

PARTITION PLAT NO. P-59-1997  
94 - 11 - MJP



SCALE: 1"=200'

CURVE DATA

- ⊕
- R - 923.86
- △ - 18°27'16"
- L - 297.57
- LC BRG - S 74°07'33" E
- LC - 296.28

SURVEY NARRATIVE

PURPOSE: To survey and monument a three Parcel partition per Jackson County Planning staff report, 94-11MJP.

PROCEDURE: Tied monuments set by this office on filed survey 15376. I then calculated the newly created Parcels and monumented as shown. The as-built centerline of Pioneer Road was used for calculating the Southerly right of way line.

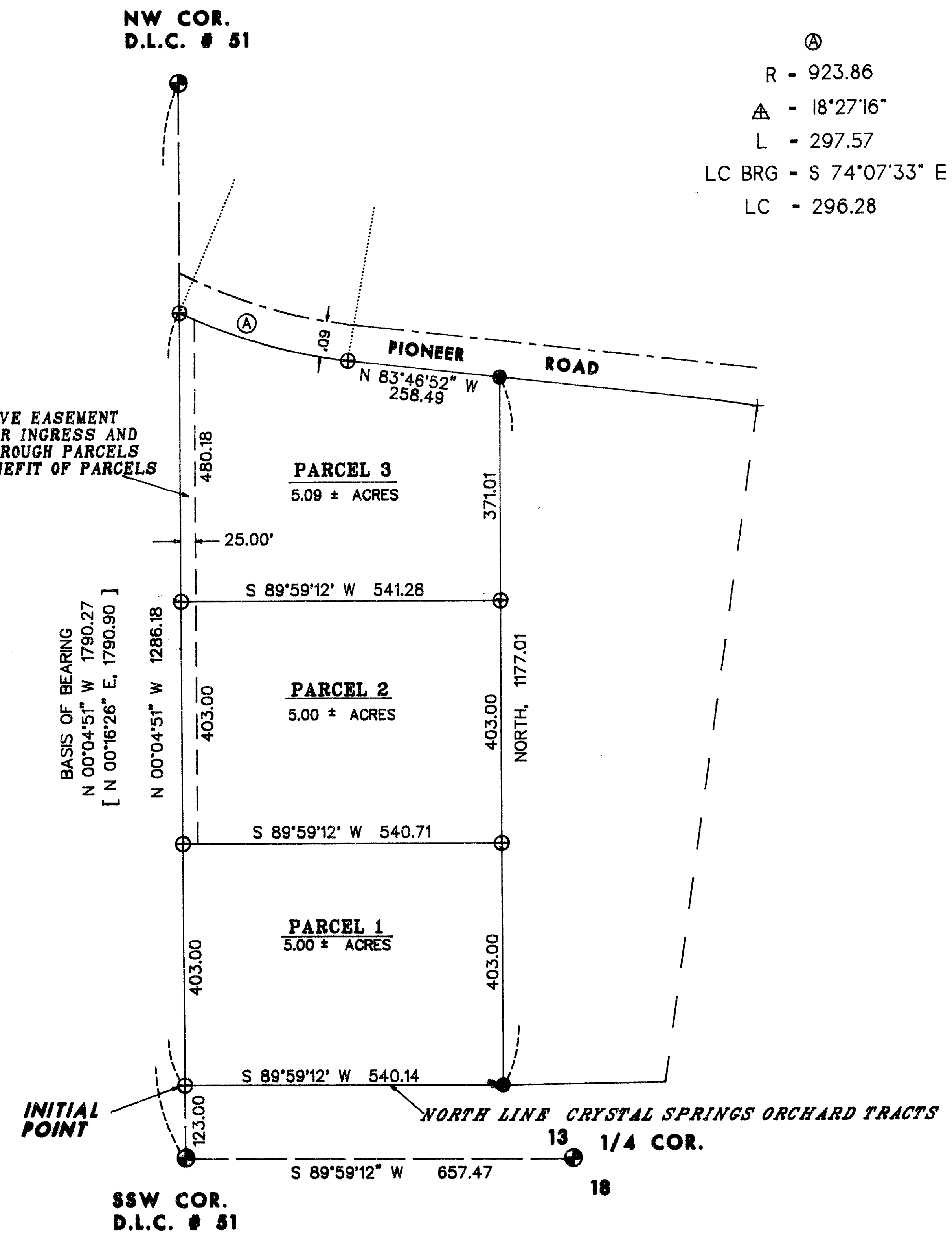
LEGEND

- ⊕ SET 5/8"X30" REBAR WITH YELLOW PLASTIC CAP MARKED "TEMPLIN LS 2359 "
- FD. 5/8"X30" REBAR WITH YELLOW PLASTIC CAP MARKED "TEMPLIN LS 2359 " PER RS 15376
- ⊙ FOUND JACKSON COUNTY BRASS CAP PER JACKSON COUNTY REESTABLISHMENT.
- [ ] RECORD BEARING/DISTANCE PER FILED SURVEY NUMBER 10608.

