

PARTITION PLAT NO. P-24 - 2002

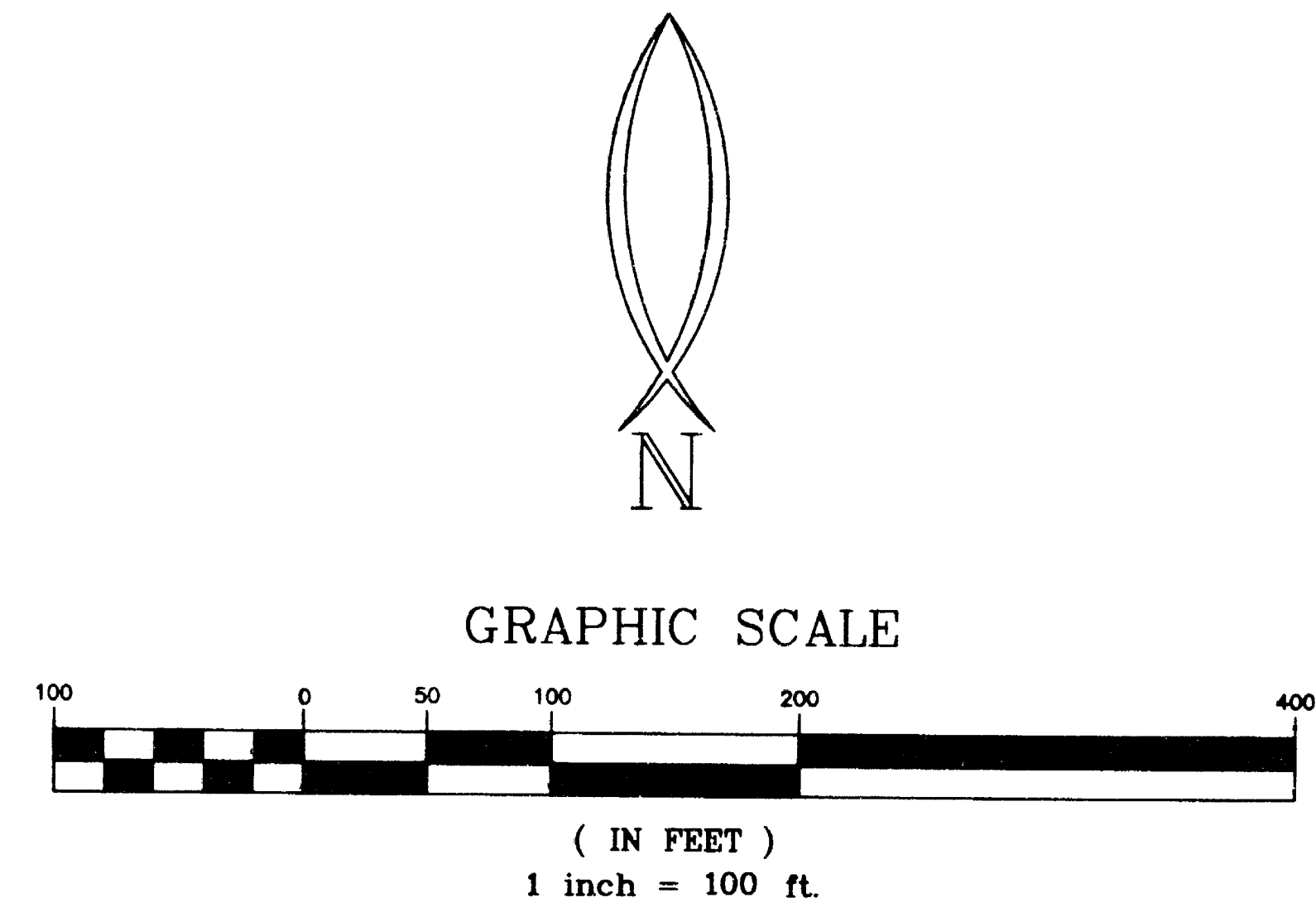
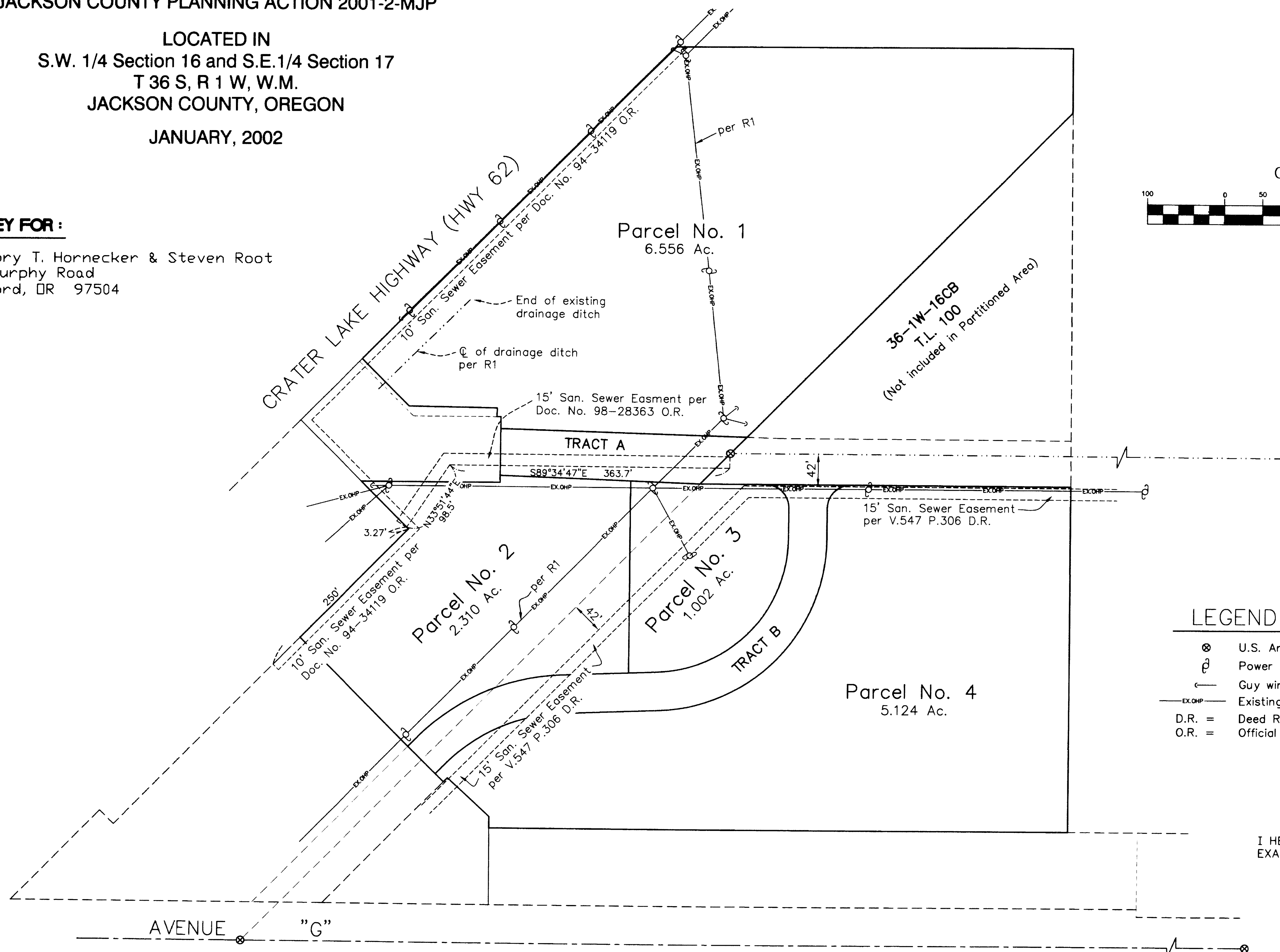
JACKSON COUNTY PLANNING ACTION 2001-2-MJP

