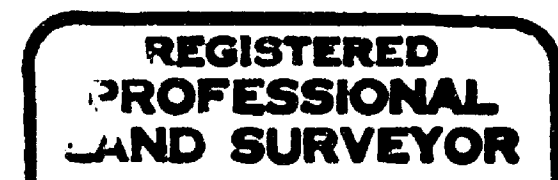
phone 488-2831  
 f.s. 9123

*Legend*

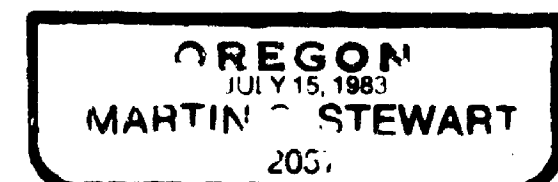
- set: 5/8"x 30" iron rod with a yellow plastic cap marked "STEWART LS2057"
- ⊠ found: 2.5" bronze disk on a 1" galvanized iron pipe, exposed 1 inch, firmly set & marked: "T39S R1E & R2E, S24, S19, S30, S25, C.S. 1967"
- ⊙ found: 2.5" bronze disk on a 3/4 inch galvanized iron pipe firmly set & marked: "PROP.COR. RS 201"
- found: 5/8" iron rod with a yellow plastic cap marked: "KAISER PLS 803" unless otherwise noted.
- ▲ computed location, nothing found, established, or re-established.
- ⊕ surveyed location
- surveyed Boundary Line

I hereby certify that this plat is a CAD generated duplicate of the original.

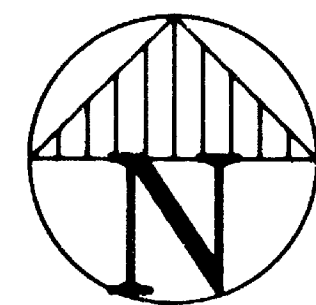
*Martin C. Stewart*  
 SURVEYOR



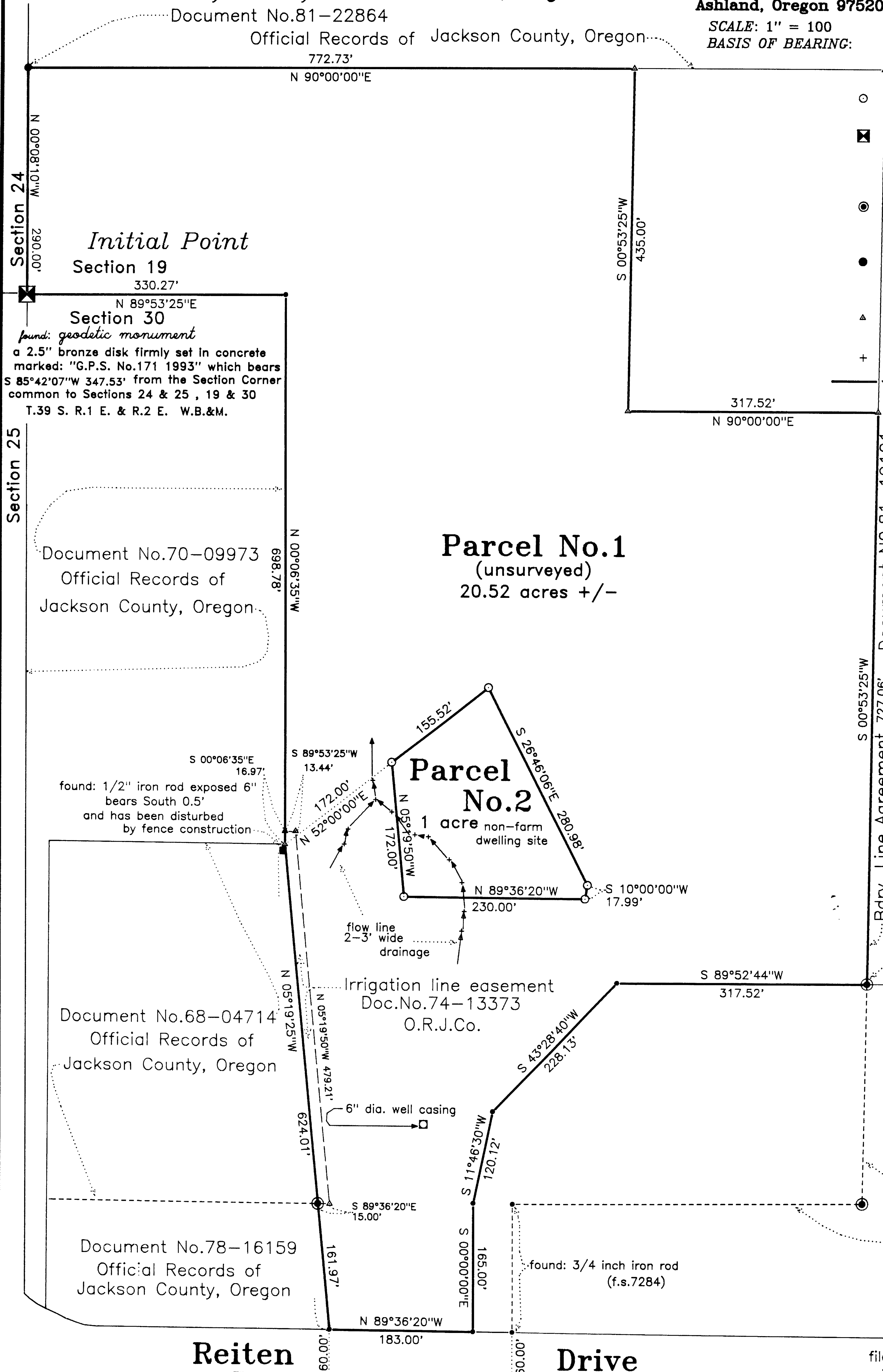
*Martin C. Stewart*



*Surveyor's Registration*  
 Renewal Date is June 30, 1996



found: 2.5" bronze disk in concrete, exposed 2", firmly set and marked: "PROP. COR. RS201"



Bdry. Line Agreement 727.06' Document NO.81-19101 Official Records of Jackson County, Oregon

filed survey No. 7284

found: 3/4 inch iron rod (f.s.7284)

**Reiten Drive**

file: C:\su\data\92e30-1.crd & pl1  
 job: 92e30-1-jn-9611

*sheet two of two*

15159

66191