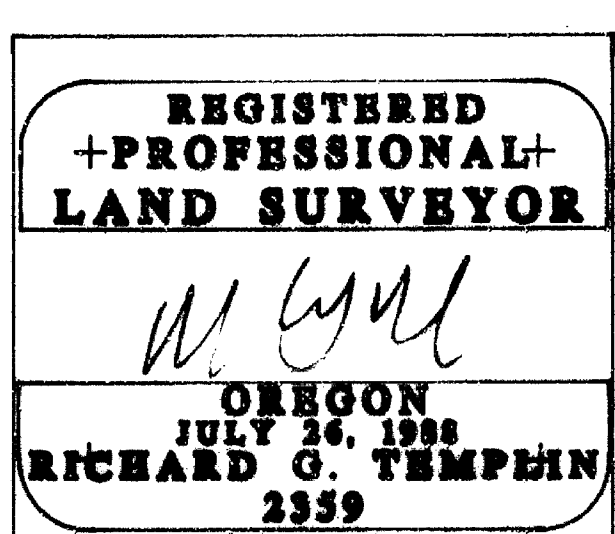
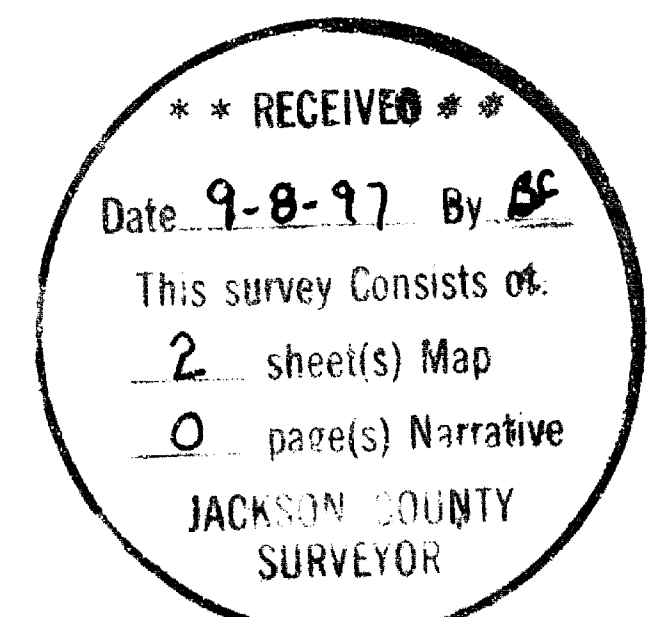
BEARINGS BASED UPON SURVEY NUMBER 15376

EASEMENTS: V.187,P.10, V.347,P.38, V.456,P.111, V.482,P.468  
V.493,P.389, V.498,P.386  
V.347P.38  
ARE BLANKET EASEMENTS WITH NO METES AND BOUNDS DESCRIPTION THEREFORE ARE NOT LOCATABLE.

A 25.00' NON-EXCLUSIVE EASEMENT AND RIGHT OF WAY FOR INGRESS AND EGRESS OVER AND THROUGH PARCELS 2 AND 3, FOR THE BENEFIT OF PARCELS 1 AND 2.



I CERTIFY THAT THIS PLAT IS AN EXACT COPY OF THE ORIGINAL PLAT.  
RG Templin  
RICHARD G. TEMPLIN L.S.2359



**RICHARD TEMPLIN LAND SURVEYING**  
100 POORMAN CREEK RD. 899-2002 / 474-7720 JACKSONVILLE, OREGON  
**MAJOR LAND PARTITION**  
LOCATED IN  
THE NE 1/4 OF SECTION 13, T.38S., R.2W., W.M.  
JACKSON COUNTY, OREGON  
SURVEYED FOR: MR. ROBERT ROMBACH DATE: JUNE 23, 1997  
4855 PIONEER RD.  
MEDFORD, OR. 97501

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**SURVEYOR'S CERTIFICATE**

I, Richard G. Templin, a registered surveyor of the State of Oregon, do hereby certify that this map correctly represents a survey made by me and marked with the proper monuments as provided by law. The parcel of land hereon shown and the Plat is a correct representation of the same. The following is an accurate description of the parent parcel, as set forth hereon:

Commencing at a brass disk set for the South Southwest corner of D.L.C number 51, in Section 13, Township 38 South, Range 2 West of the Willamette Meridian in Jackson County, Oregon; thence North 00°04'51" West, along the West line of said D.L.C. number 51, 123.00 feet to a 5/8" iron rod on the North line of " Crystal Springs Orchard Tracts ", as recorded in the Subdivision Records of Jackson County, Oregon, being the INITIAL POINT OF BEGINNING; thence continue North 00°04'51" West, along said West line of D.L.C. number 51, 1286.18 feet to a 5/8" iron rod on the Southerly right of way line of Pioneer Road; thence along said Southerly line, along a 923.86 foot radius curve to the left ( the long chord of which bears South 74°07'33" East, 296.28 feet ), 297.57 feet to a 5/8" iron rod; thence continue along said Southerly line, South 83°46'52" East, 258.49 feet to a 5/8" iron rod; thence South, 1177.01 feet to a 5/8" iron rod on the said North line of " Crystal Springs Orchard Tracts "; thence South 89°59'12" West, along said North line, 540.14 feet to the true point of beginning.

