

18414
P-53-2004

SURVEY NO.

**SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES**

Survey for: Santo Cominos
8904 Yank Gulch Road
Talent, Oregon 97540

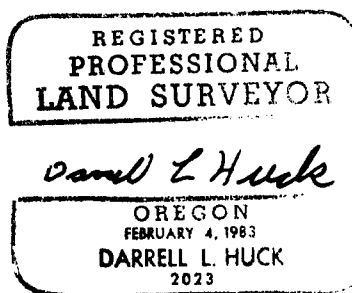
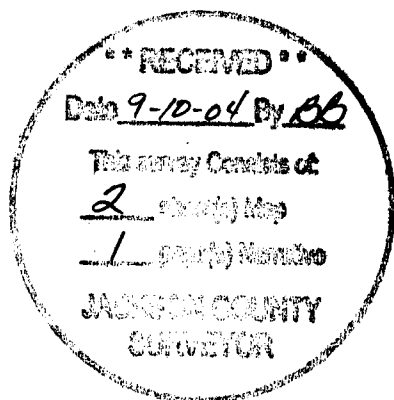
Location: Southwest one-quarter of Section 03, Township 39 South, Range 1 West, Willamette Meridian, Jackson County, Oregon

Purpose: To survey and monument a land partition of that land described in Instrument No. 2004-012016, of the official records of Jackson County, Oregon, and as approved by the Jackson County Planning Department (file No. 2004-46-mp)

Procedure: The boundary of the property now being partitioned has been previously surveyed and monumented as shown on filed survey's No. 3583, 7260, 8401, 9789 and 11748. Utilizing a Leica TCA 1800 total station, a control traverse was run tying found monuments. Deeds of record were reviewed and the location of found monuments was verified for correct location. The location of the partition line was computed according to client's direction and monuments were set as shown.

Basis of Bearing: Survey No. 8401

Date: August 20, 2004



Darrell L. Huck
L.S. 2023 - Oregon
Renews 6/30/05
Hoffbuhr & Associates, Inc.
880 Golf View Drive, Suite 201
Medford, Oregon 97504

LAND PARTITION SURVEY
 PARTITION PLAT No. P-53-2004
 LOCATED IN
 IN THE S.W. 1/4 OF SECTION 03, T39S, R1W, WM IN
 JACKSON COUNTY, OREGON
 FOR
SANTO COMINOS
 8904 YANK GULCH ROAD
 TALENT, OR. 97540

