

PARTITION PLAT NO. P-24-1997

LAND PARTITION & PROPERTY LINE ADJUSTMENT

Located in the S.E. 1/4 of Section 30, T.37 S., R.2 W., W.M. Jackson County, Oregon

RECORDER'S CERTIFICATE
Filed for record this 13 day of March 1997, at 2:48 o'clock P.M. and recorded as Partition Plat No. P-24-1997 of the records of Jackson County, Oregon.
Index Volume 8 Page 24

Kathleen S. Beckers County Clerk
Cheryl Angerer Deputy

County Surveyor File No. 15320

DECLARATION

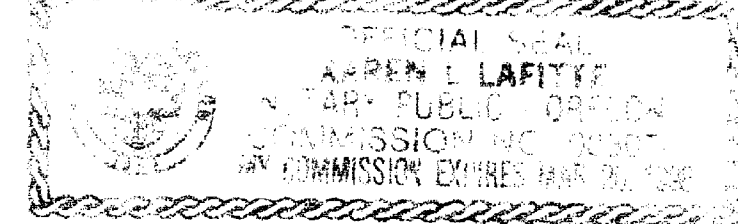
Know all men by these presents that we, GARY A. WHITE and JANNA S. WHITE, are the owners in fee of the lands shown on this Plat, more particularly described in the Surveyor's Certificate, and have caused the same to be Partitioned into the Parcels as shown on Sheet 1. We hereby make and establish the Mutual Access Easement shown on Sheet 2 for the purpose of providing access to Parcels 1 and 2. Parcels 1 and 2 and Emergency Vehicles shall have the right of ingress-egress over that Private Road as described in Document No. 89-13182, ORJCO. Parcels 1 and 2 shall be subject to the Agreement contained therein. Parcels 1 & 2 shall also be subject to the Restrictive Covenants recorded as Document No. 89-13183, ORJCO. We hereby make and establish the Private Utility Easement shown on Sheet 2 for the placement and maintenance of Private Utilities for the benefit of Parcel 2.

Gary A. White GARY A. WHITE
Janna S. White JANNA S. WHITE

STATE OF OREGON)
COUNTY OF JACKSON)

PERSONALLY appeared the above named Gary A. White and Janna S. White and acknowledged the foregoing instrument to be their voluntary act and deed.
Dated this 26th day of February, 1997.

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



APPROVALS

EXAMINED AND APPROVED this 26 day of FEBRUARY, 1997.

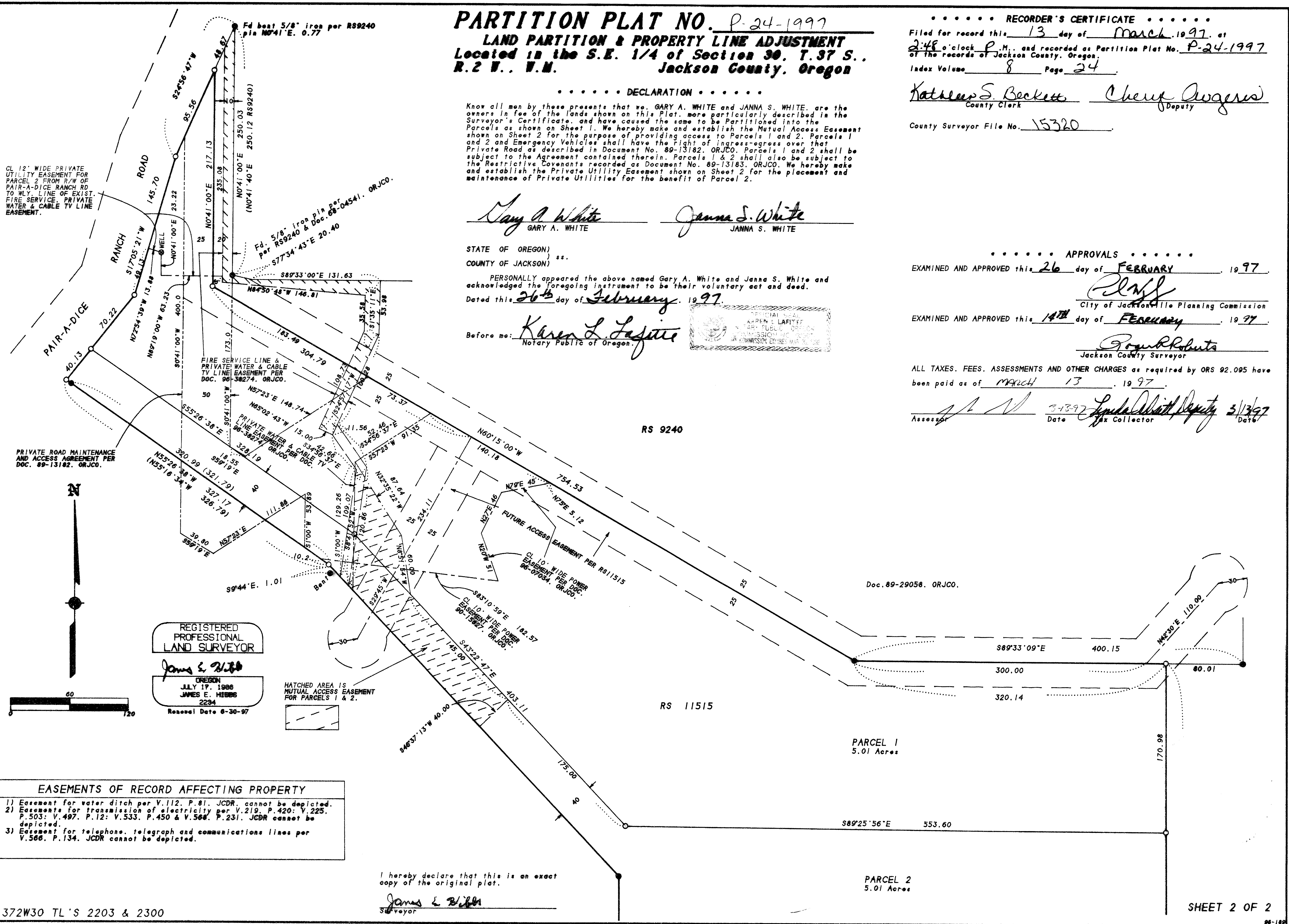
[Signature]
City of Jacksonville Planning Commission

