

PARTITION PLAT No. P-44-2003

Located in the West-Half of Section 36, T.36S.,R.3W., W.M., Jackson County, Oregon

SURVEY FOR:
Gary Leffler
6901 OFC Old Stage Road
Central Point, OR. 97502

DATE:
May 14, 2003

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

S.O.K

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

*** 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:

Commencing at the quarter common to Sections 35 and 36, Township 36 South, Range 3 West of the Willamette Meridian in Jackson County, Oregon (no monument at quarter corner, reference monument, a 1" galvanized iron pipe with brass cap, bears North 0° 07' 06" East, 450.00 feet from the quarter corner); thence North, 190.92 feet; thence East, 589.34 feet to a 5/8" rebar found set for the Northeast corner of tract described in Instrument No. 99-63223 of the Official Records of said county for THE INITIAL POINT OF BEGINNING; thence along the Southerly right-of-way line of Old Stage Road, North 70° 54' 59" West (Record = North 70° 54' 50" West), 454.30 feet to a 5/8" rebar found set for a point of curve; thence 166.86 feet (record = 166.875 feet) on the arc of a 2834.79-foot radius curve left (the long chord bears North 72° 36' 09" West, 166.835 feet) to the Northwest corner of said tract described in Instrument No. 99-63223; thence along the Westerly boundary of said Section 36, South 0° 07' 06" West, 1235.28 feet (record = South 0° 07' 40" West, 1235.09 feet) to the Southwest corner of said tract; thence North 84° 05' 57" East, 176.715 feet (record = North 84° 07' 55" East, 176.735 feet) to a 5/8" rebar found set for an angle point on the Southerly boundary of said tract; thence North 84° 48' 12" East, 414.82 feet (record = North 84° 49' 10" East, 415.00 feet) to a 5/8" rebar found set for the Southeast corner of said tract; thence along the Easterly boundary of said tract, North 0° 07' 40" East, 981.13 feet (record = 981.105 feet) to THE INITIAL POINT OF BEGINNING.

S.O.K
SURVEYOR

*** DECLARATION ***

Known all men by these presents, that GARY G. LEFFLER and MARILYN J. LEFFLER, Trustees of the Gary Leffler Living Trust U/A 12-28-99, as to an undivided one-half (1/2) interest and Gary G. Leffler and Marilyn J. Leffler, Trustees of the Marilyn Leffler Living Trust U/A 12-28-99, as to an undivided one-half (1/2) interest, as tenants in common 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, and we also hereby create for the benefit of Parcel No. 1 the drainfield easement and sewer line easement shown hereon across Parcel No. 2 and we also hereby create that variable width private road as shown hereon across Parcel No. 1 for the purpose of providing Ingress-Egress easement benefiting Parcel No. 2.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS AND SEALS THIS 5 DAY, OF JUNE, 20 03.

Gary G. Leffler
GARY G. LEFFLER (TRUSTEE)

Marilyn J. Leffler
MARILYN J. LEFFLER (TRUSTEE)

STATE OF OREGON)
COUNTY OF JACKSON)ss

Personally appeared the above named GARY G. LEFFLER and MARILYN J. LEFFLER, and acknowledge the foregoing instrument to be their voluntary act and deed.

Subscribed and sworn to before me this 5 day of JUNE, 20 03.

(SIGN) *Ralph Rodriguez*
NOTARY PUBLIC - OREGON
(PRINT) Ralph Rodriguez
COMMISSION NO. 364329
MY COMMISSION EXPIRES JAN 6 2007

*** APPROVALS ***

Approved by the Jackson County Department of Planning and Development (File No. 2001-1-MJP).

BY: *James M. O'Keefe* DATE: July 22, 2003

Examined and approved this 6th day of JUNE, 20 03.

Roger Roberts
COUNTY SURVEYOR

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of the 30th day of JULY, 20 02.

Christopher Francis ASSESSOR 7/30/03 DATE
Care Applegate TAX COLLECTOR 7-30-03 DATE

*** RECORDERS CERTIFICATE ***

Filed for Record, this 30 day of July, 20 03 at 2:09 O'clock, P M, and Recorded as Partition Plat No. _____ of the Records of Jackson County, Oregon. Index Volume 14, Page 44.

Rashlee S. Beckett
COUNTY CLERK
COUNTY SURVEYOR FILE NO. 17848

Geraldine Cutting
DEPUTY

I HEREBY CERTIFY THAT THIS IS A
PHOTOCOPY OF THE ORIGINAL PLAT
S.O.K
SURVEYOR

*** RECEIVED ***
Date 7-30-03 By AB
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

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SCALE: 1" = 60'

LEGEND

- o = Found 5/8" Rebar S.N. 3684
- ⊗ = Found 5/8" Rebar with Plastic Cap - S.N. 17272
- = Set 5/8" x 24" Rebar with Plastic Cap marked "KAISER RLS 803"
- ✕ = 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
- () = Record/S.N. 3684 and Inst. No. 99-63223 O.R.
- (()) = Record/S.N. 17272
- P- = Approximate location Underground Power Line

REGISTERED PROFESSIONAL LAND SURVEYOR

GARY D. KAISER No. 803 EXP. 6-30-03

EASEMENTS

Power Line Easements as shown on a current title report and described in Inst. Nos. 73-08280 O.R., 85-16208 O.R. and 92-13522 O.R. are for underground lines locations shown are approximate. Easement widths are all 10 feet.

The report also indicates an Easement for Cable T.V. as described in Inst. No. 86-005281 O.R.. This is also an underground easement, the location is unknown. No width given.

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

PURPOSE: Partition Survey of tract described in Inst. No. 99-63223 O.R., Parcel 1 being the Mobile Home portion of the property and Parcel No. 2 being the portion of the property with a single family residence.

Procedure: The outside boundaries of the property were located from information on Filed Survey Nos. 17272, 11668, 3684 and deed described in Inst. No. 99-63223 O.R..

The New Partition Boundary was located on the average center of the creek as determined on the date of this Plat and shown on the accompanying map.

NOTE: Conditions of the approval from Jackson County Planning Land use Case No. 2001-01-MJP apply to all Parcels within this Partition.

** RECEIVED **
Date 7-30-03 By [Signature]
This survey consists of:
2 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY SURVEYOR

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

GARY D. KAISER SURVEYOR

