

PARTITION PLAT No. P-4-2002

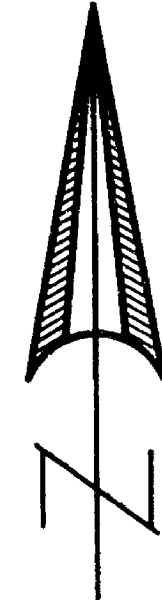
[County File No. 2000-11-MP]

Located in Lots 1 and 2 of RIVERDALE TRACTS and in the West Half of Section 21, T.36S.,R.4W., W.M., Jackson County, Oregon

SURVEY FOR:
Howard Tocher
P.O. Box 1248
Prineville, OR. 97754

DATE:
December 5, 2001

SURVEY BY:
Kaiser Surveying
19440 Highway 62
Eagle Point, OR. 97524



SCALE: 1" = 50'

REGISTERED
PROFESSIONAL
LAND SURVEYOR

J.O.K.
OREGON
JULY 16, 1967
GARY D. KAISER
No. 803
EXP. 6-30-03

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

PURPOSE: To create a new parcel (Parcel No. 2) lying Northerly from the existing building improvements on tract described in Instrument No. 00-00148 O.R. This is being accomplished by a partition (See County Planning File No. 2000-11-MP). Also to monument that private road described in Instrument No. 01-49887 O.R. which provides access to said Parcel No. 2.

A by-product of creating this new building site is Parcel No. 1 shown hereon.

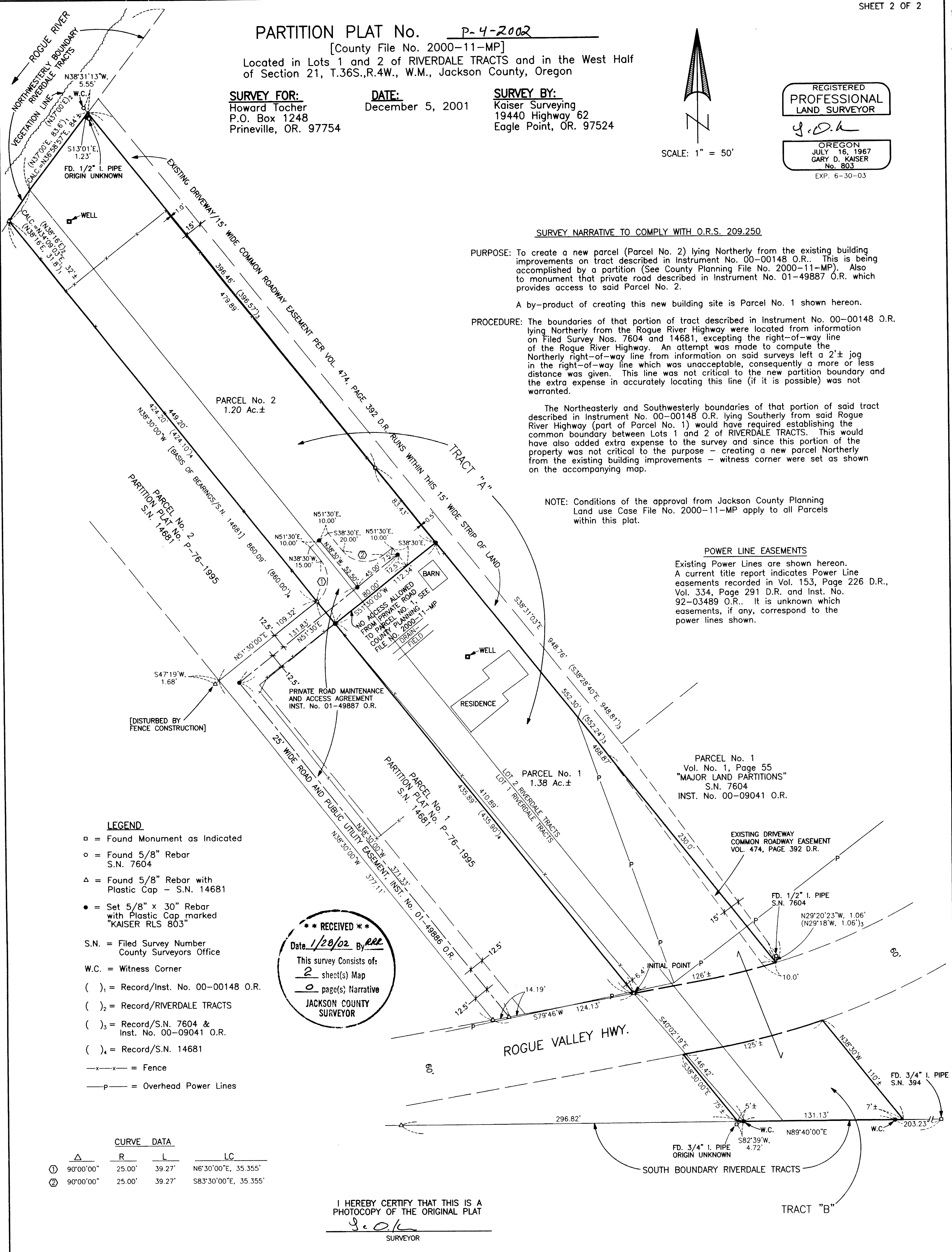
PROCEDURE: The boundaries of that portion of tract described in Instrument No. 00-00148 O.R. lying Northerly from the Rogue River Highway were located from information on Filed Survey Nos. 7604 and 14681, excepting the right-of-way line of the Rogue River Highway. An attempt was made to compute the Northerly right-of-way line from information on said surveys left a 2'± jog in the right-of-way line which was unacceptable, consequently a more or less distance was given. This line was not critical to the new partition boundary and the extra expense in accurately locating this line (if it is possible) was not warranted.