EXAMINED AND APPROVED this 14th day of FEBRUARY, 1997.

[Signature]
Jackson County Surveyor

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of MARCH 13, 1997.

Assessor: [Signature] Date: 3-13-97
Tax Collector: [Signature] Date: 3/13/97



CL 12' WIDE PRIVATE UTILITY EASEMENT FOR PARCEL 2 FROM R/W OF PAIR-A-DICE RANCH RD. TO WLY. LINE OF EXIST. FIRE SERVICE, PRIVATE WATER & CABLE TV LINE EASEMENT.

PRIVATE ROAD MAINTENANCE AND ACCESS AGREEMENT PER DOC. 89-13182, ORJCO.

REGISTERED PROFESSIONAL LAND SURVEYOR

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

HATCHED AREA IS MUTUAL ACCESS EASEMENT FOR PARCELS 1 & 2.

EASEMENTS OF RECORD AFFECTING PROPERTY
1) Easement for water ditch per V.112, P.81. JCDR cannot be depicted.
2) Easements for transmission of electricity per V.219, P.420; V.225, P.503; V.497, P.12; V.533, P.450 & V.566, P.231. JCDR cannot be depicted.
3) Easement for telephone, telegraph and communications lines per V.566, P.134. JCDR cannot be depicted.

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

James E. Hibbs
Surveyor

372W30 TL'S 2203 & 2300

SHEET 2 OF 2

PARTITION PLAT NO. P-24-1997

LAND PARTITION & PROPERTY LINE ADJUSTMENT

Located in the S.E. 1/4 of Section 30, T.37 S., R.2 W., W.M.
Jackson County, Oregon

SURVEY FOR:

Gary & Jenna White
325 Pair-A-Dice Ranch Road
Jacksonville, OR 97530

SURVEY BY:

L.J. Friar & Assoc., P.C.
Consulting Land Surveyors
304 South Holly Street
Medford, Oregon 97501
Phone: (503) 772-2782

LEGEND:

- ⊙ - Found 5/8" iron pin w/ plastic cap mkd. JACKSON CS. per re-estab's.
- ⊗ - Found 5/8" iron pin w/ plastic cap mkd. PHILLIPS LS1780 per RS10548.
- - Found 5/8" iron pin w/ plastic cap mkd. DW EDWARDS PLS741 per RS11515.
- - Set 5/8" x 30" iron pin w/ plastic cap mkd. L.J. FRIAR & ASSOC.
- JDCR - Jackson County Deed Records. () - Record data as shown.
- ORJCO - Official Records of Jackson County, Oregon. RS - Recorded Survey.
- AC DW - Asphalt Driveway CL - Centerline

BASIS OF BEARINGS: East line of Survey No. 11515.

