

Property Line Adjustment

PARTITION PLAT NO. P-51-1998

RECORDING

APPROVAL: 97-15-MP

*Pauline Kuntz*  
JACKSON COUNTY DEPARTMENT  
OF PLANNING AND DEVELOPMENT  
LAND PARTITION & PROPERTY LINE ADJUSTMENT

August 14, 1998  
DATE

located in  
Parcel 2 of PARTITION PLAT NUMBER P-73-1996  
situated in the SW 1/4 of Section 27 and  
in the SE 1/4 of Section 28, T. 38 S., R. 2 W., W.M.,  
Jackson County, Oregon.

FILED FOR RECORD THIS THE 18 DAY OF August, 1998  
AT 3:31 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT NO. P-51-1998  
OF THE RECORDS OF JACKSON COUNTY, OREGON.  
INDEX VOLUME 9, PAGE 51.

*Rathleen S. Beckett* COUNTY CLERK  
*Geraldine Cutting* DEPUTY

APPROVAL:

EXAMINED AND APPROVED THIS 18<sup>th</sup> DAY OF August, 1998.

*Roger Roberts*  
JACKSON COUNTY SURVEYOR

for  
**David Menken**  
3220 Old Caldaza Avenue  
Santa Ynez, California 93460

July 22, 1998

COUNTY SURVEYOR FILE NO. 15850

SURVEYED BY: EAGLE-EYE SURVEYING CORPORATION  
23 NORTH IVY STREET  
MEDFORD, OREGON 97501  
PHONE (541) 776-2313

TAX STATEMENT APPROVAL

ALL TAXES, FEES, ASSESSMENTS  
OR OTHER CHARGES AS REQUIRED BY  
O.R.S. 92.095 HAVE BEEN PAID AS OF 8-18-98

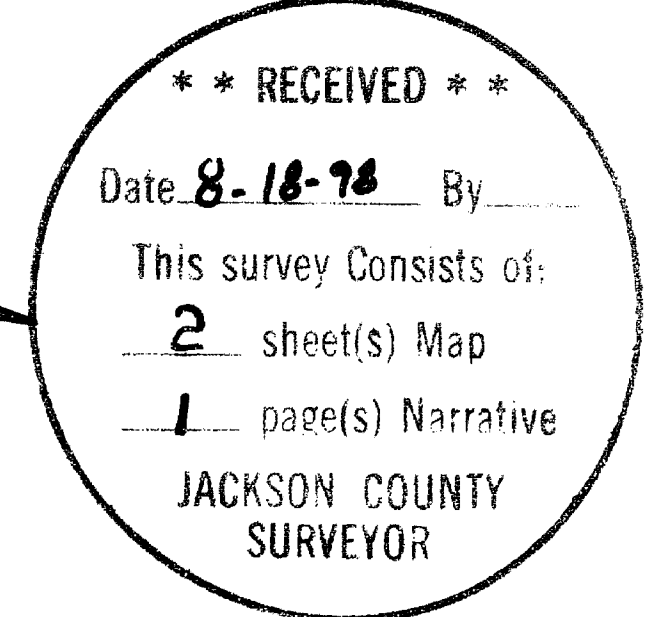
*Will L. Mathis* Deputy  
ASSESSOR 8-18-98 DATE

