

**PARTITION PLAT NO. P-100-1996**  
Partition & Property Line Adjustment  
Being a portion of the S.W. 1/4 of Section 27,  
T. 35 S., R. 4 W., W.M. Jackson County, Oregon  
(JCDDP File No. 96-18-MP & 96-547-PA)

..... APPROVALS .....

EXAMINED AND APPROVED by the Jackson County Department of Planning and Development,  
this 5<sup>th</sup> day of December, 1996.  
(JCDDP File Nos. 96-18-MP & 96-547-PA)

Delvora Thomas  
County Planner

EXAMINED AND APPROVED this 3<sup>rd</sup> day of December, 1996.

Robert Roberts  
County Surveyor

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES as required by ORS 92-095 have  
been paid as of December 11, 1996.

Ron Lindberg Assessor Deputy      Lynada Adair Tax Collector Deputy

..... DECLARATION .....

Know all men by these presents that we, DON E. FISHER and MINNIE B. FISHER,  
husband and wife, are the owners in fee simple of the land shown on this Partition  
Plat, more particularly described in the Surveyor's Certificate, and have caused  
the same to be Partitioned into the Parcels as shown hereon.

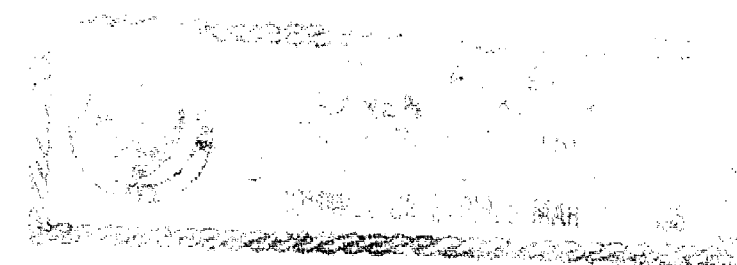
Don E. Fisher      Minnie B. Fisher  
DON E. FISHER      MINNIE B. FISHER

STATE OF OREGON ) ss.  
COUNTY OF JACKSON )

PERSONALLY appeared the above named Don E. Fisher and Minnie B. Fisher, and  
acknowledged the foregoing instrument to be their voluntary act and deed.

Dated this 11<sup>th</sup> day of December, 1996.

Before me: Karen L. Lafont  
Notary Public of Oregon.



..... RECORDER'S CERTIFICATE .....

Filed for record this 11<sup>th</sup> day of December, 1996, at  
1:44 o'clock P.M., and recorded as Partition Plat No. P-100-1996  
of "Record of Partition Plats" of Jackson County, Oregon.

Index Volume 7 Page 100.

Kathleen S. Beckett      Cheryl Rogers  
County Clerk      Deputy

County Surveyor File No. 15200.

..... SURVEYOR'S CERTIFICATE .....

I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY  
CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A LAND PARTITION SURVEY MADE BY ME,  
AND CONFORMS WITH THE REGULATIONS FOR PARTITIONS, AND REPRESENTS LAND, THE  
EXTERIOR OF WHICH BEING ACCURATELY DESCRIBED AS FOLLOWS:

Commencing at a 5/8 inch iron pin marking the one-quarter corner common to Sections  
27 and 34, Township 35 South, Range 4 West, Willamette Meridian, Jackson County,  
Oregon; thence along the South line of Section 27, North 89°56'19" West, 1321.57  
feet to a 5/8 inch iron pin on the Northerly line of that Private Road Easement  
recorded as Document No. 88-27858, said Official Records of Jackson County, Oregon  
and the INITIAL POINT OF BEGINNING; thence continue along said South line, North  
89°56'19" West, 179.38 feet to the Easterly right-of-way of East Evans Creek Road;  
thence along said right-of-way line, North 8°36'37" West, 701.74 feet to a 5/8 inch  
iron pin at the Southwest corner of Partition Plat No. P-3-1996, according to the  
official plat thereof, now of record, in Volume 7, Page 3 of "Record of Partition  
Plats" of Jackson County, Oregon and filed as Survey No. 14791 in the Office of the  
Jackson County Surveyor; thence along the South line of said Partition, South  
89°53'30" East, 280.92 feet (record South 89°55'25" East, 280.99 feet) to a 5/8  
inch iron pin at the Southeast corner thereof; thence along the East line of said  
Partition, North 0°04'57" West (record North 0°07'00" West), 219.17 feet to a 5/8  
inch iron pin; thence leaving said East line, North 89°55'23" East, 184.91 feet to  
a 5/8 inch iron pin; thence South 0°05'48" East, 120.67 feet to a 5/8 inch iron  
pin; thence South 36°10'11" West, 45.28 feet to a 5/8 inch iron pin; thence South  
43°42'33" West, 116.29 feet to a 5/8 inch iron pin; thence South 28°37'25" West,  
104.55 feet to a 5/8 inch iron pin; thence South 13°24'41" West, 83.83 feet to a  
5/8 inch iron pin; thence South 2°38'34" West, 47.76 feet to a 5/8 inch iron pin;  
thence South 31°15'00" East, 52.84 feet to a 5/8 inch iron pin; thence South  
0°05'48" East, 386.45 feet to a 5/8 inch iron pin on the Northerly line of that  
Private Road Easement recorded as Document No. 88-27858, said Official Records;  
thence along said Northerly line, South 58°08'43" West (record South 58°06'19"  
West), 35.93 feet to the INITIAL POINT OF BEGINNING.

