

17864

PARTITION PLAT NO. P-50-2003
JACKSON COUNTY PLANNING ACTION NO. 2002-2-MJP

LOCATED IN:
THE N.W. 1/4 AND N.E. 1/4 OF SECTION 9, T.38S., R.1W., W.M.
JACKSON COUNTY, OREGON

FOR:
HAROLD L. HURD AND ELIZABETH J. HURD
3984 FOOTHILL ROAD
MEDFORD, OREGON 97504

I certify this plat to be an exact photocopy of the original.
Douglas C. McMah
SURVEYOR

HOFFBUHR & ASSOCIATES, INC.
3155 ALAMEDA STREET, SUITE 201 MEDFORD, OREGON 97504
(541) 779-4841

BY: DOUGLAS C. McMAHAN PLS No. 1913
SCALE: 1" = 100' MAY 21, 2003
BASIS OF BEARING: FILED S/N 14339 (ENGINEERS & HWY 99)

- = SET 5/8"x24" REBAR WITH PLASTIC CAP STAMPED "D.McMAHAN LS 1913"
- ⊗ = FOUND 3/4" IRON PIPE S/N 4271
- ✕ = FOUND 5/8" IRON PIN WITH CAP STAMPED "L.S. 505" PER S/N 10924
- = FOUND 3/4" IRON PIN WITH CAP STAMPED "NEATHAMER LS 2675" PER S/N 17689
- [] = INFORMATION PER S/N 17689
- S/N = FILED SURVEY NUMBER
- J.C.D.R. = JACKSON COUNTY DEED RECORDS

APPROVALS

Examined and approved by Jackson County Roads, Parks and Planning Services, this 12 day of June, 2003.

Janine M. Hines
County Planner

Examined and approved by the Jackson County Engineer this 12 day of August, 2003.

Scott D. ...
Jackson County Engineer

Examined and approved by the Jackson County Surveyor this 30 day of May, 2003.

Douglas C. McMah
Jackson County Surveyor

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS SURVEY NO. 17864

FOR JACKSON COUNTY'S ACCEPTANCE OF THE ROAD DEDICATION, SEE VOLUME PAGE OF THE COMMISSIONERS JOURNAL OF PROCEEDINGS.

SURVEYOR'S CERTIFICATE

I, DOUGLAS C. McMAHAN, 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 SOUTH-SOUTHEAST CORNER OF DONATION LAND CLAIM (D.L.C.) NO. 41, IN TOWNSHIP 38 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON; THENCE NORTH 1821.50 FEET; THENCE WEST 283.40 FEET TO A 5/8 INCH IRON PIN ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF HIGHWAY 99, FOR THE INITIAL POINT OF BEGINNING, SAID POINT ALSO BEING THE POINT OF BEGINNING OF A BOUNDARY LINE PER BOUNDARY AGREEMENT AS DESCRIBED IN INSTRUMENT NO. 70-05660 OF THE DEED RECORDS OF SAID JACKSON COUNTY; THENCE NORTH 45°35'07" WEST ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, 133.46 FEET TO A POINT ON THE BOUNDARY LINE BY AGREEMENT AS DESCRIBED PER INSTRUMENT NO. 93-41340 SAID DEED RECORDS; THENCE ALONG SAID AGREEMENT LINE NORTH 34°30'00" EAST 541.35 FEET (RECORD 542.21 FEET) TO A POINT ON THE SOUTHERLY BOUNDARY OF TRACT DESCRIBED PER INSTRUMENT NO. 90-30564 SAID DEED RECORDS, SAID POINT BEING MARKED WITH A 5/8 INCH IRON PIN; THENCE EAST ALONG SAID SOUTHERLY BOUNDARY 61.09 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID D.L.C. NO. 41; THENCE NORTH 00°16'02" WEST, ALONG SAID EASTERLY BOUNDARY, 246.76 FEET TO THE INSIDE ELL CORNER OF SAID D.L.C. NO. 41; THENCE CONTINUE NORTH 00°16'02" WEST, LEAVING SAID BOUNDARY, 1.12 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF LAKESIDE ESTATES MOBILE HOME SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD IN SAID JACKSON COUNTY; THENCE NORTH 87°12'25" EAST (RECORD NORTH 87°12'18" EAST) ALONG SAID BOUNDARY, 888.08 FEET TO THE SOUTHEAST CORNER OF LOT 15, BLOCK 2 OF SAID SUBDIVISION; THENCE LEAVING SAID BOUNDARY, SOUTH 02°33'45" WEST 240.38 FEET TO A 5/8 INCH IRON PIN BEING THE POINT OF BEGINNING OF A BOUNDARY LINE AGREEMENT PER INSTRUMENT NO. 03-06097, SAID DEED RECORDS; THENCE ALONG SAID AGREEMENT LINE SOUTH 87°17'56" WEST 547.95 FEET (RECORD SOUTH 87°17'47" WEST 547.93 FEET) TO A 5/8 INCH IRON PIN; THENCE CONTINUE ALONG SAID AGREEMENT LINE, SOUTH 01°56'59" WEST 8.87 FEET (RECORD SOUTH 02°14'55" WEST 8.76 FEET) TO A 5/8 INCH IRON PIN; THENCE LEAVING SAID AGREEMENT LINE SOUTH 87°09'08" WEST 49.57 FEET TO A 3/4 INCH IRON PIPE MARKING THE POINT OF TERMINATING OF THE AFOREMENTIONED BOUNDARY LINE PER BOUNDARY LINE AGREEMENT AS DESCRIBED IN INSTRUMENT NO. 70-05660 SAID DEED RECORDS; THENCE ALONG SAID BOUNDARY LINE SOUTH 87°20'54" WEST 165.89 FEET (RECORD SOUTH 87°19' WEST 166.00 FEET) TO A 3/4 INCH IRON PIPE; THENCE CONTINUE ALONG SAID BOUNDARY LINE, SOUTH 35°10'39" WEST 667.67 FEET (RECORD SOUTH 35°13'20" WEST 667.68 FEET), TO THE INITIAL POINT OF BEGINNING.

