

HOFFBUHR & ASSOCIATES, INC.
1082 E. JACKSON STREET MEDFORD, OREGON
(541)779-4841
BY: DARRELL L. HUCK PLS No. 2023
SCALE: 1" = 50' December 31, 1998
BASIS OF BEARING: SURVEY NO. 3438

PARTITION PLAT NO. P-72-1997
LAND PARTITION

Located in:
The S.E. 1/4 of Section 31 and
the S.W. 1/4 of Section 32, T.37S., R.2W., W.M.
City of Jacksonville, Jackson County, Oregon

For
JIM NISTLER
6651 McLOUGHLIN DRIVE
CENTRAL POINT, OREGON 97502

- = Set 5/8"x24" iron pin with plastic cap stamped "D. Huck LS 2023", unless noted otherwise.
- = Found 5/8" iron pin as noted
- ⊙ = Found brass cap monument
- S/N = Filed Survey Number
- D.R.J.CO.OR. = Deed Records, Jackson County, Oregon
- O.R.J.CO.OR. = Official Records, Jackson County, Oregon
- PUE = Easement for public utilities, storm drainage, irrigation, gas, water, electric, telephone, cable television and sanitary sewer construction and maintenance

Found 5/8" iron pin per S/N 3438

APPROVALS:

CITY OF JACKSONVILLE PLANNING:
[Signature] Director Oct 20, 1997 Date
Examined and approved this 27th day of October, 1997.
[Signature] County Surveyor

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 15573

RECORDER'S CERTIFICATE:

FILED FOR RECORD THIS 26th DAY OF November 1997, AND AT 2:42 O'CLOCK, P.M.

RECORDED AS PARTITION PLAT NO. P-72-1997 OF "RECORD OF PARTITION PLATS" IN JACKSON COUNTY, OREGON. (INDEX VOLUME 8 PAGE 72.)

[Signature] County Clerk *[Signature]* Deputy

SURVEYOR'S CERTIFICATE:

I, Darrell L. Huck, a duly Registered Surveyor of the State of Oregon, do hereby certify that this map correctly represents a survey made by me and complies with the regulations for Land Partitions and the following is an accurate description of the parent tract of land as set forth hereon:

Commencing at the Southwest corner of Section 32 in Township 37 South, Range 2 West, Willamette Meridian, Jackson County, Oregon; thence EAST 465.82 feet; thence NORTH 896.83 feet to a 5/8 inch iron pin situated at the centerline of Third Street; thence, along said centerline, North 00°12'50" West 216.94 feet; thence South 89°50'30" West 16.27 feet to the Northeast corner of that tract of land described in Volume 307, Page 16 of the Deed Records of said Jackson County; thence, along the North line of said tract, South 89°50'30" West 170.00 feet to the Southwest corner of that tract of land described in Instrument No. 89-17085 of the Official Records of said Jackson County for the INITIAL POINT OF BEGINNING; thence, along the West line of said tract, North 08°11'11" East 183.95 feet (Record North 08°15'35" East 183.98 feet) to the Northwest corner thereof; thence, South 89°50'30" West 97.59 feet to the Southwest corner of that tract of land described in Instrument No. 83-18417, Official Records of said Jackson County; thence, along the West line of said tract, North 00°24'30" West 100.00 feet to the Northwest corner thereof; thence South 89°50'30" West 2.82 feet to a 5/8 inch iron pin situated at the Southeast corner of that tract of land described in Instrument No. 96-00112, Official Records of said Jackson County; thence, along the South line of said tract and parallel with the North line of said Volume 307, Page 16, South 89°50'30" West 187.49 feet, more or less, to the Easterly right-of-way line of Applegate Road; thence, along said right-of-way, along the arc of a 262.75 foot radius non-tangent curve to the right (the long chord to which bears South 19°27'31" West 187.61 feet) a distance of 191.84 feet; thence, along the arc of a 580.00 foot radius curve to the right (the long chord to which bears South 48°13'49" West 158.54 feet) a distance of 159.04 feet to the North line of said Volume 307, Page 16; thence, along said North line, North 89°50'30" East 440.24 feet to the Point of Beginning.

[Signature] SURVEYOR

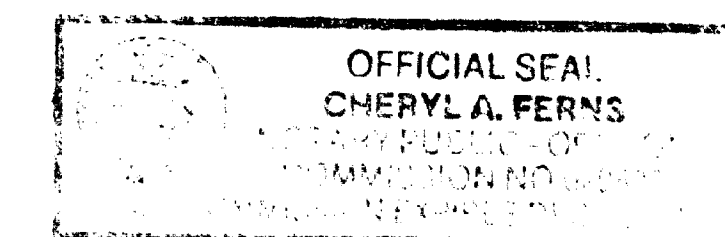
DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, that I, Jim C. Nistler am the owner of the real property represented on this partition plat and more particularly described in the SURVEYOR'S CERTIFICATE, and has caused the same to be partitioned into parcels as shown hereon. I hereby dedicate to the public for public use, the public utility easement shown hereon.