James E. Hibbs  
SURVEYOR

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

James E. Hibbs  
OREGON  
JULY 17, 1986  
JAMES E. HIBBS  
2234  
Renewal Date 6-30-97

I hereby declare that this is an exact  
copy of the original plat.

James E. Hibbs  
Surveyor

SHEET 1 OF 2

# PARTITION PLAT NO. \_\_\_\_\_

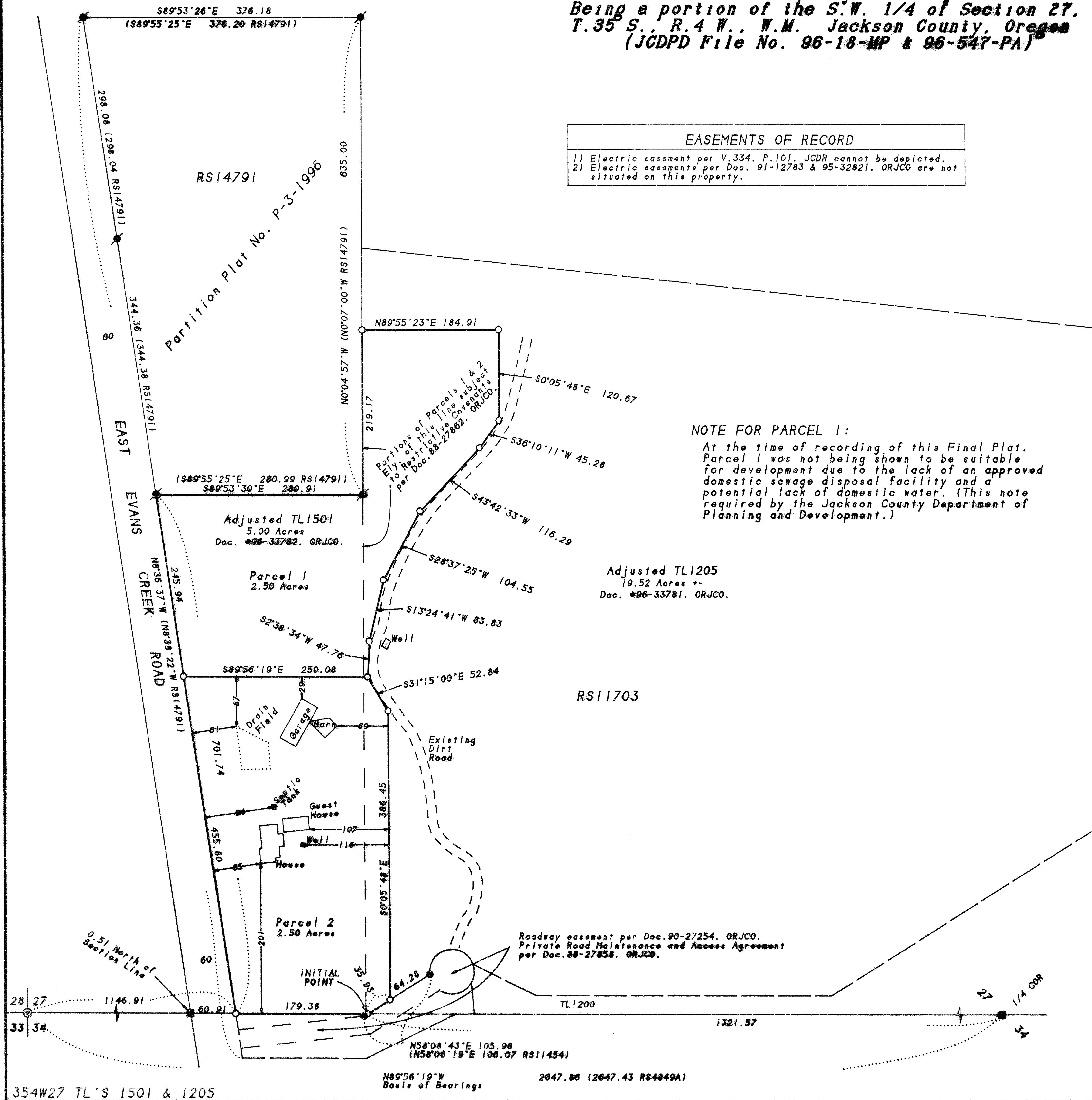
Partition & Property Line Adjustment  
 Being a portion of the S.W. 1/4 of Section 27,  
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 (JCDPD File No. 96-18-MP & 96-547-PA)

### EASEMENTS OF RECORD

- 1) Electric easement per V.334, P.101, JCDR cannot be depicted.
- 2) Electric easements per Doc. 91-12783 & 95-32821. ORJCO are not situated on this property.

