

16548

OWNER:

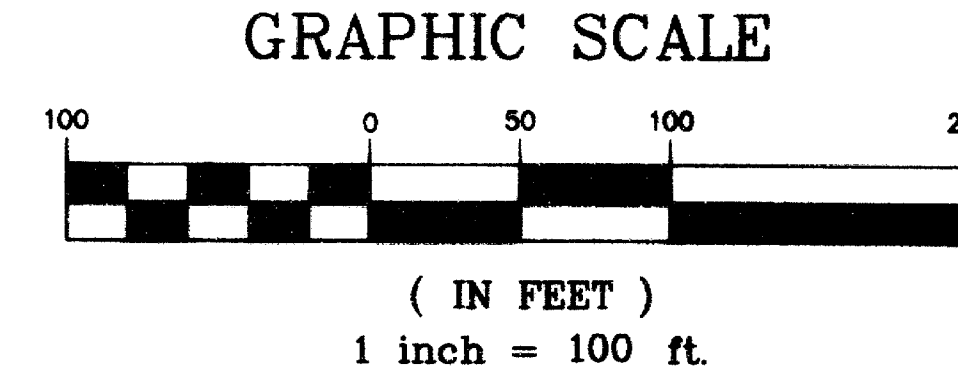
SAM JAMES
1720 WEST ANTELOPE ROAD
WHITE CITY, OREGON 97503

SURVEYOR:

HARDEY ENGINEERING ASSOC., INC.
BY: RICHARD L. BATH L.S.
P.O. BOX 1625
MEDFORD, OR. 97501-0124

PARTITION PLAT NO. P-37-2000

JACKSON COUNTY PLANNING ACTION 2000-4-MP
BEING A PORTION OF LOT 106
ROGUELANDS IRRIGATED ORCHARD TRACTS
LOCATED IN
N.E. 1/4 SEC. 19, T36S, R1W, W.M.
JACKSON COUNTY, OREGON
JUNE 26, 2000



SEC. COR.
FD. 3" BRASS DISC
IN MON. WELL,
1" DEEP

*** DECLARATION ***

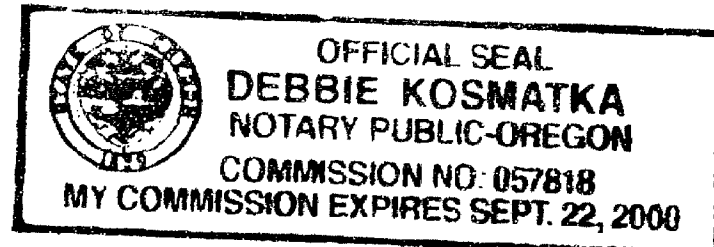
KNOW ALL MEN BY THESE PRESENTS, that SAMUEL O. JAMES, JR. is the owner in fee simple of the lands hereon described, and has caused the same to be surveyed and partitioned into parcels as shown hereon, and the size of all parcels and the course and length of all boundaries are plainly set forth, and that this plat is a correct representation of the partition.

Samuel O. James, Jr.
Samuel O. James, Jr.

STATE OF OREGON
County of Jackson) SS

Personally appeared the above named Samuel O. James, Jr., to me personally known, and acknowledges the foregoing instrument to be his voluntary act and deed. Before me this 26 day of June, 2000.

Debbie Kosmatka
Notary Public for Oregon



ASSESSOR / TAX COLLECTOR:

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of June 27, 2000.

Don Ambrey
Assessor
Lynnda Roberts
Deputy
Tax Collector

June 27, 2000
Date
6-27-00
Date

I HEREBY CERTIFY THIS PLAT TO BE AN EXACT COPY OF THE ORIGINAL PLAT.

Richard L. Bath
RICHARD L. BATH P.L.S. 1069

RECORDER'S CERTIFICATE:

Filed for record this 27 day of JUNE, 2000 at 10:11 O'Clock, A M.
and recorded as PARTITION PLAT NO. P-37-2000
In "RECORD OF PARTITION PLATS" in Jackson County, Oregon. INDEX VOLUME 11 PAGE 37

Kathleen S. Beckett
County Clerk

Kerry Libsbaum
Deputy

Filed in the office of Jackson County Surveyor as Survey No. 16548

APPROVALS:

Examined and approved by Jackson County Roads, Parks and Planning Services.
this 26 day of June, 2000.