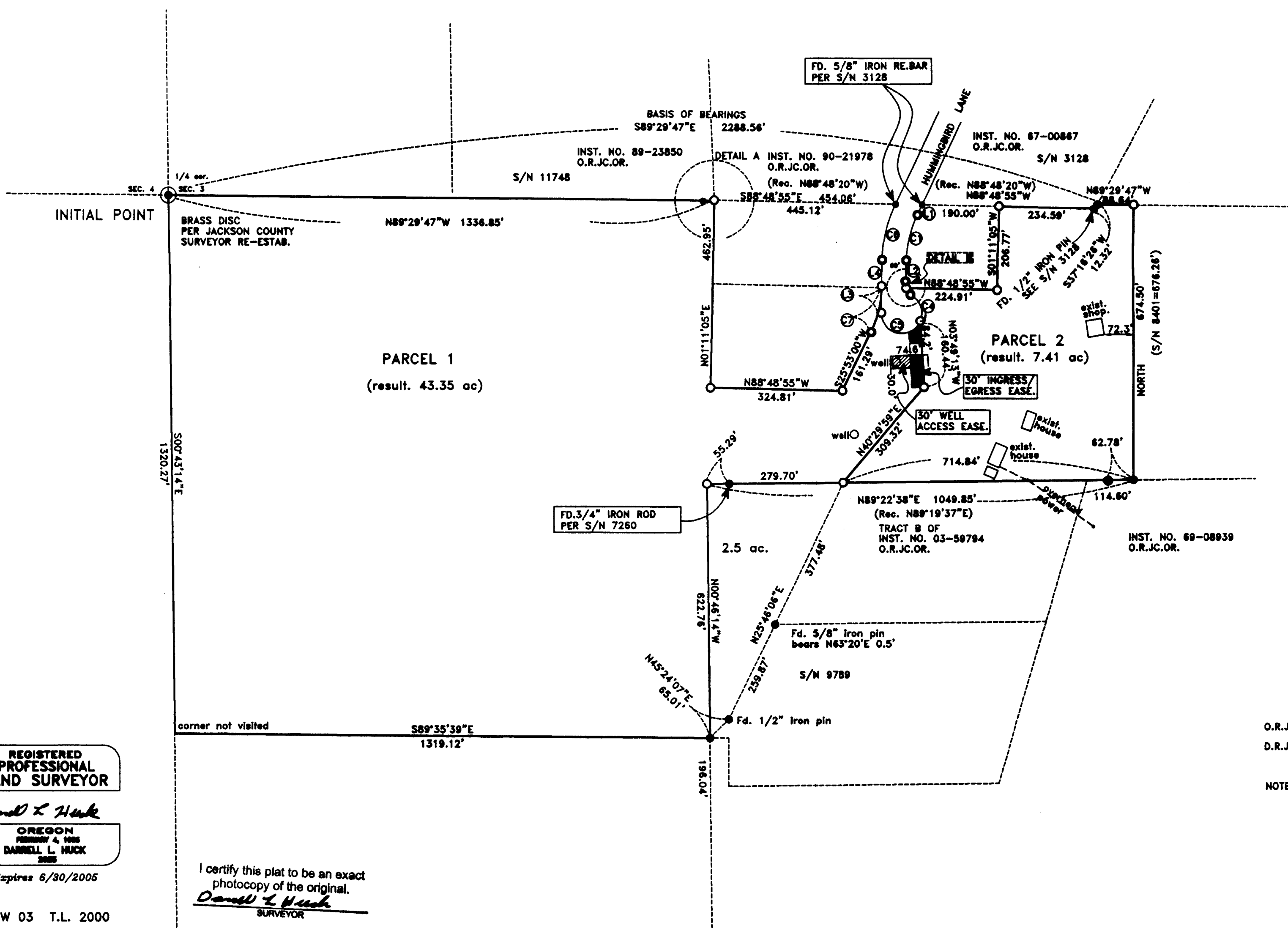
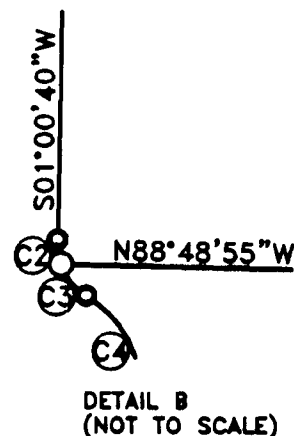
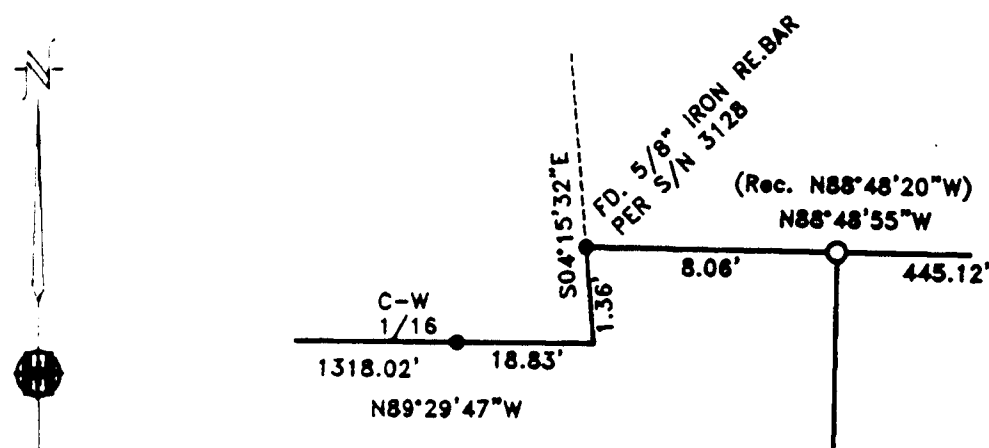
** RECEIVED **
 Date 9-10-04 By D.L.H.
 This survey consists of
2 sheet(s) Map
1 page(s) Narrative
 JACKSON COUNTY
 SURVEYOR

CURVE TABLE

NO.	DELTA	RADIUS	ARC	CHORD	BEARING
C1	24°30'00"	270.00	115.45	114.58	S13°15'40"W
C2	03°35'51"	20.00	1.28	1.28	S00°47'16"W
C3	61°01'32"	20.00	21.30	20.31	S33°08'57"W
C4	85°50'56"	50.00	74.92	68.10	S20°41'15"E
C5	158°48'27"	50.00	138.56	98.29	N78°22'33"W
C6	24°30'00"	330.00	141.11	140.04	S13°15'40"W
C7	24°52'20"	270.00	117.21	116.29	S13°26'50"W

LINE TABLE

NO.	BEARING	LENGTH
L1	S25°32'15"W	27.13'
L2	S01°00'40"W	68.75'
L3	N01°00'40"E	66.16'
L4	N01°00'40"W	65.84'