### NOTE FOR PARCEL 1:

At the time of recording of this Final Plat, Parcel 1 was not being shown to be suitable for development due to the lack of an approved domestic sewage disposal facility and a potential lack of domestic water. (This note required by the Jackson County Department of Planning and Development.)



### SURVEY FOR:

Don Fisher  
 2271 Rogue River Highway  
 Gold Hill, OR 97525

### SURVEY BY:

L.J. Friar & Assoc., P.C.  
 Consulting Land Surveyors  
 304 South Holly Street  
 Medford, Oregon 97501  
 Phone: (541) 772-2782

### LEGEND:

- ⊙ - Fd. B.L.M. brass capped monument & accessories.
  - - Fd. 5/8" iron pin per RS4849.
  - - Fd. 5/8" iron pin w/ plastic cap mkd. D.W.EDWARDS PLS741 per RS11454.
  - ⊗ - Fd. 5/8" iron pin w/ plastic cap mkd. D.A.EDWARDS LS2339 per RS14791.
  - - Set 5/8" x 30" iron pin w/ plastic cap mkd. L.J.FRIAR & ASSOC.
  - ( ) - Record data as shown.
- RS - Recorded Survey #.  
 ORJCO - Official Records of Jackson County, Oregon.  
 JCDR - Jackson County Deed Records.

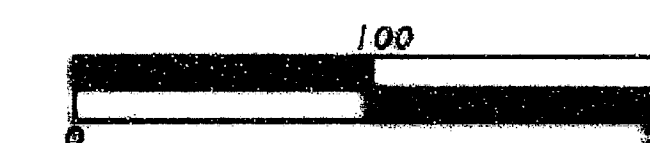
BASIS OF BEARINGS: Survey No. 4849A as shown hereon.

DATE: November 2, 1996

UNIT OF MEASUREMENT: Feet

SCALE: 1" = 100'

N



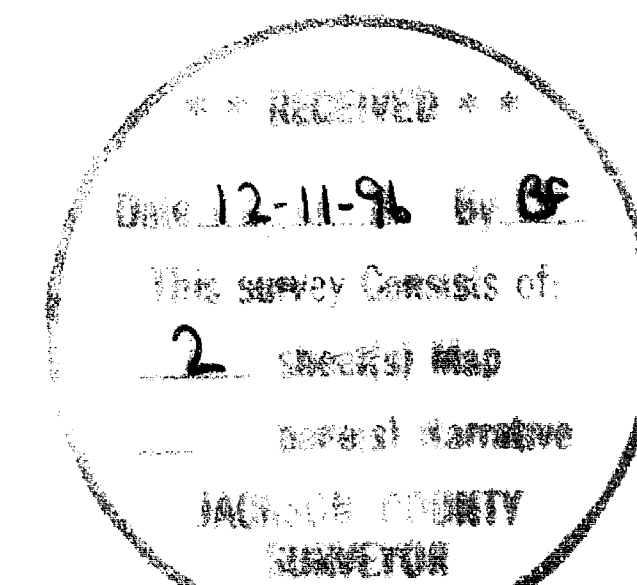
### SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

#### PURPOSE:

To survey and/or monument the adjusted property line between the two Taxlots as requested by the client and monument the dividing line between two Parcels created through a Minor Partition. See JCDPD File Nos. 96-18-MP & 96-547-PA.

#### PROCEDURE:

Re-measured the West one-half of the South line of Section 27 as monumented per RS4849 for basis of bearings. Made ties to monuments set by RS11454 & RS14791 & to the edge of an existing dirt road to be used as control for the placement of the adjusted property line. The bearing discrepancy between this Survey and RS11454 & RS1454 is due to the fact the above Surveys held the found 5/8" pin near the Westerly R/W of East Evans Creek Road per RS4849 as being on the Section line. The legal descriptions prepared for this adjustment will not make reference to the fractional line shown on the East line of RS14791 but will instead reference the monumented East line of the Partition Plat P-3-1996. This will keep in harmony with the existing monumented property lines which I did not want to disturb. Monumented the new dividing line between Parcel 1 & 2 per the approved Tentative Plat. Those monuments found as well as those set are as shown hereon.



REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

James E. Hibbs  
 OREGON  
 JULY 17, 1986  
 JAMES E. HIBBS  
 2234

Revised Date 6-30-97

I hereby declare that this is an exact copy of the original plat.

James E. Hibbs  
 Surveyor

SHEET 2 OF 2

354W27 TL'S 1501 & 1205

N89°56'19"W  
 Basis of Bearings  
 2647.86 (2647.43 RS4849A)