[Signature]
Jim C. Nistler

STATE OF OREGON)
COUNTY OF JACKSON)ss

Personally appeared the above named Jim C. Nistler and acknowledged the foregoing instrument to be his voluntary act and deed.
before me this 15th day of OCTOBER, 1997.



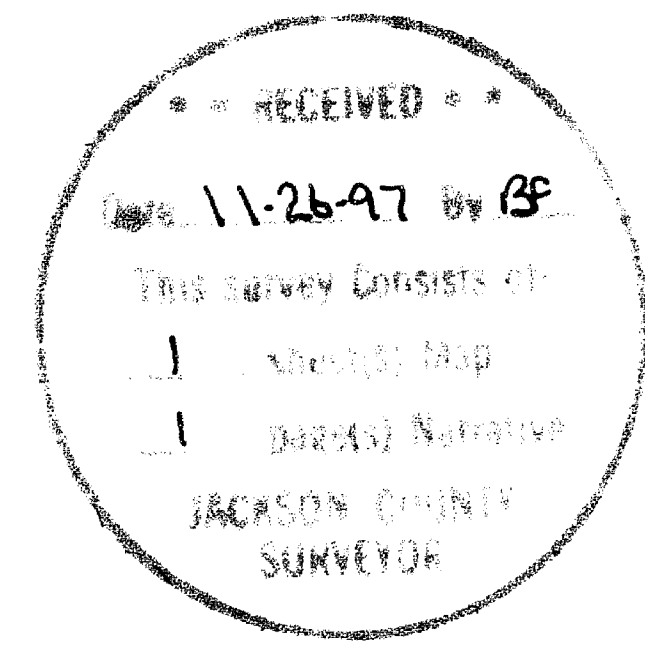
[Signature]

REGISTERED PROFESSIONAL LAND SURVEYOR

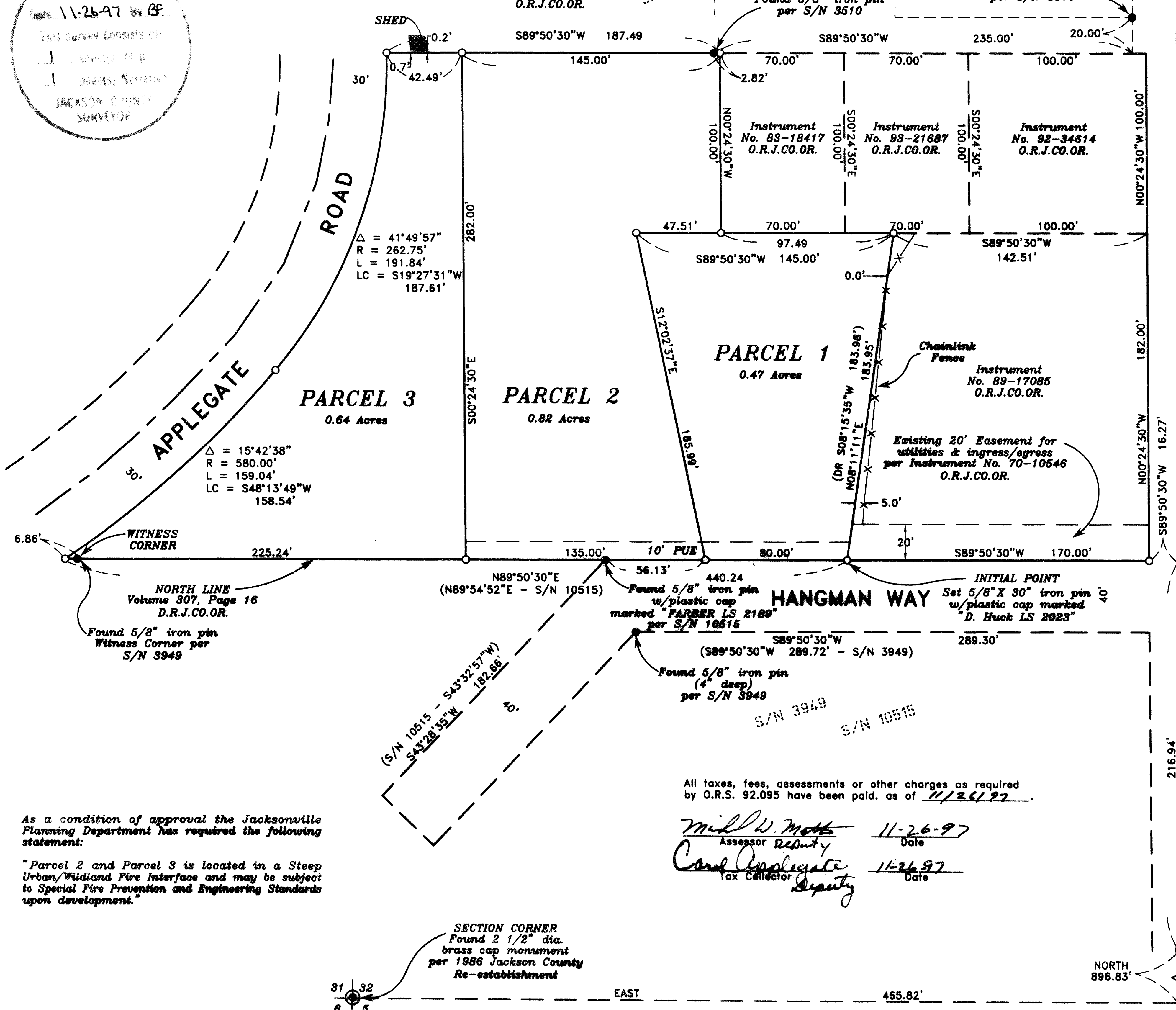
OREGON
FEBRUARY 4, 1983
DARRELL L. HUCK
2023

