

EASEMENTS OF RECORD:

RIGHT-OF-WAY FOR POWER LINE PER VOLUME 182, PAGE 205 DEED RECORDS, JACKSON COUNTY, OR; located in the S.W. 1/4 of Sec. 32, T. 38S., R. 1E., W.M. (location not specified)

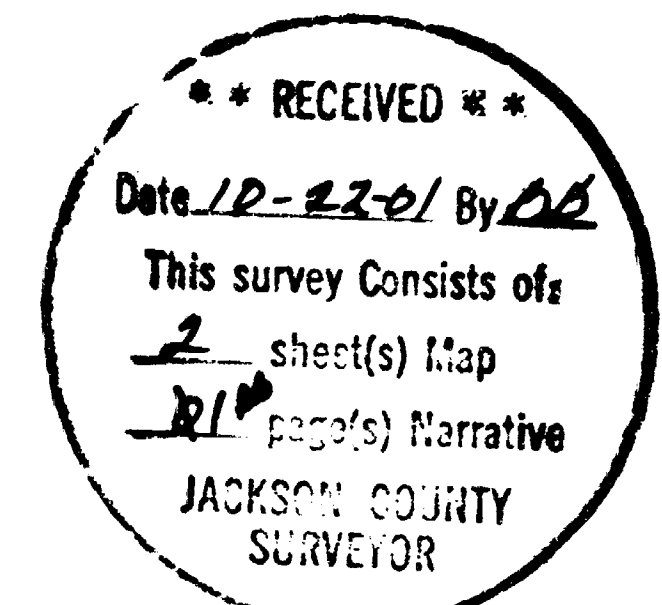
NOTE:

The Jackson County Planning Department has required that the Conditions of approval from Land Use Case File #2001-01-MP apply to all lots within the plat. AND ALSO, The lots are considered unsuitable for development unless some form of water is found that meets code requirements.

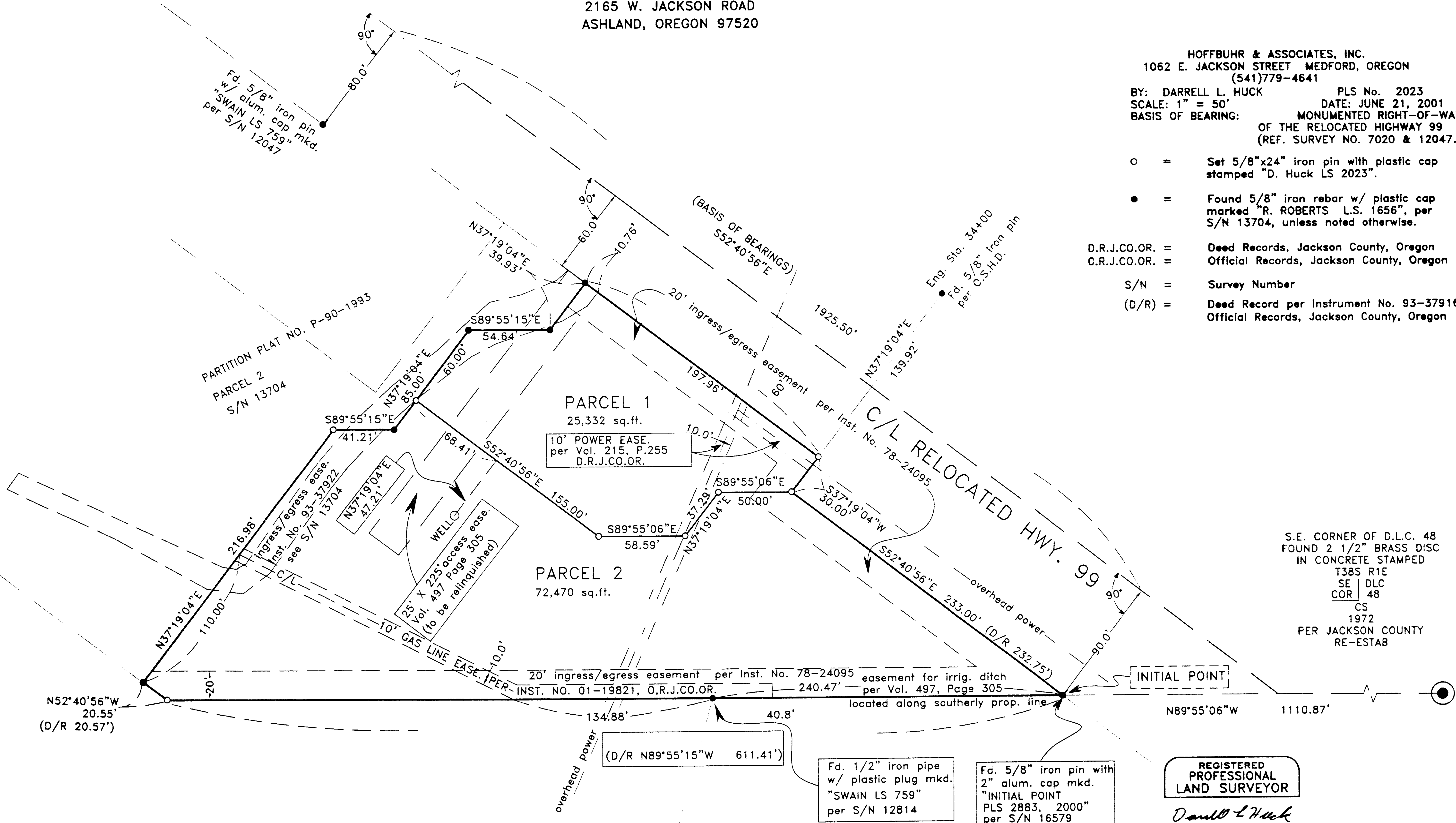
LAND PARTITION SURVEY PARTITION PLAT NO. P-57-2001 (Jackson County Planning Dept. File No. 2001-1-MP)