*William Sanford*  
TAX COLLECTOR 8-18-98 DATE

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT I, DAVID MENKEN, AM THE OWNER OF THE LANDS DESCRIBED HEREON IN THE 'SURVEYORS CERTIFICATE' AND THAT I HAVE CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AND A MUTUAL ACCESS EASEMENT AS SET FORTH HEREON AND THIS PLAT IS A CORRECT REPRESENTATION OF SAID PARTITIONING. I DO HEREBY MAKE AND CREATE THE 20 FOOT WIDE 'MUTUAL ACCESS EASEMENT' AS SHOWN HEREON FOR THE PURPOSES OF EGRESS AND INGRESS TO BENEFIT THE OWNERS, THEIR HEIRS, ASSIGNS OR SUCCESSORS IN INTEREST OF PARCEL 1 AND PARCEL 2. THE MAINTENANCE OF SAID 'MUTUAL ACCESS EASEMENT' SHALL BE SET FORTH IN SEPARATE DOCUMENTS. THERE SHALL BE NO PARKING OR OBSTRUCTING OF SAID 'MUTUAL ACCESS EASEMENT'; PUBLIC AND PRIVATE EMERGENCY VEHICLES SHALL HAVE THE RIGHT TO UTILIZE THE 'MUTUAL ACCESS EASEMENT' FOR EMERGENCY ACCESS. ANY COVENANTS, CONDITIONS AND/OR RESTRICTIONS OF ANY KIND, TO THE EXTENT THAT THESE OR OTHER PROVISIONS THAT ARE FELT NECESSARY BY THE DECLARANT HEREIN, SHALL BE SET FORTH AS ENCUMBRANCES IN THE DEEDS CONVEYING SAID PARCELS TO THE LANDOWNERS, THEIR HEIRS, ASSIGNS OR SUCCESSORS IN INTEREST.

*David Menken*  
DAVID MENKEN



SURVEYOR'S CERTIFICATE:

I, RUSSELL D BRAUGHTON, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY PREPARED THE PLAT FROM RECORD MEASUREMENTS, AS PROVIDED FOR IN OREGON REVISED STATUTE 92.060 (6), PERTAINING TO LAND PARTITIONING, AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAID TRACT AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES:

PARCEL 2 OF PARTITION PLAT NUMBER P-73-1996, (SURVEY NUMBER 15080), ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED ON AUGUST 22, 1996 AND INDEXED IN VOLUME 7 AT PAGE 73 OF THE BOOK OF PARTITIONS IN JACKSON COUNTY, OREGON.

TOGETHERWITH THE FOLLOWING:

BEGINNING AT THE INITIAL POINT, SAID POINT ALSO BEING THE SOUTH 1/16 CORNER BETWEEN SECTION 27 AND SECTION 28 OF TOWNSHIP 38 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, SAID COUNTY AND STATE; THENCE NORTH 0°08'39" WEST A DISTANCE OF 127.64 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 2; THENCE NORTH 89°30'09" EAST A DISTANCE OF 1002.29 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 2; THENCE SOUTH A DISTANCE OF 127.64 FEET TO THE SOUTHERLY ELL CORNER OF PARCEL 1 OF SAID PARTITION NUMBER P-73-1996; THENCE SOUTH 89°30'09" WEST A DISTANCE OF 1001.97 FEET TO THE INITIAL POINT.

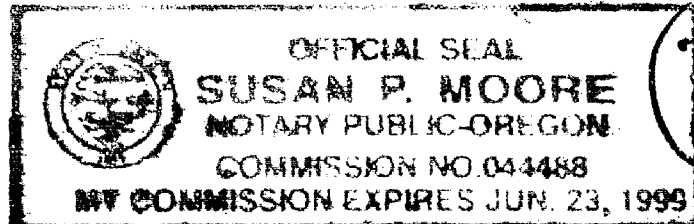
LESS AND EXCEPT THE FOLLOWING:

COMMENCING AT THE INITIAL POINT; THENCE NORTH 0°08'39" WEST A DISTANCE OF 127.64 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 2; THENCE NORTH 0°09'10" WEST A DISTANCE OF 194.50 FEET TO THE SOUTHERLY ANGLE CORNER ON THE WESTERLY LINE OF SAID PARCEL 2, SAID CORNER ALSO BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 19°48'26" WEST A DISTANCE OF 639.26 FEET; THENCE NORTH 60°59'16" WEST A DISTANCE OF 1007.40 FEET TO THE NORTHWESTERLY ANGLE CORNER ON SAID WESTERLY LINE OF PARCEL 2; THENCE SOUTH 56°39'34" EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 984.14 FEET TO AN ANGLE CORNER ON SAID WESTERLY LINE; THENCE CONTINUING ALONG SAID WESTERLY LINE SOUTH 26°38'16" EAST A DISTANCE OF 614.34 FEET TO THE POINT OF BEGINNING.