Expires 6/30/99

I HERBY CERTIFY THAT THIS MAP IS AN EXACT COPY OF THE ORIGINAL
[Signature]



This survey consists of:
- Applegate Road
- Parcel 1
- Parcel 2
- Parcel 3
JACKSON COUNTY SURVEYOR



All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid, as of 11/26/97.

[Signature] Assessor Deputy 11-26-97 Date
[Signature] Tax Collector Deputy 11-26-97 Date

SECTION CORNER
Found 2 1/2" dia. brass cap monument per 1986 Jackson County Re-establishment

As a condition of approval the Jacksonville Planning Department has required the following statement:

"Parcel 2 and Parcel 3 is located in a Steep Urban/Wildland Fire Interface and may be subject to Special Fire Prevention and Engineering Standards upon development."

**SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES**

Survey for: Jim Nistler
6651 McLaughlin Drive
Central Point, Oregon 97502

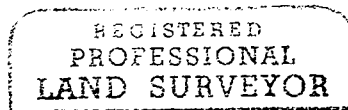
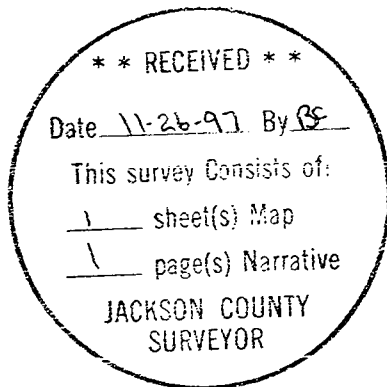
Location: The Southeast One-Quarter (1/4) of Section 31 and
the Southwest One-Quarter (1/4) of Section 32 in
Township 37 South, Range 2 West, Willamette Meridi-
an, City of Jacksonville, Jackson County, Oregon

Purpose: To monument and survey a land partition as approved
by the City of Jacksonville Planning Department.

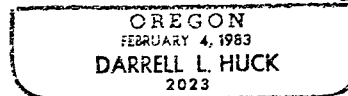
Procedure: Utilizing a 6-second theodolite with electronic
distance measuring equipment, a control traverse was run, tying
monuments per Filed Surveys No. 3438, 3949 and 10515. A 5/8 inch
iron pin of unknown origin was found on the North boundary of the
parcel being partitioned. This pin agreed very closely with
location of a pin called for as being the Southeast corner of tract
of land described in Instrument No. 96-00112. The South boundary
of the parcel being partitioned is called out in Deed, Instrument
No. 86-04309, as being the North line of Volume 307, Page 16. The
3/4 inch pipe which has been accepted and used as the Northeast
corner of said Volume 397, Page 16, has apparently been destroyed.
I accepted monuments found per Surveys No. 3949 and 10515 to
control the said North line of Volume 307, Page 16. The location
of the Applegate Road was computed according to the centerline of
the existing roadway.

Basis of
Bearing: Survey No. 3439

Date: December 31, 1996



Darrell L. Huck



Darrell L. Huck
L.S. 2023 - Oregon
Expires 6/30/97
Hoffbuhr & Associates, Inc.
1062 East Jackson Street
Medford, Oregon 97504