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING
1	20°18'28"	330.00	168.89	166.96 N20°31'28"E
2	0°14'14"	20.00	34.84	30.47 N84°47'46"E
3	20°52'13"	350.00	176.36	174.90 N20°44'32"E
4	20°03'46"	368.00	128.06	128.20 N10°41'28"E

RECORDER'S CERTIFICATE:

FILED FOR RECORD THIS 20 DAY OF August, 2003 AT 1:45 O'CLOCK, P.M. AND AS PARTITION PLAT NO. P-50-2003 IN "RECORD OF PARTITION PLATS" IN JACKSON COUNTY, OREGON. INDEX VOLUME 14 PAGE 50.

Kathleen S. Beckwith COUNTY CLERK
Geraldine Cutting DEPUTY

ASSESSOR:

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF August 13, 2003.

William J. ... ASSESSOR
Carol ... TAX COLLECTOR
DATE 8-13-2003
DATE 8-13-2002

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that we, Harold L. Hurd and Elizabeth J. Hurd, husband and wife, as tenants by the entirety, and Barry N. Hurd and Beverly J. Hurd, Trustees of the BARRY AND BEVERLY HURD JOINT REVOCABLE TRUST dated September 9, 1993, tenants in common, are the owners of the parcel of real property situated in Jackson County, Oregon and we have caused the same to be surveyed, mapped and platted as shown hereon, and we do hereby dedicate to the public for public use the area shown hereon as OAK CREST WAY.

Harold L. Hurd
HAROLD L. HURD

Elizabeth J. Hurd
ELIZABETH J. HURD

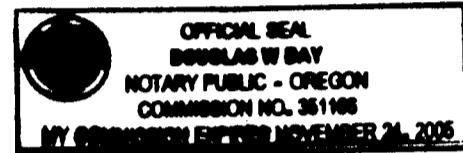
Barry N. Hurd
BARRY N. HURD, Trustee

Beverly J. Hurd
BEVERLY J. HURD, Trustee

STATE OF OREGON)
County of Jackson) ss.

The foregoing instrument was acknowledged before me this 29th day of MAY, 2003, by Harold L. Hurd and Elizabeth J. Hurd, freely and voluntarily.