LOCATED IN
S.W. 1/4 Section 16 and S.E.1/4 Section 17
T 36 S, R 1 W, W.M.
JACKSON COUNTY, OREGON

JANUARY, 2002

SURVEY FOR :

Gregory T. Hornecker & Steven Root
717 Murphy Road
Medford, OR 97504



LEGEND

- ⊗ U.S. Army Engineer's Brass Disk
- ⊕ Power pole
- Guy wire
- EX.OHP — Existing overhead power
- D.R. = Deed Records
- O.R. = Official Records, Jackson County, Oregon

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

Richard L. Bath
SURVEYOR

EASEMENTS (NOT LOCATABLE)

1. Rights of way for the transmission and distribution of electricity per V.336 P.112, V.370 P.466, V.447 P.461, V.534 P.488, and V.542 P.369 Deed Records.
2. Sewer line easement per V. 570 P. 172 D.R. only affects sewer lines in Avenue 'G' and therefore does not affect the subject property.
3. Sewer line easement per Doc. No. 66-00754 O.R. does not affect the subject property.
4. Non-exclusive easement and right of way for ingress, egress and water, sewer and utility purposes "from Avenue 'G' along Division Road" per Doc. No.'s 82-18581 and 97-06544 Official Records.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Richard L. Bath
OREGON
JULY 30, 1976
RICHARD L. BATH
No. 1069
RENEWS 12/31/03