Janice M. King
County Planner

Examined and approved this 26th day of June, 2000.

Gregory Roberts
Jackson County Surveyor

NARRATIVE

PURPOSE: To partition the subject property described as Parcel 5 in Doc. No. 93-10364 O.R. into two parcels as tentatively approved by Planning Action 2000-4-MP.
PROCEDURE: Found record survey monuments per S/N 4954-A as shown hereon and held all record data for boundary and street centerline control. The monument at the south end of 11th Street was found 0.03' out of record position but held record to be consistent with previous survey data and deed record. The centerline of Antelope Road is based on monumentation found easterly of the subject property and the record bearing of S89°48'00"E "best fits" these said monuments. I show a 20' wide easement along the overhead power pole line along the southern portion of the subject property since most all power line easements according to the title report are 20' wide. It is difficult to determine which easement goes with which pole line.

BASIS OF BEARINGS: The East line of Section 19 per S/N 4954-A
36 1W 19A, TL 2300

LEGEND

- = SET 5/8" DIA. X 30" IRON PIN W/ORANGE PLASTIC CAP STAMPED "HARDEY ENG. & ASSOC."
 - = SET 5/8" DIA. X 24" IRON PIN W/ORANGE PLASTIC CAP STAMPED "HARDEY ENG. & ASSOC."
 - = FD. 3/4" IRON PIN PER S/N 4954
 - = FD. 3/2" BRASS DISC IN MONUMENT WELL INSCRIBED "U.S. ARMY ENGINEERS CONTROL STATION"
- S/N = FILED SURVEY NO.
OHP = OVERHEAD POWER LINES @ POLE LINE

ENCUMBRANCES OF RECORD

- C.O.P.C.O. 20' wide easement per V. 330 P. 466 may affect subject property - location is uncertain.
- Water and sewer lines per V. 408 P. 119 is a general description - most utilities in this area are within the public right-of-way.
- Water lines per V. 531 P. 259 appear to affect the south 20' of the subject property.
- PP&L 20' easement per v. 540 P. 397 may affect subject property - location is uncertain.
- Calif. Pac. Utilities per V. 548 P. 333 is a general area description & does not appear to affect subject property.
- Water line easement per Doc. Nos. 68-09787, 68-09788, and 82-08192 refer back to V. 531 P. 259.
- Railroad right-of-way easement does not affect subject property.
- PP&L easement per Doc. No. 70-05686 is a general description - location uncertain.

*** SURVEYORS CERTIFICATE ***

I, Richard L. Bath, do hereby certify that I am a duly Registered Land Surveyor of the State of OREGON, License No. 1069, and I further do hereby declare that this plat correctly represents a survey made by me or under my direction, and that I have correctly surveyed and marked with proper monuments the tract of land hereon shown, and that said plat and survey conform with the ordinances of Jackson County, and the statutes of the State of Oregon, and that the following is an accurate survey and title description of said tract's exterior boundary:

Commencing at a brass disc marking the Quarter corner common to Sections 19 and 20 in Township 36 South, Range 1 West, of the Willamette Meridian, Jackson County, Oregon, thence North 89°48'30" West 50.00 feet to a 5/8 inch iron rebar with orange plastic cap situated on the west right of way line of Agate Road, marking the Initial Point of Beginning; thence continue North 89°48'30" West 702.12 feet to the east right of way line of Eleventh Street; thence North 00°11'40" East, along said right of way line, 589.38 feet to the south right of way line of Antelope Road; thence South 89°48'00" East, along said right of way line, 696.95 feet to the aforesaid west right of way line of Agate Road; thence South 00°18'30" East, along said right of way line, 589.30 feet to the true point of beginning.

Richard L. Bath
SURVEYOR

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