Richard G. Templin  
Richard G. Templin L.S. 2359

**DECLARATION**

KNOW ALL MEN BY THESE PRESENTS, that we, Robert Eugene Rombach and Donna Lucyle Rombach, are the owners in fee simple of the land shown hereon and that we have caused the same to be divided into parcels as shown hereon. We hereby establish, for the benefit of both Parcel 1 and Parcel 2 across Parcel 3, and for the benefit of Parcel 1 across both Parcels 2 and 3, the area designated as an Ingress/Egress easement.

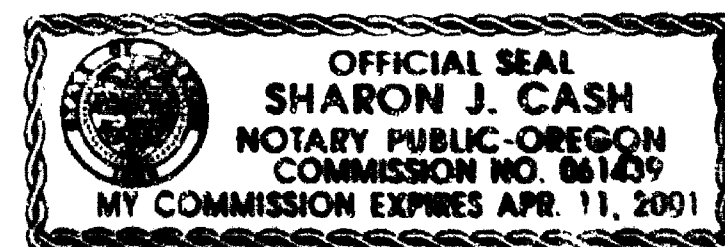
Robert Eugene Rombach  
Robert Eugene Rombach

Donna Lucyle Rombach  
Donna Lucyle Rombach

STATE OF OREGON  
COUNTY OF JACKSON )SS.

This certifies that on this 18<sup>TH</sup> day of JULY 1997, before me a Notary Public, personally appeared Robert Eugene Rombach and Donna Lucyle Rombach, and acknowledged the foregoing instrument to be their Voluntary act and deed.

Before me: Sharon J. Cash  
Notary Public



I CERTIFY THAT THIS AN EXACT COPY OF THE ORIGINAL PLAT.

Richard G. Templin  
RICHARD G. TEMPLIN L.S.2359

**RECORDER'S CERTIFICATE**

Filed for record this 8 day of September, 1997 at 10:20 O'clock A.M, and recorded as Partition Plat No. P-59-1997 of " RECORD OF PARTITION PLATS " in Jackson County, Oregon. ( Index Volume 8, Page 59 )

Kathleen S. Beckett County Clerk  
Barbara Kelley Deputy

Jackson County Survey File No. 15496

**APPROVALS**

Approved this 23<sup>RD</sup> day of July, 1997.

Robert Roberts  
Jackson County Surveyor

Approved this 29<sup>TH</sup> day of August, 1997.

Shirley Roberts  
Jackson County Planning

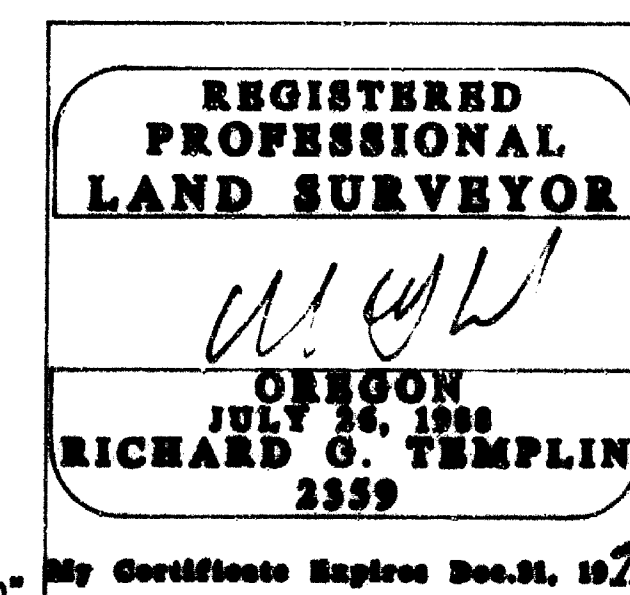
All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid, as of September 8<sup>TH</sup> 1997.

Ron Lundberg  
ASSESSOR

September 8 1997  
DATE

Sherratus  
TAX COLLECTOR

9-8-97  
DATE



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**MAJOR LAND PARTITION**  
LOCATED IN  
THE NE 1/4 OF SECTION 13, T.38S., R.2W., W.M.  
JACKSON COUNTY, OREGON  
SURVEYED FOR: MR. ROBERT ROMBACH DATE: JUNE 18, 1997  
4855 PIONEER RD.  
MEDFORD, OR. 97501