Hardey Engineering & Associates, Inc.
HEA
ENGINEERING INTEGRITY
P.O. BOX 1625
MEDFORD, OREGON 97501-0063
VOICE: 541-772-6880
FAX: 541-772-9573
EMAIL: hardey@wave.net

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JACKSON COUNTY PLANNING ACTION 2001-2-MJP

APPROVALS

EXAMINED AND APPROVED by the Jackson County Department of Planning and Development this 21 day of March, 2002.
JCPD File NO. 2001-2-MJP

Thomas Bijan
COUNTY PLANNER

Examined and approved this 15th day of March, 2002.

Gregory T. Hornecker
JACKSON COUNTY SURVEYOR

Declaration of Covenants, Conditions, Restrictions, Easements, and Agreements recorded as Document Number None, Official Records of Jackson County, Oregon.

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that Gregory T. Hornecker and Steven Root, Testamentary Trustees under the Last Will and Testament of Ted Hornecker, deceased, are the owners in fee simple of the lands hereon described, and have caused the same to be surveyed and platted into four (4) Parcels and two (2) Tracts as shown hereon, and that the size of each parcel and tract and the course and length of all boundary, parcel, and tract lines are plainly set forth, and that this plat is a correct representation of this partition. We do hereby dedicate to the public, for public use, those areas designated hereon as public utility easements (P.U.E.'s). Charter Communications, their assigns and/or successors in interest are hereby granted the right to install and maintain television cable service over, across, and through the Public Utility Easements shown hereon, as long as it does not interfere with the installation and maintenance of other utilities. We further do hereby declare that it is the intent of the undersigned to deed Tract A & B to Jackson County Urban Renewal Agency after this plat has been officially recorded.

Gregory T. Hornecker 3/12/02
Gregory T. Hornecker, Personal Representative of the Estate of Ted Hornecker

Steven Root 3/12/02
Steven Root, Personal Representative of the Estate of Ted Hornecker

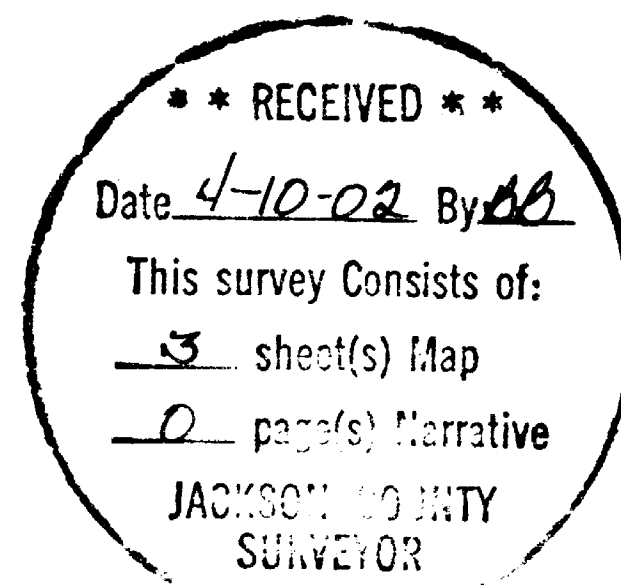
STATE OF OREGON }SS
County of Jackson

Personally appeared before me the above named Gregory T. Hornecker and Steven Root, both known to me to be the Personal Representatives of the Estate of Ted Hornecker, and do acknowledge the foregoing instrument to be their voluntary act and deed.

(Signature) Karen R. Averill
(Printed Name) KAREN R. AVERILL

Notary Public - Oregon Commission No. 326455

My Commission Expires: 8/29/03
Month, date, year



NARRATIVE

PURPOSE: To survey, monument, and plat the exterior boundary of the tracts described in deeds recorded as No. 98-08517 O.R. and a portion of No. 73-03872 and partition said tract into 4 Parcels as approved by Jackson County Planning Action File 2001-2-MJP.

PROCEDURE: Using Survey No.'s 15289, 15698, 16069, and 17007 as a basis for control, computed the exterior boundary of the subject area to be partitioned as shown. New alignments for Avenue 'H' and Division Road were designed, located, and approved for construction by Jackson County Road Department. The alignments allowed four parcels to be created from two existing tax lots as shown. Since the plat is being recorded prior to the actual construction of the roads, both Tracts 'A' & 'B' are to be conveyed to Jackson County Urban Renewal Agency subsequent to the recording of this plat; the Agency will then dedicate both Tract 'A' & 'B' to Jackson County for road purposes once the road has been accepted by the County Road Department.

