

Partition Plat No. P-77-2002  
Land Partition (File No. 2001-3-MJP)

SURVEYOR'S CERTIFICATE

I, Richard G. Templin, a registered surveyor of the State of Oregon do hereby certify that this map correctly represents a survey made by me and marked with the proper monuments as provided by law. The parcel of land hereon shown and the Plat is a correct representation of the same. The following is an accurate description of the parent parcel, as set forth hereon:

Beginning at the Initial Point, a 5/8" iron rod at the Northwest corner of the Southeast Quarter of the Southwest Quarter of Section 30, Township 37 South, Range 2 West, of the Willamette Meridian, Jackson County, Oregon; thence South 89°51'36" East ( Record, East ), 1338.99 feet to a 5/8" iron rod at the Northeast corner of said Southeast Quarter of the Southwest Quarter; thence South 00°17'39" West, along the East line of said Southeast Quarter of the Southwest Quarter, 697.70 feet to a 5/8" iron rod at the Northeast corner of that tract of land more particularly described in Volume 312, Page 212 of the Deed Records of Jackson County, Oregon; thence North 89°50'01" West, parallel with the South line of said Section 30( Record, West ), 1024.74 feet along the South line of said Section 30 to a 5/8" iron rod on the East line of that tract of land more particularly described in Volume 275, Page 505 of the Deed Records of Jackson County, Oregon; thence North 39°34'35" West ( Record, North 39°48' West ), 489.60 feet ( Record, 490 feet ) to a 5/8" iron rod on the West line of said Southeast Quarter of the Southwest Quarter; thence North 00°13'26" East ( Record, North ), 320.62 feet to the true point of beginning.

Richard G. Templin  
Richard G. Templin L.S. 2359

NARRATIVE

PURPOSE: To survey and mark the corners of a three parcel Land Partition and monument the private road easement as shown hereon.

PROCEDURE: I tied the North quarter corner and the South quarter corner along with monuments set on filed survey 3454, 5199,6674,7044,8337,9785,11913 and 13105. My client's property was vested through O.R. 97-00859. The North boundary line calls out for the North line of the Southeast Quarter of the Southwest Quarter, which was held. O.R. 97-00859 calls for the South boundary to be West along with Volume 440, Page 371 and O.R. 84-10709. Volume 312, page 212 calls for the South Boundary to be parallel with the South line of Section 30. The call "parallel with the South line of Section 30" must have been left off in the newer deeds. I held the South line of my Client's property parallel with the South line of Section 30. Fence encroachments were tied, as shown hereon.

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that I, C. A. Galpin, am the owner in fee simple of the land shown hereon and that I have caused the same to be divided into parcels as shown hereon. I do hereby create, for the benefit of Parcels 1 and 2, the private road easement as shown hereon, for ingress and egress purposes. I do hereby dedicate to the public for public purposes, those easements labeled as public utility easements.

C. A. Galpin  
C. A. Galpin



STATE OF Oregon  
COUNTY OF Jackson )SS.

This certifies that on this 25<sup>th</sup> day of September, 2002, before me a Notary Public, personally appeared C. A. Galpin, and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: Patricia L. Thomas  
Notary Public

RECORDER'S CERTIFICATE

Filed for record this 13 day of December, 2002 at 12:03 O'clock P.M., and recorded as Partition Plat No. P-77-2002 of " RECORD OF PARTITION PLATS " in Jackson County, Oregon. ( Index Volume 13, Page 77 )

Kathleen S. Beckett County Clerk  
Bob Kelling Deputy

Jackson County Survey File No. 17594

APPROVALS

Approved this 25<sup>th</sup> day of SEPTEMBER, 2002.

Greg Roberts  
Jackson County Surveyor

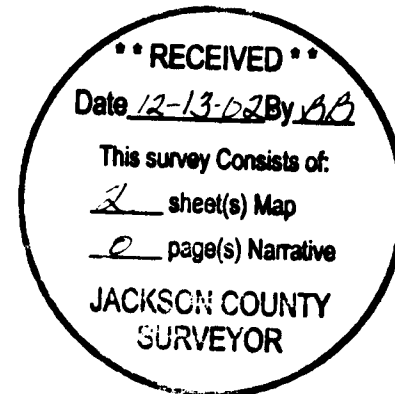
Approved this 20 day of November, 2002.

Janice M. Neuman  
Jackson County Planning

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid, as of DECEMBER 13<sup>th</sup> 2002.