LOCATED IN The S.W. 1/4 of Section 32, T.38S., R.1E., W.M. Jackson County, Oregon

FOR DUANE SMITH 2165 W. JACKSON ROAD ASHLAND, OREGON 97520



HOFFBUHR & ASSOCIATES, INC. 1062 E. JACKSON STREET MEDFORD, OREGON (541)779-4641 BY: DARRELL L. HUCK PLS No. 2023 SCALE: 1" = 50' DATE: JUNE 21, 2001 BASIS OF BEARING: MONUMENTED RIGHT-OF-WAY OF THE RELOCATED HIGHWAY 99 (REF. SURVEY NO. 7020 & 12047.)



S.E. CORNER OF D.L.C. 48 FOUND 2 1/2" BRASS DISC IN CONCRETE STAMPED T38S R1E SE DLC COR 48 CS 1972 PER JACKSON COUNTY RE-ESTAB

I certify this plat to be an exact photocopy of the original [Signature] SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR Darrell L. Huck OREGON FEBRUARY 4, 1983 DARRELL L. HUCK 2023 Expires 6/30/2003

LAND PARTITION SURVEY

PARTITION PLAT No. P-57-2001

LOCATED IN

The S.W. 1/4 of Section 32, T.38S., R.1E., W.M.
Jackson County, Oregon

FOR

DUANE SMITH
2165 W. JACKSON ROAD
ASHLAND, OREGON 97520

RECORDING

Filed for record this the 22 day of OCTOBER, 2001,
at 3:21 o'clock P.M. and recorded as Partition Plat No.
P-57-2001 of the Records of Partition Plats in Jackson
County, Oregon. Index Volume 17, Page 57.

Kathy S. Beckett
County Clerk

Kueby LeBacon
Deputy

17105

COUNTY SURVEYOR File No. _____

All taxes, fees, assessments or other charges as required

by O.R.S. 92.095 have been paid, as of 10/17/2001.

[Signature] Deputy
Assessor

10/17/2001
Date

[Signature] Deputy
Tax Collector

10/17/2001
Date

APPROVAL:

[Signature] 10/14/01
JACKSON COUNTY PLANNING DEPARTMENT DATE
FILE NO. 2001-01-MP

APPROVAL

Examined and Approved this 11th day of September, 2001

[Signature]
Jackson County Surveyor

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that I, DUANE F. SMITH, am the owner
of the real property represented on this partition plat and more particularly
described in the SURVEYOR'S CERTIFICATE, and have caused the same to be
partitioned into parcels as shown on the partition plat.

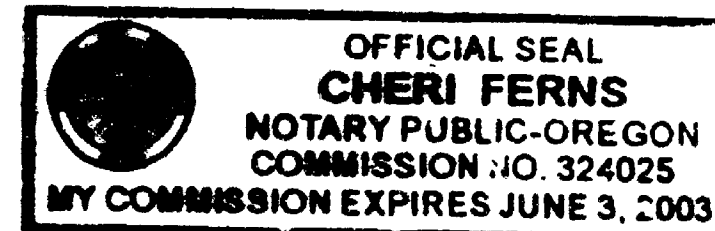
[Signature]
DUANE F. SMITH

STATE OF OREGON }
COUNTY OF JACKSON } ss.