BASIS OF BEARING: Centerline of Division Road per Survey No. 17007

36-1W-16C, T.L. 300; 36-1W-16CB, T.L. 200

LOCATED IN
S.W. 1/4 Section 16 and S.E. 1/4 Section 17
T 36 S, R 1 W, W.M.
JACKSON COUNTY, OREGON
JANUARY, 2002

SURVEY FOR :

Gregory T. Hornecker & Steven Root
717 Murphy Road
Medford, OR 97504

ASSESSOR / TAX COLLECTOR

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of APRIL 10 2002, 2002.

William Johnson Deputy Assessor Date 4-10-02
Carol Applegate Deputy Tax Collector Date 4-10-02

RECORDER'S CERTIFICATE

Filed for record this 10 day of April, ²⁰⁰²~~2001~~ at 9:39 O'Clock, A.M.
and recorded as PARTITION PLAT NO. P-24 - 2002
In "RECORD OF PARTITION PLATS" in Jackson County, Oregon.
INDEX VOLUME 13 PAGE 24

Kathleen S Beckett County Clerk
Barbara J Shaw Deputy

Filed in the office of Jackson County Surveyor as Survey No. 17273

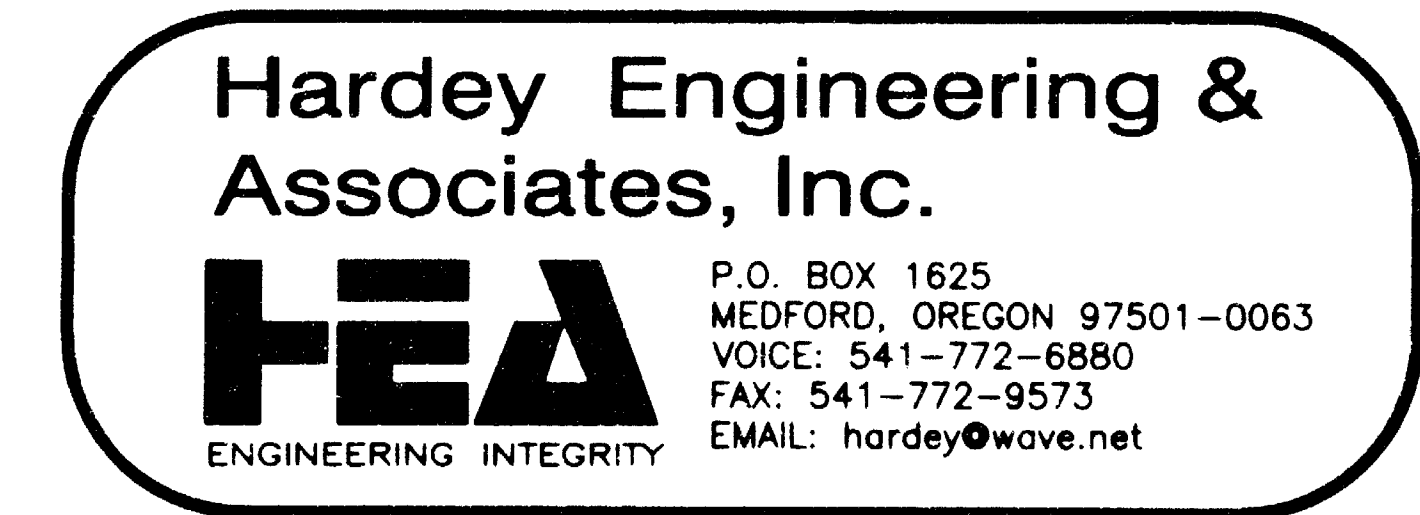
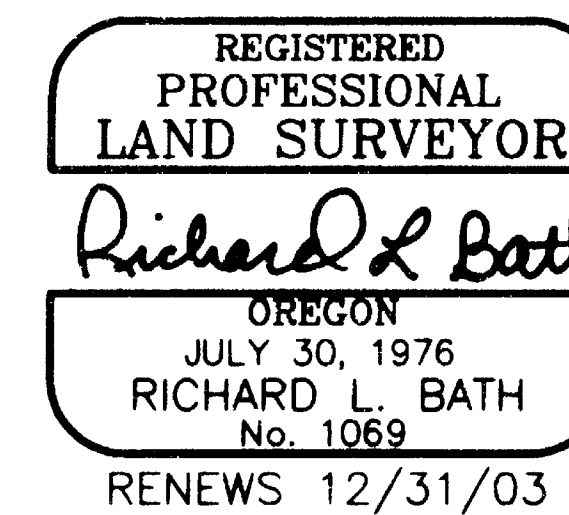
*** SURVEYOR'S CERTIFICATE ***