STATE OF OREGON } ss 27 July, 1998.  
County of Jackson

PERSONALLY APPEARED BEFORE ME THE HEREON NAMED DAVID MENKEN WHO DID ACKNOWLEDGE THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

BEFORE ME:



*Susan P. Moore*  
NOTARY PUBLIC - OREGON

I certify that this is an exact photocopy of the original plat, excepting therefrom those wet signatures made hereon.

*Russell D. Braughton*  
Surveyor

*Russell D. Braughton*  
Surveyor

**EAGLE-EYE SURVEYING CORPORATION**  
(Formerly Edwards Surveying & Land Planning Inc.)  
23 North Ivy Street, Medford  
P.O. Box 4397, Medford, Oregon 97501-0170  
Tel. (541) 776-2313 Fax. (541) 776-9978

SURVEY NUMBER **15850**

SURVEY NARRATIVE TO COMPLY WITH CHAPTER 209, PARAGRAPH 250,  
OREGON REVISED STATUTES

**SURVEY FOR:** David Menken  
3220 Old Calzada Avenue  
Santa Ynez, California 93460

**LOCATION:** Parcel 2 of PARTITION PLAT NUMBER P-73-1996  
situated in the SE 1/4 of Section 28,  
T. 38 S., R. 2 W., W.M., Jackson County, Oregon.

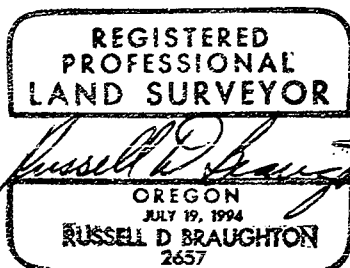
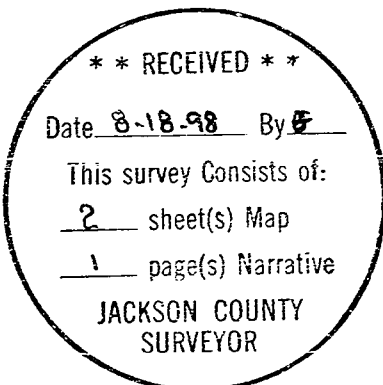
**PURPOSE:** LAND PARTITION; Jackson County department  
of Planning and Development Planning Action  
Number 97-15-MP: To compute and plat the new  
boundaries between Parcels 1 and 2 as shown on the  
accompanying plat and to prepare and record said  
plat for the purpose of creating said Parcels as  
shown.

**PROCEDURE:** Utilizing PARTITION PLAT NUMBER P-73-1996 (Survey  
Number 15080), according to the Official Plat  
thereof, recorded on August 22, 1996 and indexed in  
Volume 7 at Page 73 of the Book of Partitions in  
Jackson County, Oregon, the mother parcel was then  
computed. The partition lines and the new outside  
boundaries were then computed and platted as shown.  
There were no monuments on this survey.

**BASIS OF BEARINGS:** The West line of the Southwest Quarter of Section  
27, Township 38 South, Range 2 West, Willamette  
Meridian, per Survey Number 13006.

**EQUIPMENT:** Nikon DTM-A5 Electronic Total Station.

**DATE COMPLETED:** July 22, 1998



Expires 12/31/99

# Property Line Adjustment PARTITION PLAT NO. P-51-1998

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Parcel 2 of PARTITION PLAT NUMBER P-73-1996  
situated in the SW 1/4 of Section 27 and  
in the SE 1/4 of Section 28, T. 38 S., R. 2 W., W.M.,  
Jackson County, Oregon.

for  
**David Menken**  
3220 Old Caldaza Avenue  
Santa Ynez, California 93460

July 22, 1998

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Russell D Braughton*  
OREGON  
JULY 19, 1994  
RUSSELL D BRAUGHTON  
2657

EXPIRES 12/31/99

I certify that this is an exact photocopy  
of the original plat, excepting therefrom  
those wet signatures made hereon.