The Northeastern and Southwestern boundaries of that portion of said tract described in Instrument No. 00-00148 O.R. lying Southerly from said Rogue River Highway (part of Parcel No. 1) would have required establishing the common boundary between Lots 1 and 2 of RIVERDALE TRACTS. This would have also added extra expense to the survey and since this portion of the property was not critical to the purpose - creating a new parcel Northerly from the existing building improvements - witness corner were set as shown on the accompanying map.

NOTE: Conditions of the approval from Jackson County Planning Land use Case File No. 2000-11-MP apply to all Parcels within this plat.

POWER LINE EASEMENTS

Existing Power Lines are shown hereon. A current title report indicates Power Line easements recorded in Vol. 153, Page 226 D.R., Vol. 334, Page 291 D.R. and Inst. No. 92-03489 O.R.. It is unknown which easements, if any, correspond to the power lines shown.



LEGEND

- = Found Monument as Indicated
- = Found 5/8" Rebar
S.N. 7604
- △ = Found 5/8" Rebar with
Plastic Cap - S.N. 14681
- = Set 5/8" x 30" Rebar
with Plastic Cap marked
"KAISER RLS 803"
- S.N. = Filed Survey Number
County Surveyors Office
- W.C. = Witness Corner
- ()₁ = Record/Inst. No. 00-00148 O.R.
- ()₂ = Record/RIVERDALE TRACTS
- ()₃ = Record/S.N. 7604 &
Inst. No. 00-09041 O.R.
- ()₄ = Record/S.N. 14681
- x-x- = Fence
- p- = Overhead Power Lines

RECEIVED
Date 1/28/02 By RLC
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

CURVE DATA

Δ	R	L	LC
① 90°00'00"	25.00'	39.27'	N6°30'00"E, 35.355'
② 90°00'00"	25.00'	39.27'	S83°30'00"E, 35.355'

I HEREBY CERTIFY THAT THIS IS A
PHOTOCOPY OF THE ORIGINAL PLAT

J.O.K.
SURVEYOR

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[County File No. 2000-11-MP]

Located in Lots 1 and 2 of RIVERDALE TRACTS and in the West Half of Section 21, T.36S.,R.4W., W.M., Jackson County, Oregon

SURVEY FOR:
Howard Tocher
P.O. Box 1248
Prineville, OR. 97754

DATE:
December 5, 2001

SURVEY BY:
Kaiser Surveying
19440 Highway 62
Eagle Point, OR. 97754

*** SURVEYOR'S CERTIFICATE ***

I, Gary D. Kaiser, a duly registered professional land surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with proper monuments, the land represented on the attached Partition Plat, the boundaries being described as follows:

TRACT "A"