DATE: December 5, 1996

UNIT OF MEASUREMENT: FEET

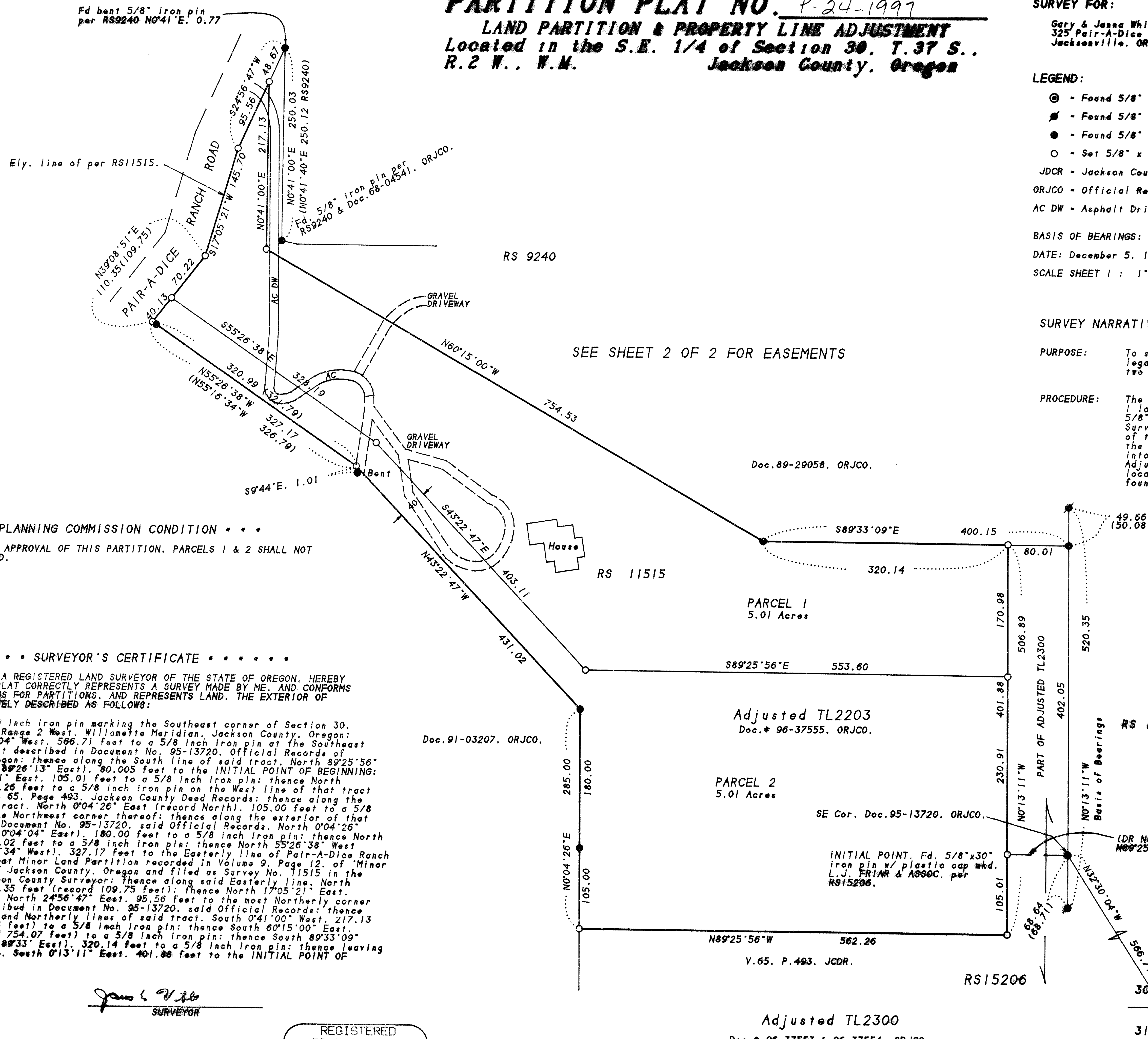
SCALE SHEET 1 : 1" = 100'

SCALE SHEET 2 : 1" = 60'

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

PURPOSE: To survey and monument the adjusted property line and prepare legal descriptions to complete the Adjustment and to monument two Parcels created through a Minor Land Partition.

PROCEDURE: The subject tract was monumented and described by RS11515, so I located pins per said Survey as shown. The deed calls for the 5/8" iron pins set on said Survey, so I held the pins per said Survey that were not displaced or bent as shown. The positions of the bent pins were computed per map record data. Set pins at the locations shown and drafted legal descriptions to incorporate into deeds for property transfer. After the Property Line Adjustment deeds were complete and recorded, set pins at the locations shown on the approved Tentative Plat. Those monuments found as well as those set are as shown hereon.



*** PLANNING COMMISSION CONDITION ***
AS A CONDITION OF APPROVAL OF THIS PARTITION, PARCELS 1 & 2 SHALL NOT BE FURTHER DIVIDED.