I, Richard L. Bath, a duly Registered Land Surveyor of the State of Oregon, License No. 1069, hereby certify 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:

Beginning at the Initial Point being a 5/8 inch iron rebar with plastic cap marking the most northern corner of Parcel No. 2 of Partition Plat recorded March 17, 1999 as Partition Plat No. P-12-1999 of "Record of Partition Plats" in Jackson County, Oregon, and filed as Survey No. 16069 in the Office of the Jackson County Surveyor; thence North 44°51'12" East (plat record North 44°52'40" East), along the northwestern boundary of Parcel No. 3 of Partition Plat recorded February 14, 1997 as Partition Plat No. P-12-1997 of "Record of Partition Plats" in Jackson County, Oregon, and filed as Survey No. 15289 in the Office of the Jackson County Surveyor, 200.00 feet to an angle point therein; thence continue along the exterior boundary of said Parcel No. 3, North 45°08'48" West (plat record North 45°07'20" West) 87.63 feet to the south boundary of the dedicated Avenue "H" as shown on said Partition Plat P-12-1997; thence South 89°48'00" East (plat record South 89°46'46" East), along said boundary, 180.00 to the southeast corner thereof; thence North 00°12'00" East 85.50 feet to the northeast corner thereof; thence North 89°48'00" West (plat record South 89°46'46" West), along the north boundary of said dedicated Avenue "H", 5.09 feet to intersect the east boundary of the parcel of land conveyed to the State of Oregon, by and through its Department of Transportation, by Document No. 98-03818 of the Official Records of Jackson County, Oregon; thence North 00°59'05" East, along said east boundary, 11.25 feet to the northeast corner thereof; thence North 89°00'52" West, along the north boundary of said described parcel, 113.77 feet to an angle point therein; thence North 45°08'48" West 87.01 feet to the most northern corner of said described parcel; thence North 44°51'12" East (plat record North 44°52'40" East), along the boundary of aforesaid Parcel No. 3 of Partition Plat P-12-1997, a distance of 574.68 feet to the northwest corner thereof; thence continue along the exterior boundary of said Parcel No. 3 as follows: North 89°56'44" East 516.15 feet (plat record North 89°58'40" East 516.18 feet), South 00°02'53" East 84.10 feet (plat record South 00°01'20" East 83.94 feet), South 44°50'50" West 683.77 feet (plat record South 44°52'18" West 683.86 feet), South 89°48'00" East 56.23 feet (plat record South 89°46'46" East 56.23 feet) to an angle point therein being the northwest corner of the tract described in deed recorded as No. 74-00233 of said Official Records; thence leaving the boundary of said Parcel No. 3, continue South 89°48'00" East, along the north boundary of said described tract, 426.39 feet to the northeast corner thereof being situated on the west boundary of the tract described in deed recorded as No. 74-13338 of said Official Records; thence South 00°02'53" East (deed record South 00°01'20" East 448.0 feet) 449.50 feet to a point 100.00 feet northerly of and normal to the north right of way line of Avenue "G"; thence North 89°48'08" West (deed record North 89°48' West 754.31 feet), parallel with said north right of way line, 753.99 feet to the east boundary of the tract described in Volume 466 Page 112 of the Deed Records of Jackson County, Oregon; thence North 00°01'38" West (deed record North 16.00 feet), along the east boundary of said described tract, 14.80 feet to an angle point therein; thence North 47°24'27" West 73.83 feet (deed record Southeasterly 73 feet 10 inches) to the most northern corner thereof, said point being on the southeastern boundary of aforesaid Parcel No. 3 of Partition Plat P-12-1997; thence South 44°50'50" West (plat record South 44°52'18" West), along said southeastern boundary 7.22 feet to the most eastern corner of aforesaid Parcel No. 2 of Partition Plat P-12-1999; thence North 45°08'17" West (plat record North 45°07'43" West 264.96 feet), along the northeastern boundary of said Parcel No. 2, a distance of 264.93 feet to the initial point of beginning.