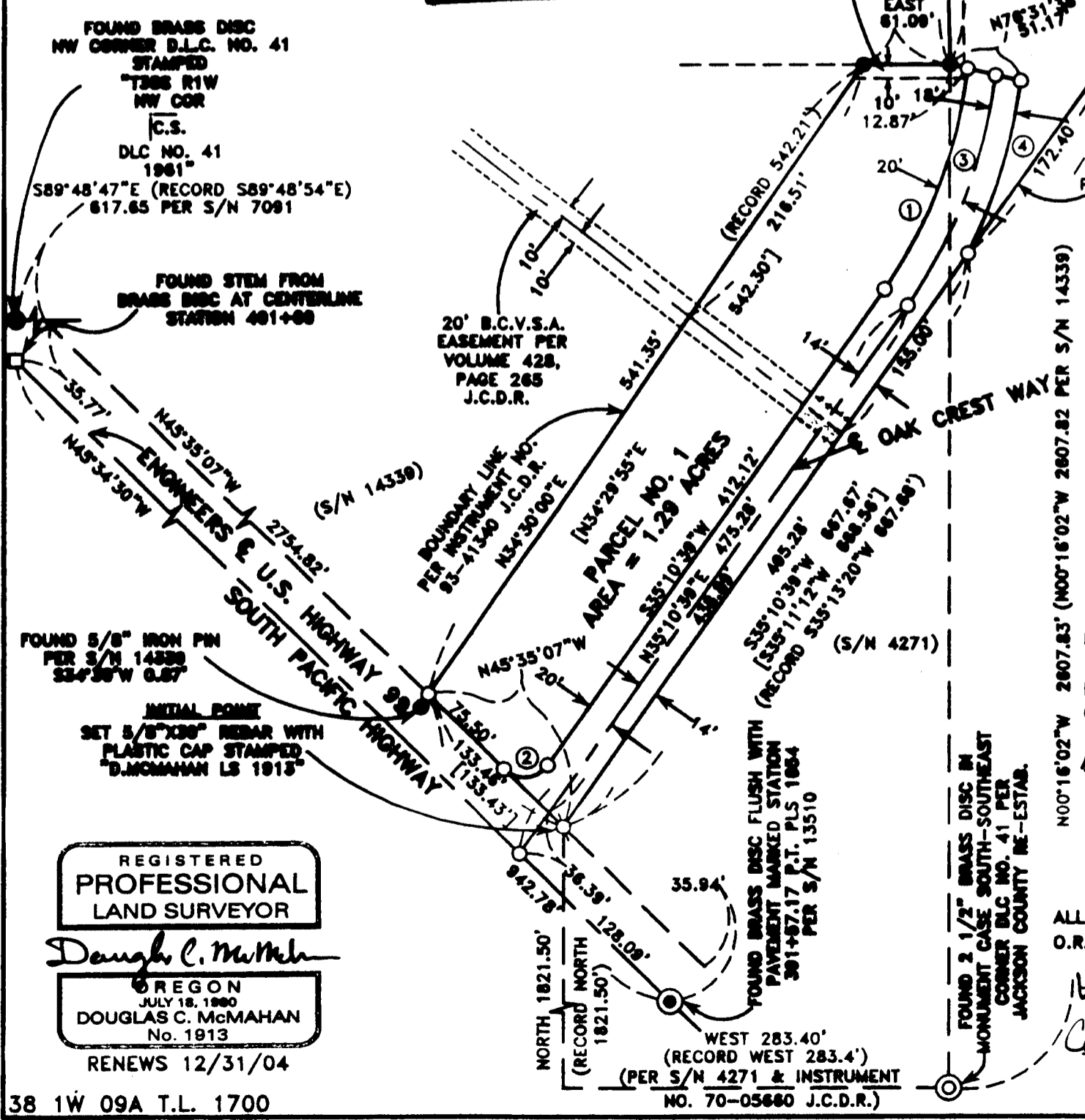
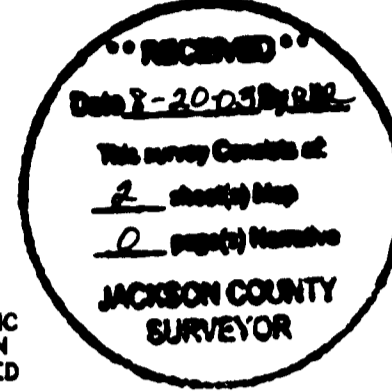
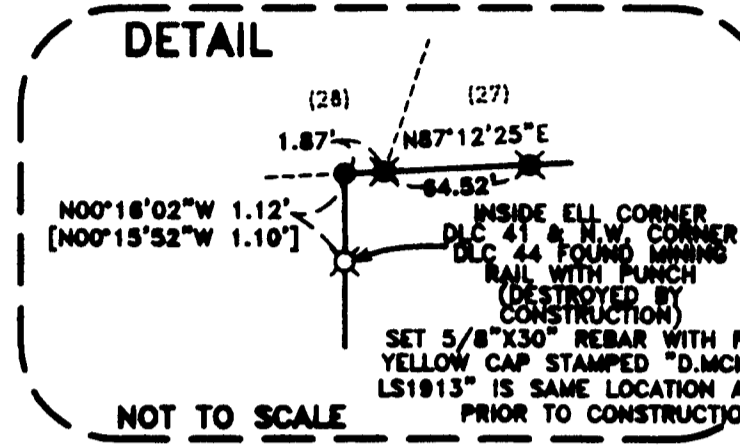
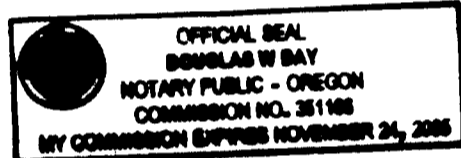
Before me: *Douglas W. ...*
Notary