*Russell D Braughton*  
Surveyor

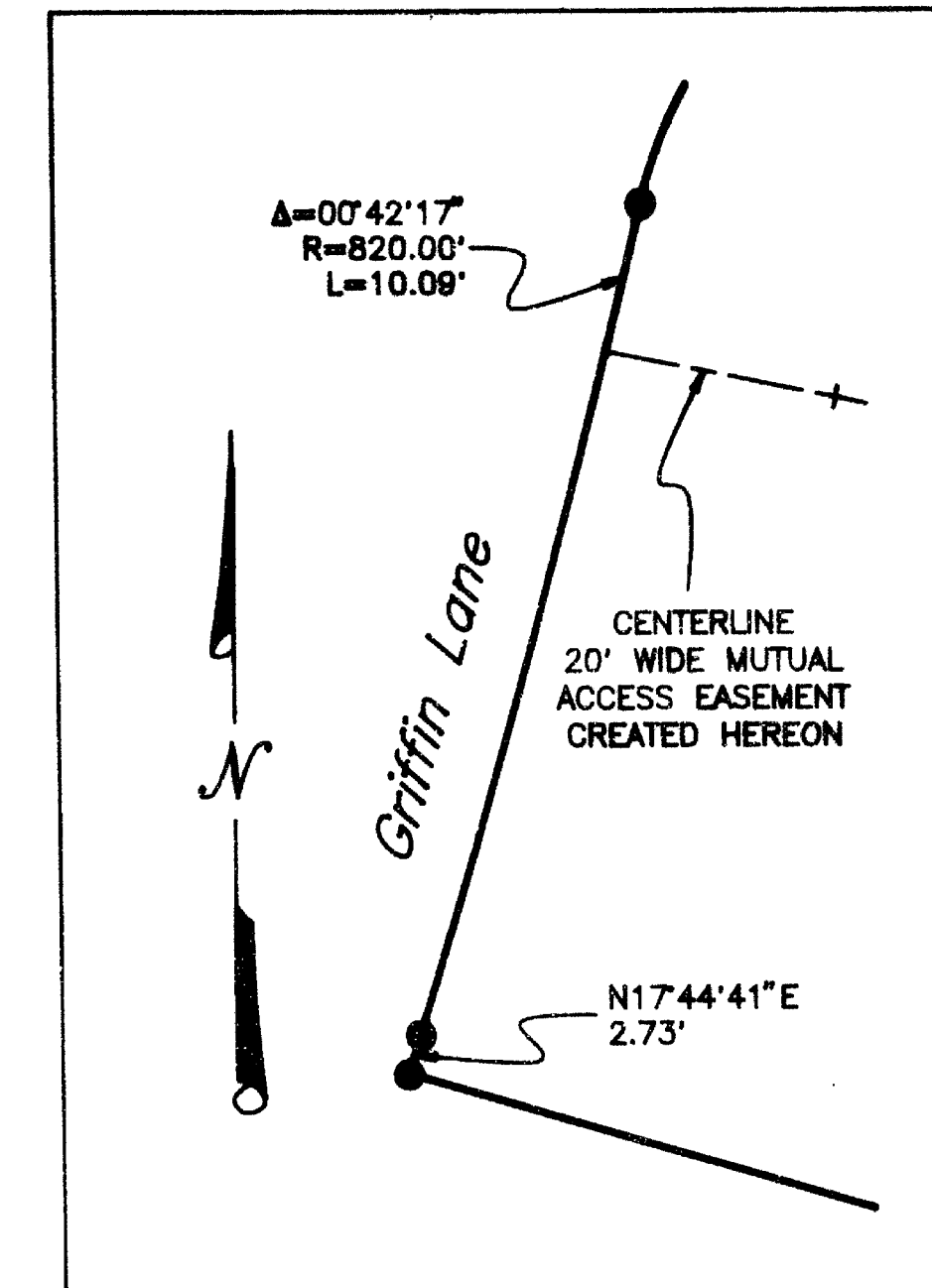
NOTE:

ELECTRICAL POWER EASEMENT PER  
VOL. 204, PG. 50, DEED RECORDS.