Beginning at a 5/8" rebar with plastic cap found set for the most Easterly corner of Parcel No. 1 of Partition Plat recorded October 4, 1995 as Partition plat No. P-76-1995 of "Records of Partition Plats" in Jackson County, Oregon and filed as Survey No. 14681 in the Office of the County Surveyor for THE INITIAL POINT OF BEGINNING; thence North 38° 30' 00" West, 860.09 feet to a 5/8" rebar with plastic cap found set for the most Northerly corner of Parcel No. 2 of said Partition Plat; thence along the northwesterly boundary of Lot 1 of RIVERDALE TRACTS, a recorded subdivision located in Jackson County, Oregon, a calculated bearing of North 34° 09' 03" East (record = North 38° 16' East), a more or less distance of 32 feet to the most Northerly corner of said Lot 1; thence along the Northwesterly boundary of Lot 2 of said subdivision, as found to be established on Survey No. 7604 as filed in the Office of the County Surveyor, North 36° 58' 57" East (record = North 37° 00' 00" East), a more or less distance of 84 feet to the most Westerly corner of Parcel No. 1 of said Filed Survey No. 7604 being described as Instrument No. 00-09041 in the Official Records of said county; thence South 38° 31' 03" East, 948.76 feet (record = South 38° 28' 40" East, 948.81 feet) to the most Southerly corner of said Parcel No. 1 [a found 1/2" iron pipe bears North 29° 20' 23" West, 1.06 feet (record = North 29° 18' West, 1.06 feet)]; thence run Westerly along the Northerly right-of-way line of the Rogue River Highway, a more or less distance of 126 feet to THE INITIAL POINT OF BEGINNING.

TRACT "B"

Commencing at a 5/8" rebar with plastic cap found set for the most Easterly corner of Parcel No. 1 of Partition Plat recorded October 4, 1995 as Partition Plat No. P-76-1995 of "Records of Partition Plats" in Jackson County, Oregon and filed as Survey No. 14681 in the Office of the County Surveyor; thence South 40° 02' 19" East, 146.42 feet to a 5/8" rebar with plastic cap set on the Southerly boundary of RIVERDALE TRACTS, a recorded subdivision located in said county, for THE TRUE POINT OF BEGINNING; thence along the Southerly boundary of said subdivision, North 89° 40' 00" East, 131.13 feet to a 5/8" rebar with plastic cap set for a witness corner; thence continue along said subdivision boundary North 89° 40' 00" East, a more or less distance of 7 feet to the most Easterly corner of tract described in Instrument No. 00-00148 of the Official Records of said County; thence along the Northeasterly boundary of said tract, North 38° 30' 00" West, a more or less distance of 110 feet to intersect the Southerly right-of-way line of the Rogue River Highway; thence run Westerly along said highway line, a more or less distance of 125 feet to intersect the Southwesterly boundary of said tract; thence along said tract boundary, South 38° 30' 00" East, a more or less distance of 75 feet to intersect the Southerly boundary of said RIVERDALE TRACTS; thence along said subdivision boundary, North 89° 40' 00" East, a more or less distance of 5 feet to THE TRUE POINT OF BEGINNING.

G.D.K.
SURVEYOR

I HEREBY CERTIFY THAT THIS IS A
PHOTOCOPY OF THE ORIGINAL PLAT
G.D.K.
SURVEYOR



*** DECLARATION ***

Known all men by these presents, that HOWARD T. TOCHER and GARILYNN TOCHER, as tenants by the entirety, an estate in fee simple, are the owners of the lands represented on this Partition Plat and more particularly described in Surveyor's Certificate, and have caused the same to be partitioned into parcels as shown on the Partition Plat.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS AND SEALS THIS 21 DAY, OF DECEMBER, 20 01.

Howard T. Tocher Gari Lynn Tocher BY Howard Tocher P.O.A.
HOWARD T. TOCHER GARILYNN TOCHER

STATE OF OREGON)
)ss
COUNTY OF JACKSON)

Personally appeared the above named HOWARD T. TOCHER and GARILYNN TOCHER and acknowledged the foregoing instrument to be ~~their~~ ^{his} voluntary act and deed.

Subscribed and sworn to before me this 21 day of December, 20 01.



R. Hansen
NOTARY PUBLIC FOR THE STATE OF OREGON

*** APPROVALS ***

Approved by the Jackson County Department of Planning and Development (File No. 2000-11-MP).

BY: Thomas Bigyani DATE: 1/28/02

Examined and approved this 26th day of December, 20 01.

Robert Roberts
COUNTY SURVEYOR

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of the 29th day of JANUARY, 20 02.

William Johnson Deputy Carl Applewhite Deputy 1-28-2002 1-28-02
ASSESSOR DATE TAX COLLECTOR DATE

*** RECORDER'S CERTIFICATE ***

Filed for record, this 28th day of Jan, 20 02, at 12:24 o'clock P m, and recorded as Partition Plat No. P-4-2002 of the Records of Jackson County, Oregon.
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BY: Kathleen S. Beckoff Kathy L. LeBeau
COUNTY CLERK DEPUTY

COUNTY SURVEYOR FILE NO. 17186