STATE OF OREGON)
County of Jackson) ss.

The foregoing instrument was acknowledged before me this 29th day of MAY, 2003, by Barry N. Hurd and Beverly J. Hurd, as Trustees of the BARRY AND BEVERLY HURD JOINT REVOCABLE TRUST dated September 9, 1993, freely and voluntarily.

Before me: *Douglas W. ...*
Notary



38 1W 09A T.L. 1700

(01315plat.dwg) SHEET 1 OF 2

17864

17864

PARTITION PLAT NO. P-50-2003
JACKSON COUNTY PLANNING ACTION NO. 2002-2-MJP

LOCATED IN:
THE N.W. 1/4 AND N.E. 1/4 OF SECTION 9, T.38S., R.1W., W.M.
JACKSON COUNTY, OREGON

I certify this plat to be an exact photocopy of the original.
Douglas C. McMahon
SURVEYOR

RECEIVED
Date 9-20-03 By RLP
This survey consists of:
2 sheets Map
0 pages Narrative
JACKSON COUNTY SURVEYOR

10' PUBLIC UTILITY EASEMENT
PER INSTRUMENT NO. 02-13587
J.C.D.R.

10' PUBLIC UTILITY EASEMENT
PER INSTRUMENT NO. 02-13587
J.C.D.R.

20' B.C.V.S.A. EASEMENT PER VOLUME 428, PAGE 265 J.C.D.R.

BOUNDARY LINE PER INSTRUMENT NO. 93-41340 J.C.D.R.

(PARCEL NO. 1)
NOTE: SEE SHEET 1 FOR BOUNDARY INFORMATION.

NOTES

1. 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 149 page 103 of the Deed Records of Jackson County, Oregon. Specific location not given.
2. Right of way for the transmission and distribution of electricity, and for other purposes, granted to Pacific Power & Light Company, a Maine corporation, by instrument recorded in Volume 570 page 104 of the deed records of Jackson County, Oregon. Specific location not given.
3. Approximate location of a 10' wide right of way easement granted to PacifiCorp for transmission and distribution of electricity and other purposes per Instrument No. 02-64249 of J.C.D.R.

FOUND 2 1/2" BRASS DISC IN MONUMENT CASE SOUTH-SOUTHEAST CORNER D.L.C. NO. 41 PER JACKSON COUNTY RE-ESTAB.

REGISTERED PROFESSIONAL LAND SURVEYOR
Douglas C. McMahon
OREGON
JULY 18, 1980
DOUGLAS C. McMAHAN
No. 1913
RENEWS 12/31/04

10' PUBLIC UTILITY EASEMENT PER INSTRUMENT NO. 02-13587 J.C.D.R.

LINE NO.	LENGTH	BEARING	RADIUS	DELTA
P1	85.73'	WEST		
P2	118.97'	N20°53'48"E		
P3	33.75'		295.00'	08°33'18"
P4	97.39'	N27°27'04"E		
P5	35.41'	N57°20'08"W		
P6	12.13'	N34°30'00"E		

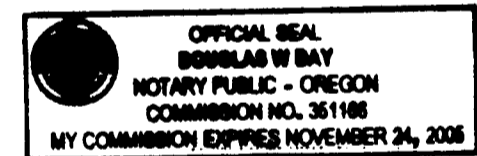
10' WATER EASEMENT PER INSTRUMENT NO. 03-28453 J.C.D.R.