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Richard L. Bath
SURVEYOR



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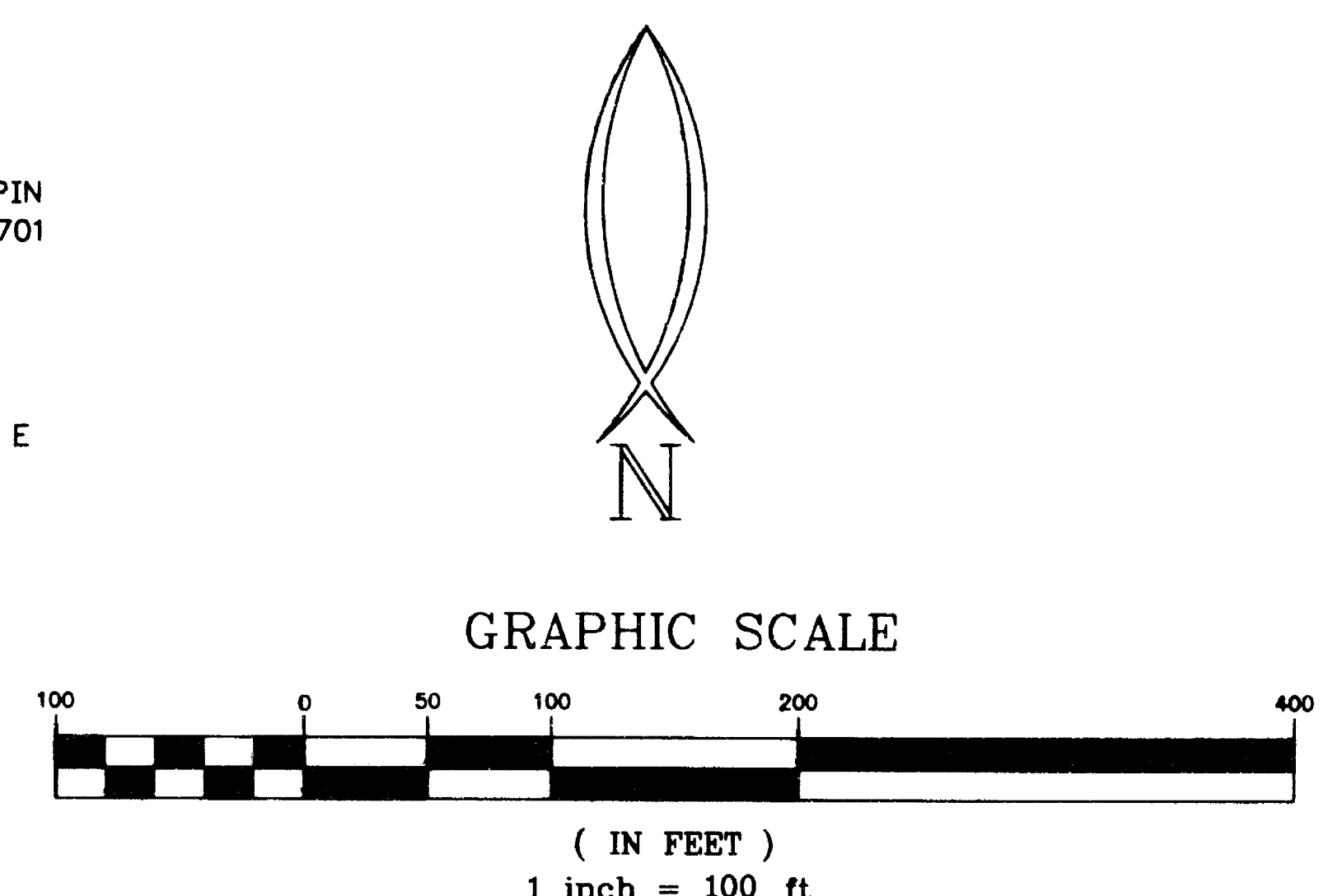
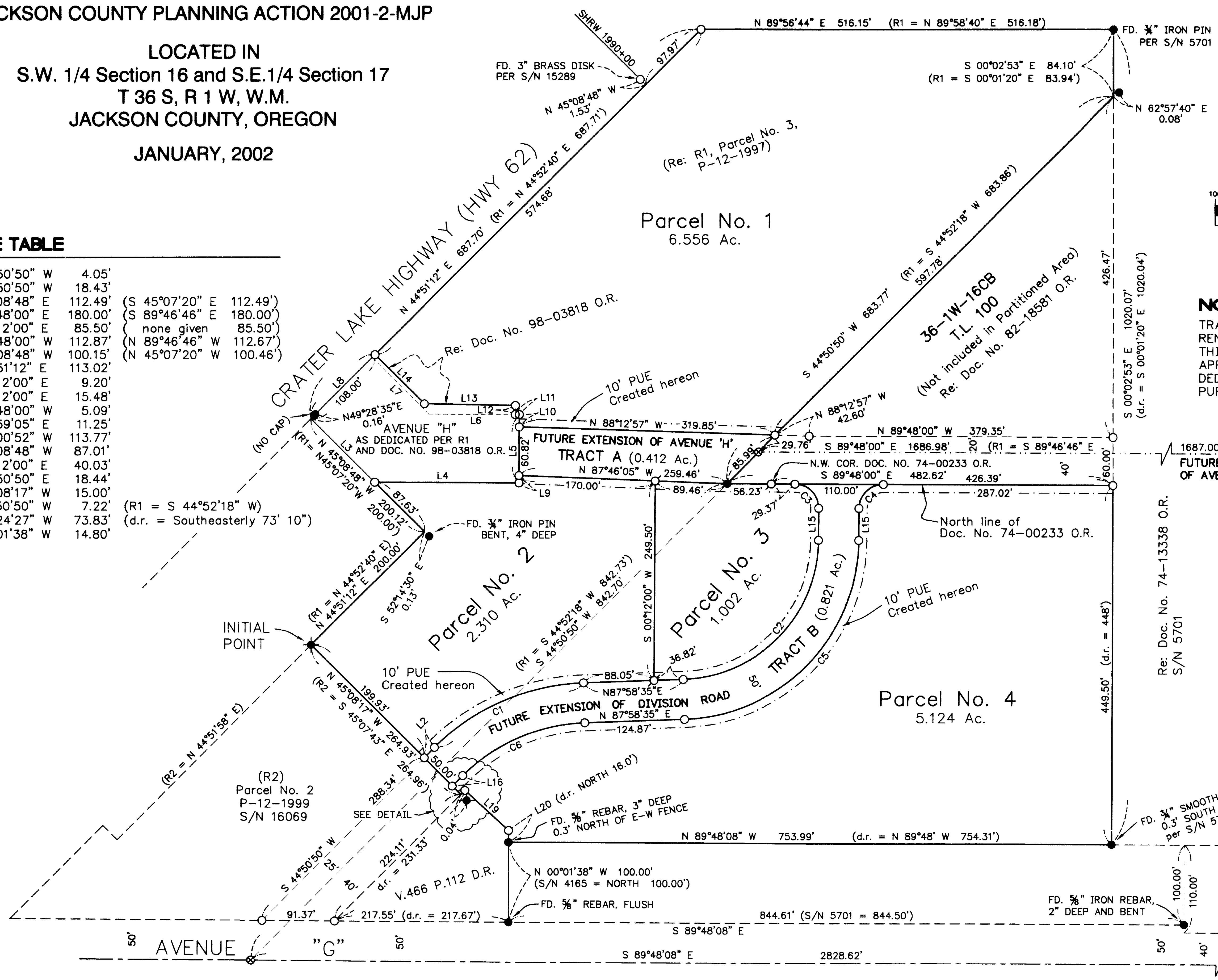
JACKSON COUNTY PLANNING ACTION 2001-2-MJP