EXACT LOCATION NOT GIVEN, AND DOES  
NOT APPEAR TO AFFECT THIS PROPERTY.

NOTE:

THE NORTH AND SOUTH LINES OF THE 20' MUTUAL  
ACCESS EASEMENT AT THE EASTERLY TERMINUS  
THEREOF SHALL BE LENGTHENED OR SHORTENED SO  
AS TO INTERSECT WITH AND TERMINATE AT THE  
WESTERLY LINE OF PARCEL 2 CREATED HEREON.



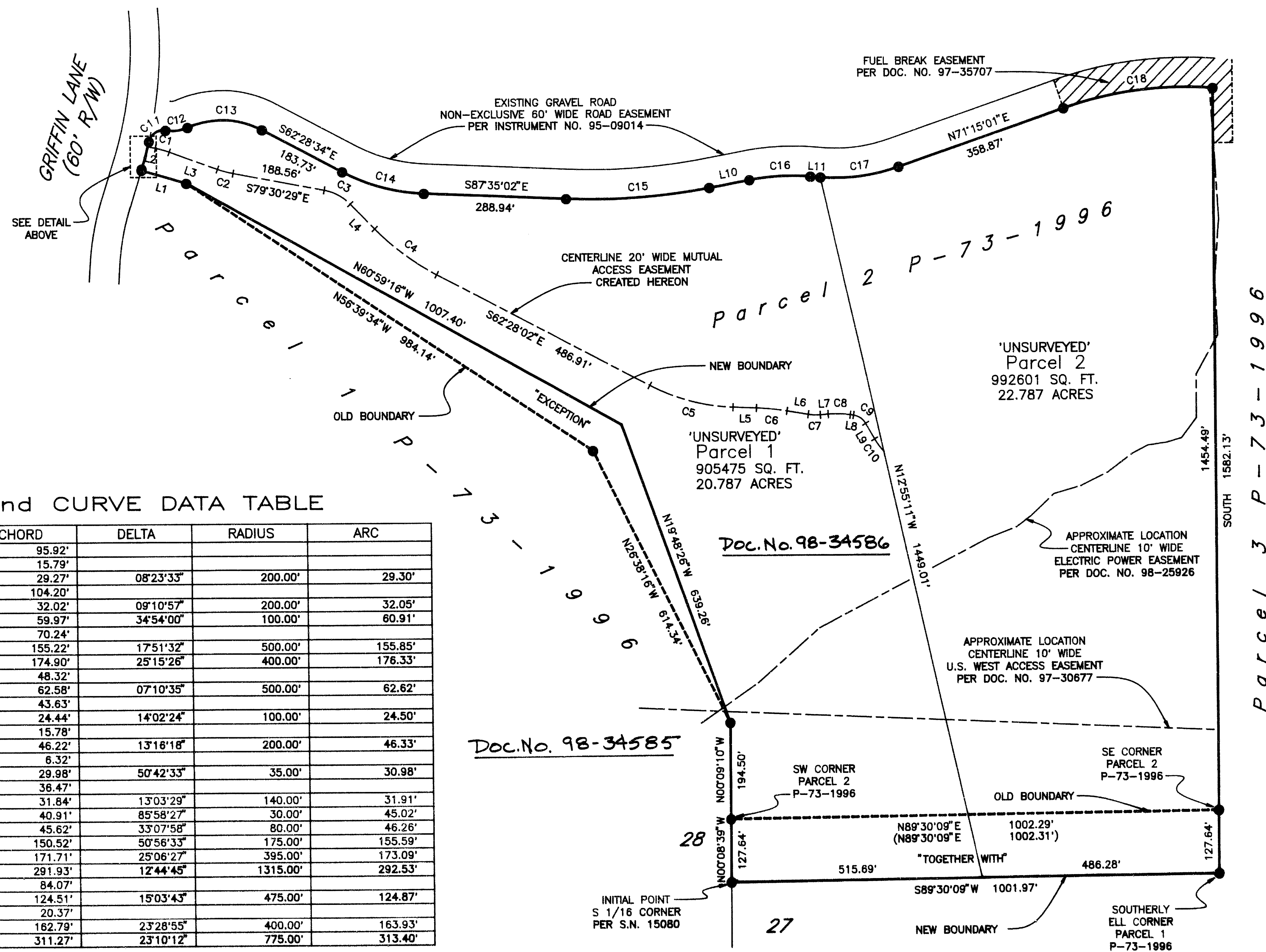
Detail  
SCALE: 1" = 20'