LINE NO.	LENGTH	BEARING	RADIUS	DELTA
W1	22.80'	N45°34'30"W		
W2	42.27'	N35°10'39"E		
W3	18.00'	N54°48'21"W		
W4	400.28'	N35°10'39"E		
W5	24.54'		343.00'	4°05'58"
W6	18.00'	N58°55'19"W		
W7	135.62'		343.00'	22°39'16"
W8	80.26'	N08°25'56"E		
W9	71.98'	N42°09'12"E		
W10	18.00'	N47°50'48"W		
W11	29.08'	N42°09'12"E		
W12	448.27'	N87°09'12"E		
W13	18.00'	N02°50'48"W		
W14	5.00'	N87°09'12"E		

PremierWest Bank, the undersigned beneficiary of a certain Trust Deed dated September 24, 2002 and recorded September 27, 2002 as Document No. 02-51345 of the Official Records of Jackson County, Oregon, affecting the land described herein, hereby releases from the lien of said Trust Deed all property shown hereon as dedicated to the public for public use.

STATE OF OREGON)
County of Jackson) ss.
The foregoing instrument was acknowledged before me this 30th day of MAY, 2003, by Jim Servess as V.P. & LPO Manager on behalf of PremierWest Bank, freely and voluntarily.
Before me:
Douglas C. McMahon
Notary

By: *Jim Servess*
Title: *V.P. & LPO Mgr.*



SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250 OREGON REVISED STATUTES

PURPOSE: TO SURVEY, MONUMENT AND PREPARE FINAL PLAT FOR A PARTITION PER JACKSON COUNTY PLANNING ACTION NO. 2002-2-MJP AND PER CLIENTS REQUEST.

PROCEDURE: UTILIZING FOUND MONUMENTATION AND INFORMATION AS SHOWN FROM FILED SURVEYS NO. 4271, 10924, 14330 AND 17680 FOR CONTROL, I ESTABLISH PROPER MONUMENTS AS SHOWN HEREON. AN ELECTRONIC TOTAL STATION WAS USED TO MAKE ALL MEASUREMENTS. I HAVE HELD THE POSITION OF MONUMENTS AS FOUND ALONG THE BOUNDARIES OF THE CLIENT'S PROPERTY PER THE BOUNDARY LINE AGREEMENTS RECORDED IN INSTRUMENTS NO. 70-05680, 93-41340 AND 03-08087 OF J.C.D.R., THAT HAVE BEEN RECORDED TO SETTLE PROBLEMS WITH LINES OF OWNERSHIP IN THIS AREA. IT WAS BROUGHT TO MY ATTENTION THAT SOME OF THE PREVIOUS SURVEYS THAT SET MONUMENTS AT 35.00 FEET NORTHEASTERLY OF THE MONUMENTED ENGINEER'S CENTERLINE OF HIGHWAY 99 DO NOT ACCURATELY MARK THE ORIGINAL HIGHWAY RIGHT-OF-WAY LINE. BECAUSE I HAVE NOT BEEN ABLE TO RECOVER MONUMENTS ALONG THE ORIGINAL RIGHT-OF-WAY LINE I HAVE HELD THE RECORD CALLS FROM THE SSE CORNER OF D.L.C. NO. 41 AND FROM THE NW CORNER OF D.L.C. NO. 41 TO ESTABLISH THE NORTHEASTERLY RIGHT-OF-WAY LINE, AS SHOWN HEREON.

HOFFBUHR & ASSOCIATES, INC.
3155 ALAMEDA STREET, SUITE 201 MEDFORD, OREGON 97504
(541) 779-4841

BY: DOUGLAS C. McMAHAN PLS No. 1913
SCALE: 1" = 80' MAY 21, 2003
BASIS OF BEARING: FILED S/N 14330 (E HWY 99)

S/N = FILED SURVEY NUMBER
J.C.D.R. = JACKSON COUNTY DEED RECORDS

(01315plats2.dwg)
SHEET 2 OF 2

17864