Personally appeared the above named DUANE F. SMITH,
and acknowledged the foregoing instrument to be his voluntary
act and deed.

Signed this 10th day of SEPTEMBER, 2001.

Before me: [Signature]
NOTARY



SURVEYORS 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, or under my direction,
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:

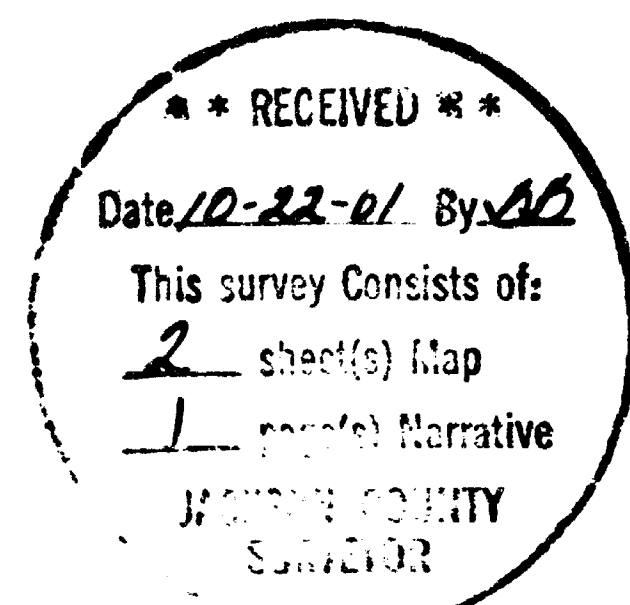
Commencing at the Southeast corner of Donation Land Claim No. 48 in Township 38
South, Range 1 East of the Willamette Meridian in Jackson County, Oregon; thence, along
the south line of said Claim No. 48, North 89°55'06" West 1110.87 feet to the southerly
right-of-way line of the relocated Oregon State Highway 99, which point is also the south-
east corner of that tract of land described in Instrument No. 93-37916, Official Records,
Jackson County, Oregon for the INITIAL POINT OF BEGINNING; thence, continue along
the south boundary of the aforesaid Donation Land Claim No. 48, North 89°55'06" West
611.33 feet (record North 89°55'15" West 611.41 feet) to its intersection with the south-
westerly boundary of that tract of land described in Instrument No. 90-01423 of the afore-
said official records; thence, along said southwesterly boundary, North 52°40'56" West 20.55
feet (record 20.57 feet) to a 5/8 inch diameter iron pin; thence, leaving said southwesterly
boundary, North 37°19'04" East 216.98 feet; thence South 89°55'15" East 41.21 feet;
thence North 37°19'04" East 85.00 feet; thence South 89°55'15" East 54.64 feet; thence
North 37°19'04" East 39.93 feet (record 40.00 feet) to the southerly right-of-way of the
aforesaid relocated Oregon State Highway 99; thence, along said right-of-way line, South
52°40'56" East 197.96 feet to an angle point in said right-of-way opposite Engineer's
centerline station 34+00; thence South 37°19'04" West 30.00 feet; thence, continue along
said right-of-way, South 52°40'56" East 233.00 feet (record 232.75 feet) to the initial
point of beginning.

[Signature]
Surveyor

NOTES, EASEMENTS AND RESTRICTIONS OF RECORD:

Encumbrances including easements and rights-of-way,
as described within the updated Subdivision/Partition
as issued by Jackson County Title Division of Lawyers
Title Insurance Corporation, Order No. 96297, Dated
December 22, 2000 Listed as Items No. 5, 8, 10, 11,
12 & 13 either do not affect the subject parcels or are
blanket in nature and cannot be accurately depicted.

- Item 5 - Easement per Volume 243, Page 96,
Deed Records, Jackson County, OR.
- Item 8 - Easement per Instruments No. 77-17662 & 78-16838,
Official Records, Jackson County, OR.
- Item 10 - Easement per Instrument No. 85-15756
Official Records, Jackson County, OR.
- Item 11 - Easement per Instrument No. 87-26767
Official Records, Jackson County, OR.
- Item 12 - Easement per Instrument No. 90-05008
Official Records, Jackson County, OR.
- Item 13 - Lease per Instrument No. 92-07291 (00294PART.DWG)
Official Records, Jackson County, OR. SHEET 1 OF 2



REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]

OREGON
FEBRUARY 4, 1988
DARRELL L. HUCK
2003

Expires 6/30/2003

I certify this plat to be an
exact photocopy of the original.

[Signature]
SURVEYOR