Jeff Lee ASSESSOR 12-13-2002 DATE

Carol Applegate, Deputy TAX COLLECTOR 12-13-2002 DATE



I CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

Richard G. Templin  
RICHARD G. TEMPLIN L.S. 2359

FILE: "maryann aug23.dwg"

Jackson County File No. 2001-3-MJP

REGISTERED PROFESSIONAL LAND SURVEYOR <u>Richard G. Templin</u> OREGON JULY 26, 1988 RICHARD G. TEMPLIN 2359 MY CERTIFICATE EXPIRES JUNE 30, 2004	<b>RICHARD TEMPLIN LAND SURVEYING</b> P.O. BOX 1946 899-2032 JACKSONVILLE, OREGON <b>MINOR LAND PARTITION</b> LOCATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 30 T.37S., R.2W., W.M. JACKSON COUNTY, OREGON FOR: C. A. GALPIN P.O. BOX 8271 Medford, Or. 97501 DATE: AUGUST 23, 2002
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# Partition Plat No. P-77-2002

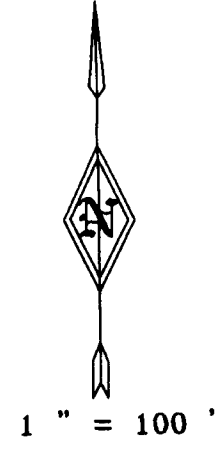
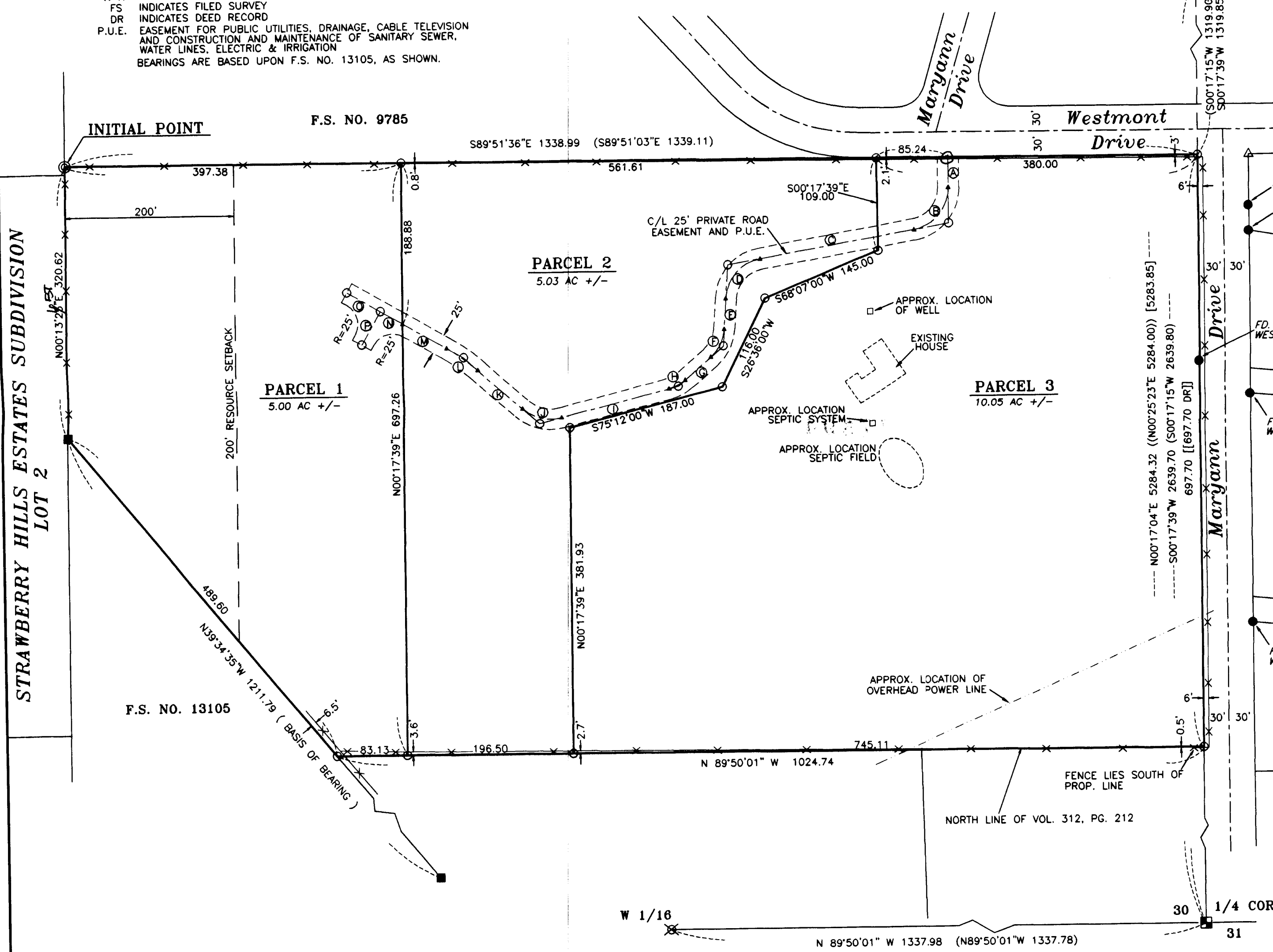
## Land Partition (File No. 2001-3-MJP)