LOCATED IN
S.W. 1/4 Section 16 and S.E.1/4 Section 17
T 36 S, R 1 W, W.M.
JACKSON COUNTY, OREGON

JANUARY, 2002

LINE TABLE

L1 = S 44°50'50" W	4.05'
L2 = S 44°50'50" W	18.43'
L3 = S 45°08'48" E	112.49' (S 45°07'20" E 112.49')
L4 = S 89°48'00" E	180.00' (S 89°46'46" E 180.00')
L5 = N 00°12'00" E	85.50' (none given 85.50')
L6 = N 89°48'00" W	112.87' (N 89°46'46" W 112.67')
L7 = N 45°08'48" W	100.15' (N 45°07'20" W 100.46')
L8 = N 44°51'12" E	113.02'
L9 = N 00°12'00" E	9.20'
L10 = N 00°12'00" E	15.48'
L11 = N 89°48'00" W	5.09'
L12 = N 00°59'05" E	11.25'
L13 = N 89°00'52" W	113.77'
L14 = N 45°08'48" W	87.01'
L15 = N 00°12'00" E	40.03'
L16 = N 44°50'50" E	18.44'
L17 = N 45°08'17" W	15.00'
L18 = S 44°50'50" W	7.22' (R1 = S 44°52'18" W)
L19 = N 47°24'27" W	73.83' (d.r. = Southeasterly 73' 10")
L20 = N 00°01'38" W	14.80'



NOTE
TRACTS A & B ARE TO BE CONVEYED TO JACKSON COUNTY URBAN RENEWAL AGENCY (JCURA) SUBSEQUENT TO THE RECORDING OF THIS PLAT. ONCE THE STREETS HAVE BEEN CONSTRUCTED AND APPROVED BY THE COUNTY ROAD DEPARTMENT, JCURA WILL THEN DEDICATE TRACTS A & B TO JACKSON COUNTY FOR ROAD PURPOSES.

