# PARTITION PLAT NO. P. 13-1997

PARTITION AND PROPERTY LINE ADJUSTMENT BEING A PORTION OF THE S.E. 1/4 OF SECTION 2 AND THE N.E. 1/4 OF SECTION 11, T. 38 S., R.I W., W.M. JACKSON COUNTY, OREGON (JCDPD FILE NO. 95-424 PA AND NO. 96-1-MJP/96-2-V)

## **DECLARATION:**

Know all men by these presents that I, Douglas J. Detrick, am the owner 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. ouges Letrick

Douglas J. Detrick

STATE OF OREGON) **COUNTY OF JACKSON)** 

PERSONALLY appeared the above named Douglas J. Detrick and acknowledged the foregoing instrument to be his voluntary act and deed.

Dated this 9th day of July , 1997

Before me: Shery Brankum

Notary Public of Oregon

## **APPROVALS:**

EXAMINED AND APPROVED by the Jackson County Department of Planning and Development, this

day of Dalam One 1997. (JCDPD Files Nos. 36.1. AALE

EXAMINED AND APPROVED this 3 day of

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES as required by ORS 92-095 have been paid as

## **RECORDER'S CERTIFICATE:**

Assessor

Filed for record this 4 day of December, 1997, at 3:54 o'clock PM, and recorded as Partition Plat No. P-73-1997 of "Record of Partition Plats" of Jackson County, Oregon.

Index Volume Number 8 Page 73

County Clerk Deputy Clerk

County Surveyor File No. 15586

### **SURVEYOR'S CERTIFICATE:**

I, MARK E. BOYDEN, 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 the Northeast corner of Donation Land Claim No. 81, Township 38 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon; thence along the North boundary of said claim, North 89° 18' 20" West,475.97 feet (Record = North 89° 18' 20" West, 475.81 feet) to the true point of beginning of that boundary agreement described in Volume 598, Page 213 of the Deed Records of said County for the TRUE POINT OF BEGINNING of the tract being hereinafter described; thence along said agreement boundary, North 1° 11' 02" West, (Record = North 1° 11' 20" West), 797.33 feet; thence North 72° 21' West, 172.65 feet; thence South 89° 57' 03" West, 635.21 feet; thence South 0° 49' 10" East, 163.53 feet to a 5/8" iron pin found set for the Northwest corner of tract described in Instrument No. 77-06913 of the Official Records of said county; thence continue South 0° 49' 10" East, 177.60 feet (Record = South 0° 49' 15" East) to the center of the Talent Irrigation District's East canal; thence North 78° 58' 27" East, 107.09 feet to a point in the center of said canal; thence South 85° 04' 46" East, 97.58 feet to a point in the center of said canal and being on the West boundary of tract described in Instrument No. 67-10610, said Official Records; thence South 0° 50' 14" East, (Record = South 0° 49' 10" East) along the West boundary of said tract, 514.81 feet to intersect the North boundary of Donation Land Claim No. 82 of said Township and Range; thence South 89° 51' 06" East, 216.71 feet along the North boundary of said Claim No. 82 to the Northeast corner thereof; thence along the North boundary of said Claim No. 81, South 89° 18' 20" East, 384.79 feet to the TRUE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT from the West boundary of the Douglas Detrick property described in Instrument No. 77-06913, Official Records, Westerly and Southerly to Fern Valley County Road, being an easement to correct that easement described in that certain deed from Robert A. Ferns to George A. and Kitty Robertson described in Instrument No. 67-10610, said Official Records, the corrected easement being more particularly described as follows:

Commencing at the Northeast corner of Donation Land Claim No. 82, Township 38 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon; thence North, 569.2 feet; thence West, 427.5 feet to intersect the West boundary of the Douglas Detrick property described in Instrument No. 77-06913 of the Official Records of said County with the center of the existing access road at road centerline Station 0+00 for the TRUE POINT OF BEGINNING of the hereinafter described road centerline; thence along the center of the existing road, North 80° 16' 36" West, 327.72 feet to road centerline Station 3+27.72; thence North 66° 40' 17" West, 92.07 feet to road centerline Station 4+19.79; thence North 60° 33' 27" West, 352.27 feet to road centerline Station 7+72.06; thence North 50° 36' 18" West, 174.72 feet to road centerline Station 9+46.78; thence South 79° 30' 08" West, 77.25 feet to road centerline Station 10+24.03; thence North 67° 45' 20" West, 219.24 feet to road centerline Station 12+43.27; thence South 26° 36′ 43″ West, 73.28 feet to road centerline Station 13+16.55; thence South 0° 20' 41" East, 844.32 feet to road centerline Station 21+60.87; thence South 10° 06' 17" West, 59.96 feet to road centerline Station 22+20.83; thence South 24° 36' 56" West, 24.54 feet to road centerline Station 22+45.37; thence South 64° 05' 50" West, 20.05 feet to road centerline Station 22+ 65.42; thence parallel with the North boundary of said Donation Land Claim No. 82 and being 9.9 feet Northerly at right angles therefrom, North 89° 51' 06" West, 610.0 feet to road centerline Station 28+75.42; thence South 35° 46′ 03" West, 58.84 feet to road centerline Station 29+34.26; thence South 0° 01′ 36" East, 1290.00 feet to a road centerline Station 42+24.26 at a point within the right-of-way of Fern Valley (County) Road and there terminating.

The widths of the right-of-way of the hereinbefore described access road centerline are as follows:

From road centerline Station 0+00 to road centerline Station 22+45.37 is 30.0 feet, being 15.0 feet at right angles right and left of the described centerline. The road width from road Station 22+45.37 to road Station 28+75.42 is 19.8 feet, being 9.9 feet at right angles right and left of the described centerline. The road width from road Station 28+75.42 to road Station 42+24.26 is 20.0 feet, being 10.0 feet at right angles right and left of the described centerline. The road right-of-way lines are to be shortened or lengthened to intersect the West boundary of aforesaid Detrick property.

PAPIESS: 12/31/97

PROPESSION AND ALL

AND SURVEYOR

Sheet 2 of 2

MANY E BOYDEN

### MARK E. BOYDEN

R.P.L.S. ORE. 281 108 MISTLETOE ST., MEDFORD, OREGON 97501 PHONE (503) 773-6000

15586

SURVEY NO.

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

SURVEY FOR:

**DOUGLAS DETRICK** 

4729 FERN VALLEY ROAD PHOENIX, OREGON 97535

SURVEY BY:

**BOYDEN SURVEYORS** 

108 MISTLETOE STREET MEDFORD, OREGON 97501

LOCATION:

NE 1/4 OF SECTION 11,

T. 38 S., R. 1. W., W.M.

JACKSON COUNTY, OREGON

BASIS OF BEARINGS:

NORTH BOUNDARY OF D.L.C. NO. 81,

RE: FILED SURVEY NO. 2931

DATE:

JUNE 12, 1997

PURPOSE:

To monument the adjusted boundary between the

Douglas Detrick property and the DANKOOK

UNIVERSITY FOUNDATION property.

PROCEDURE:

Traversed the subject property with E.D.M. equipment,

monumenting the desired new lines at the positions shown.

Ties were made to monuments previously set on filed Survey Nos. 2931, 3491 and

Also monumented the centerline angle points for that access road described in Instrument No. 96-03611, Official Records.

\* \* RECEIVED \* \*

Date 12-4-97 By 65

This survey Consists of:

2 sheet(s) Map

→ page(s) Narrative

JACKSON COUNTY SURVEYOR

offissionas SURVEYOR

Express: 12/3,(97.