***** SURVEYOR'S CERTIFICATE *****

I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A 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 Southeast corner of Section 30, Township 37 South, Range 2 West, Willamette Meridian, Jackson County, Oregon; thence North 32°30'04" West, 566.71 feet to a 5/8 inch iron pin at the Southeast corner of that tract described in Document No. 95-13720, Official Records of Jackson County, Oregon; thence along the South line of said tract, North 89°25'56" West (record North 89°26'13" East), 80.005 feet to the INITIAL POINT OF BEGINNING; thence South 0°13'11" East, 105.01 feet to a 5/8 inch iron pin; thence North 89°25'56" West, 562.26 feet to a 5/8 inch iron pin on the West line of that tract described in Volume 65, Page 493, Jackson County Deed Records; thence along the West line of said tract, North 0°04'26" East (record North), 105.00 feet to a 5/8 inch iron pin at the Northwest corner thereof; thence along the exterior of that tract described in Document No. 95-13720, said Official Records, North 0°04'26" East (record North 0°04'04" East), 180.00 feet to a 5/8 inch iron pin; thence North 43°22'47" West, 431.02 feet to a 5/8 inch iron pin; thence North 55°26'38" West (record North 55°16'34" West), 327.17 feet to the Easterly line of Pair-A-Dice Ranch Road as shown on that Minor Land Partition recorded in Volume 9, Page 12, of "Minor Land Partitions" of Jackson County, Oregon and filed as Survey No. 11515 in the Office of the Jackson County Surveyor; thence along said Easterly line, North 39°08'51" East, 110.35 feet (record 109.75 feet); thence North 17°05'21" East, 145.70 feet; thence North 24°56'47" East, 95.56 feet to the most Northerly corner of that tract described in Document No. 95-13720, said Official Records; thence along the Easterly and Northerly lines of said tract, South 0°41'00" West, 217.13 feet (record 217.83 feet) to a 5/8 inch iron pin; thence South 60°15'00" East, 754.53 feet (record 754.07 feet) to a 5/8 inch iron pin; thence South 89°33'09" East (record South 89°33' East), 320.14 feet to a 5/8 inch iron pin; thence leaving said Northerly line, South 0°13'11" East, 401.86 feet to the INITIAL POINT OF BEGINNING.

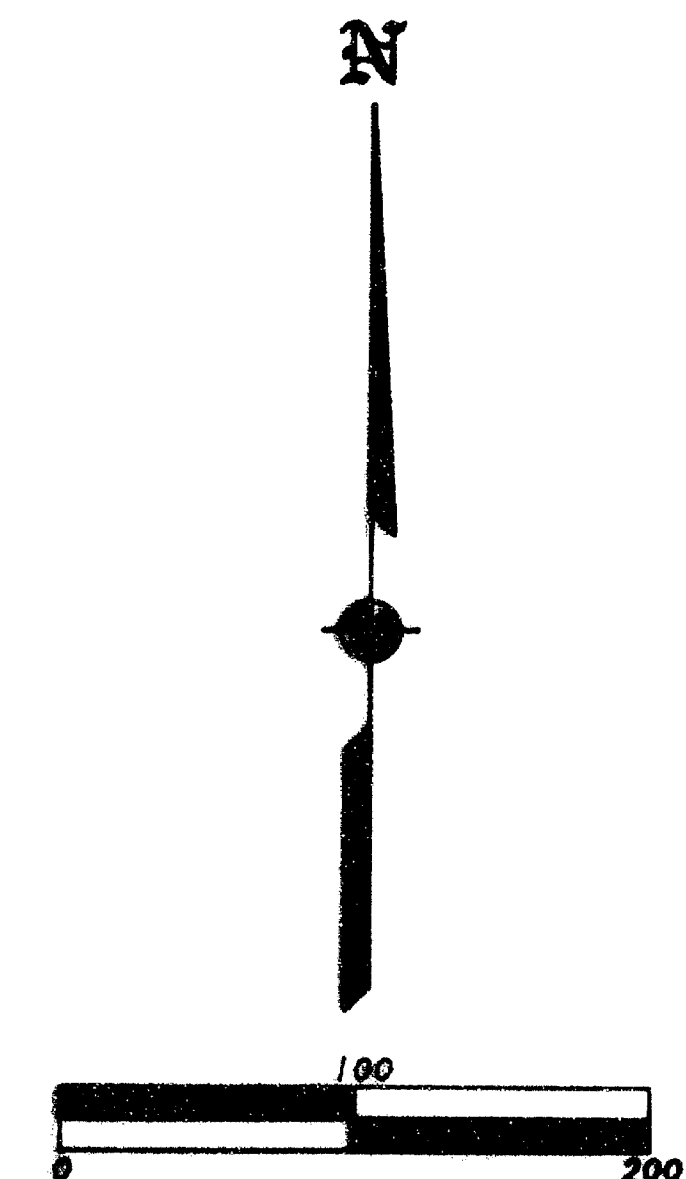
James E. Hibbs
SURVEYOR

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



*** RECEIVED ***
Date 3-13-97 By EF
This survey consists of 2 sheet(s) Max
0 page(s) Narrative
JACKSON COUNTY SURVEYOR