LEGEND

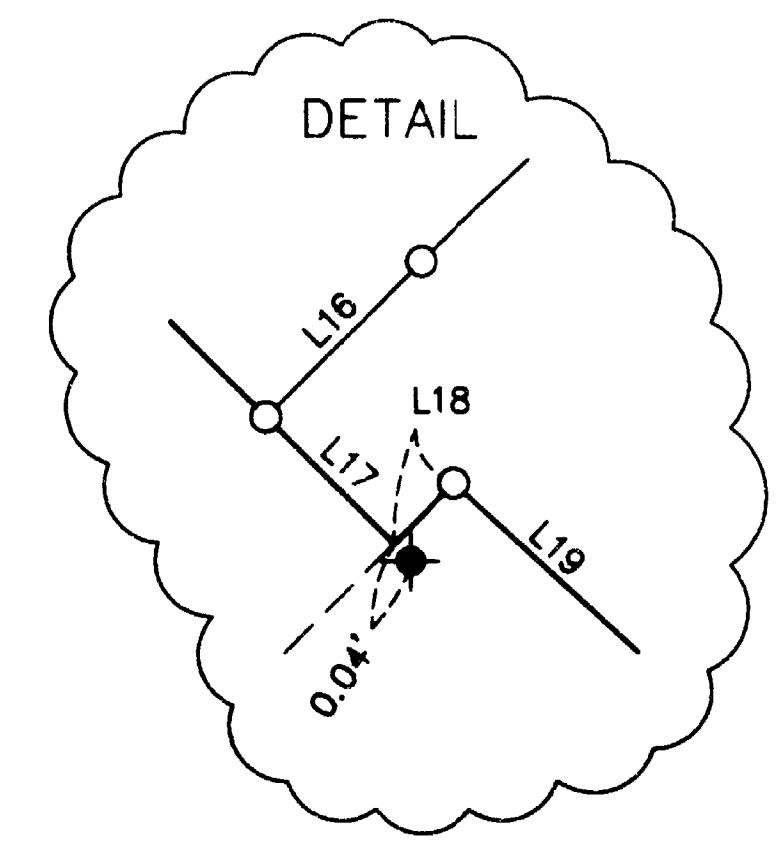
- ⊗ = U.S. Army Engineer's Brass Disk
- = Found 5/8" iron pin w/ cap per S/N 15289 unless otherwise noted
- ⊗ = Found 5/8" iron pin w/ cap per S/N 15698 & 16069
- = Set 5/8"x30" iron rebar w/ orange plastic cap stamped "HARDEY ENG. & ASSOC."
- ⊘ = Set 5/8"x24" iron rebar w/ orange plastic cap stamped "HARDEY ENG. & ASSOC."
- d.r. = Deed Record
- O.R. = Official Records, Jackson County, OR
- S/N = Filed Survey Number
- R1 = Partition Plat P-12-1997, S/N 15289
- R2 = Partition Plat P-12-1999, S/N 16069
- P.U.E. = Public Utility Easement to include electric, telephone, cable television, sanitary sewer, and storm drain

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Richard L. Bath
SURVEYOR

SURVEY FOR :

Gregory T. Hornecker & Steven Root
717 Murphy Road
Medford, OR 97504



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	LONG CHORD
C1	43°07'45"	275.00	207.005	N66°24'42"E 202.15
C2	87°46'35"	175.00	268.10	N44°05'17"E 242.64
C3	90°00'00"	30.00	47.12	N44°48'00"W 42.43
C4	90°00'00"	30.00	47.12	S45°12'00"W 42.43
C5	87°46'35"	225.00	344.70	S44°05'18"W 311.96
C6	43°07'45"	225.00	169.37	S66°24'43"W 165.40

REGISTERED PROFESSIONAL LAND SURVEYOR
Richard L. Bath
OREGON
JULY 30, 1976
RICHARD L. BATH
No. 1069
RENEWS 12/31/03

Hardey Engineering & Associates, Inc.
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