### LEGEND

- SET 5/8" X 30" REBAR WITH PLASTIC CAP MARKED "TEMPLIN LS2359"
  - FD. 5/8" IRON ROD WITH PLASTIC CAP MARKED "TEMPLIN LS2359" PER FS 13105
  - ⊙ FD. 5/8" IRON ROD WITH PLASTIC CAP MARKED "WEAVER" PER FS 8337
  - ▣ FD. BRASS CAP MONUMENT PER JACKSON COUNTY SURVEYOR UNLESS OTHERWISE NOTED
  - ⊕ BRASS CAP MONUMENT PER FS 7939
  - MONUMENT FOUND AS NOTED
  - ⊗ 5/8" IRON ROD PER FS 9785
  - ✕ INDICATES EXISTING FENCE
  - ▲ INDICATES CALCULATED POSITION OF C/L OF ROAD EASEMENT
  - △ INDICATES CALCULATED POSITION
  - ( ) INDICATES RECORD DATA PER FS NO. 9785
  - [ ] INDICATES RECORD DATA PER FS NO. 7044
  - (( )) INDICATES RECORD DATA PER FS NO. 11913
  - FS INDICATES FILED SURVEY
  - DR INDICATES DEED RECORD
  - P.U.E. EASEMENT FOR PUBLIC UTILITIES, DRAINAGE, CABLE TELEVISION AND CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER, WATER LINES, ELECTRIC & IRRIGATION
- BEARINGS ARE BASED UPON F.S. NO. 13105, AS SHOWN.

### C/L OF PRIVATE ROAD EASEMENT

PT	RADIUS	DELTA	LENGTH	LC BEARING	LC	TAN
A				S 00°19'06" W	35.79	
B	50.00	79°43'17"	69.57	S 40°10'45" W	64.09	41.75
C				S 80°02'23" W	185.28	
D	50.00	76°00'45"	66.33	S 42°02'00" W	61.57	39.07
E				S 04°01'38" W	36.16	
F	47.50	44°48'53"	37.15	S 26°26'04" W	36.21	19.58
G				S 48°50'31" W	40.98	
H	47.50	26°21'29"	21.85	S 62°01'15" W	21.66	11.12
I				S 75°12'00" W	131.73	
J	50.00	57°09'49"	49.88	N 76°13'06" W	47.84	27.24
K				N 47°38'11" W	70.06	
L	202.50	12°46'33"	45.15	N 54°01'28" W	45.06	22.67
M				N 60°24'44" W	59.62	
N				N 60°24'44" W	30.00	
O				N 60°24'44" W	45.00	
P				S 29°35'16" W	45.00	



\*\* RECEIVED \*\*  
 Date 12-19-02 By [Signature]  
 This survey consists of:  
2 sheet(s) Map  
1 page(s) Narrative  
 JACKSON COUNTY  
 SURVEYOR

Easements noted in Subdivision/Partition Report  
 Jackson County Title Order No. 99061 - July 16, 2002

- 1.) Water and ditch rights which convey water from Walker Creek, granted by Deed recorded October 19, 1912 in Volume 97 page 421 of the Deed Records of Jackson County, Oregon. NOT PLOTTABLE
- 2.) Right of way for the transmission and distribution of electricity, and for other purposes, granted to The California Oregon Power Company, a California corporation, by instrument recorded in Volume 228, page 606 and Volume 312, page 324 of the Deed Records of Jackson County, Oregon. NOT PLOTTABLE

Jackson County File No. 2001-3-MJP

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
  
 OREGON  
 JULY 26, 1988  
 RICHARD G. TEMPLIN  
 2359  
 MY CERTIFICATE EXPIRES  
 JUNE 30, 2004

**RICHARD TEMPLIN LAND SURVEYING**  
 P.O. BOX 1946 899-2032 JACKSONVILLE, OREGON

**MINOR LAND PARTITION**  
 LOCATED IN  
 THE SE 1/4 OF THE SW 1/4 OF SECTION 30  
 T.37S., R.2W., W.M.  
 JACKSON COUNTY, OREGON

FOR: C. A. GALPIN  
 P.O. BOX 8271  
 Medford, Or. 97501  
 DATE: AUGUST 23, 2002

I CERTIFY THAT THIS IS AN EXACT COPY OF  
 THE ORIGINAL PLAT.  
  
 RICHARD G. TEMPLIN L.S. 2359

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