**LEGEND**

- INDICATES A 5/8" DIAM. I. PIN W/CAP MKD.  
"FARBER PLS 2189" OR "PLS 2189"  
PER S.N. 13073, S.N. 13380, OR S.N. 15080  
UNLESS NOTED OTHERWISE.

S.N. = SURVEY NUMBER

BASIS OF BEARINGS: THE WEST LINE OF THE SOUTHWEST QUARTER OF  
SECTION 27, TOWNSHIP 38 SOUTH, RANGE 2 WEST,  
WILLAMETTE MERIDIAN, PER S.N. 13006.

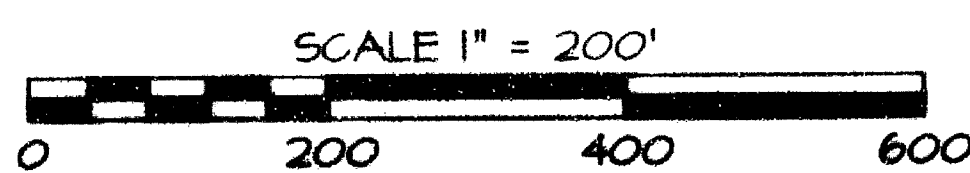


**LINE and CURVE DATA TABLE**

NO.	CHORD BEARING	CHORD	DELTA	RADIUS	ARC
L1	S74°08'49"E	95.92'			
L2	S78°43'06"E	15.79'			
C1	S74°31'19"E	29.27'	08°23'33"	200.00'	29.30'
L3	S70°19'32"E	104.20'			
C2	S74°55'01"E	32.02'	09°10'57"	200.00'	32.05'
C3	S62°03'29"E	59.97'	34°54'00"	100.00'	60.91'
L4	S44°38'30"E	70.24'			
C4	S53°32'16"E	155.22'	17°51'32"	500.00'	155.85'
C5	S75°05'45"E	174.90'	25°15'26"	400.00'	176.33'
L5	S87°43'28"E	48.32'			
C6	S84°08'10"E	62.58'	07°10'35"	500.00'	62.62'
L6	N80°32'53"W	43.63'			
C7	S87°34'05"E	24.44'	14°02'24"	100.00'	24.50'
L7	S85°24'43"W	15.78'			
C8	S87°57'08"E	46.22'	13°16'18"	200.00'	46.33'
L8	S81°18'59"E	6.32'			
C9	S55°57'42"E	29.98'	50°42'33"	35.00'	30.98'
L9	S30°38'25"E	36.47'			
C10	S37°08'10"E	31.84'	13°03'29"	140.00'	31.91'
C11	N56°43'45"E	40.91'	85°58'27"	30.00'	45.02'
C12	N83°08'54"E	45.62'	33°07'58"	80.00'	46.26'
C13	S87°56'52"E	150.52'	50°56'33"	175.00'	155.59'
C14	S75°01'48"E	171.71'	25°06'27"	395.00'	173.09'
C15	N86°02'36"E	291.93'	12°44'45"	1315.00'	292.53'
L10	S79°40'13"W	84.07'			
C16	N87°12'04"E	124.51'	15°03'43"	475.00'	124.87'
L11	N85°16'04"W	20.37'			
C17	N82°59'28"E	162.79'	23°28'55"	400.00'	163.93'
C18	N82°50'15"E	311.27'	23°10'12"	775.00'	313.40'



23 North Ivy Street  
Medford, OR 97501  
(541) 776-2313



MAKE COPY  
ON VOLUME