HOFFBUHR & ASSOCIATES, INC.
 880 GOLF VIEW DRIVE, SUITE 201
 MEDFORD, OREGON 97504
 (541) 779-4641

BY: **DARRELL L. HUCK** PLS No. 2023
 SCALE: 1 Inch = 200' AUGUST 20, 2004
 BASIS OF BEARING: SURVEY NO. 8401

○ = Set 5/8" x 24" Iron reinforcing pin with plastic cap stamped "D. Huck LS 2023".
 ⊗ = Set 5/8" x 30" Iron reinforcing pin with plastic cap stamped "D. Huck LS 2023".
 ● = Found 5/8" Iron pin per S/N 8401 unless noted otherwise.
 ○ = Found 5/8" Iron pin per S/N 3583.
 ⊙ = Found brass cap monument as noted.
 S/N = SURVEY NUMBER
 O.R.J.CO.OR. = Official Records, Jackson County, Oregon
 D.R.J.CO.OR. = Dead Records, Jackson County, Oregon

NOTE: EASEMENT OF RECORD - POWER LINE EASE. 20 FEET WIDE PER VOLUME 524, PAGE 472, D.R.J.CO.OR. (LOCATION NOT SPECIFIED)
 ROAD RESERVATION OF RECORD PER VOLUME 328, PAGE 475, D.R.J.CO.OR. (NOT PERTINENT TO THIS SURVEY)

REGISTERED PROFESSIONAL LAND SURVEYOR
Darrell L. Huck
 OREGON
 FEBRUARY 4, 1988
 DARRELL L. HUCK
 2000
 Expires 6/30/2005

I certify this plat to be an exact photocopy of the original.
Darrell L. Huck
 SURVEYOR

LAND PARTITION SURVEY

PARTITION PLAT No. P-53-2004

LOCATED IN

IN THE S.W. 1/4 OF SECTION 03, T39S, R1W, WM IN JACKSON COUNTY, OREGON

FOR

SANTO COMINOS
8904 YANK GULCH ROAD
TALENT, OR. 97540

RECORDING

Filed for record this the 10 day of September, 2004
at 2:09 o'clock P. M. and recorded as Partition Plat No.
P-53-2004 of the Records of Partition Plats in Jackson

County, Oregon. Index Volume 15 Page 53
Kathleen J. Beckwith County Clerk
Christy D. Wald Deputy

COUNTY SURVEYOR File No. 18414

All taxes, fees, assessments or other charges as required
by O.R.S. 92.095 have been paid. as of September 10th, 2004

Christopher Francis Deputy 9/10/04
Assessor Date

Patty Budzong, Deputy 9-10-04
Tax Collector Date

APPROVAL:

Dawn Jaeger, Planner III 9-8-04
JACKSON COUNTY PLANNING DEPARTMENT DATE
(FILE NO. 2004-45-MP)

APPROVAL

Examined and Approved this 8th day of September, 2004.

Roger P. Roberts
Jackson County Surveyor

DECLARATION

KNOW ALL MEN BY THESE PRESENTS that Santo Cominos is the owner of the real property represented on this partition plat and more particularly described in the SURVEYOR'S CERTIFICATE, and has caused the same to be partitioned into parcels as shown on the partition plat and does hereby make and create a 30.00 foot wide ingress-egress easement over and across Parcel 1, as shown hereon, for the benefit of the owners, their heirs and assigns of Parcel 2. I also make and create a 30.00 foot wide well access and maintenance easement over and across Parcel 1, as shown hereon, for the benefit of the owners, their heirs and assigns of Parcel 2. Parcel 2 shall have the right to access the well for maintenance and construction of private water line, for domestic water purposes, through the easement shown.

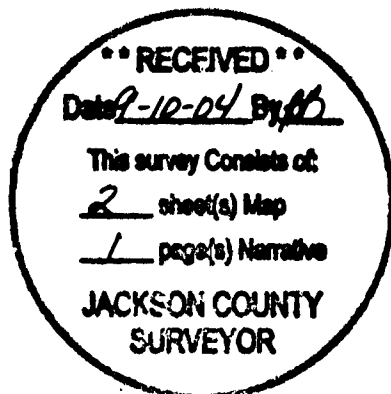
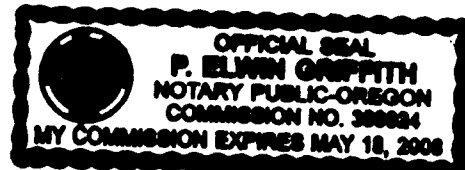
Santo Cominos
Santo Cominos

STATE OF OREGON }
COUNTY OF JACKSON } ss.

Personally appeared the above named Santo Cominos and acknowledged the foregoing instrument to be his voluntary act and deed.

Signed this 10th day of September, 2004

Before me: P. Elv Driffith
NOTARY



REGISTERED PROFESSIONAL LAND SURVEYOR

Darrell L. Huck
OREGON FEBRUARY 4, 1983
DARRELL L. HUCK
2023

I certify this plat to be an exact photocopy of the original.
Darrell L. Huck
SURVEYOR

SURVEYORS CERTIFICATE:

I Darrell L. Huck, 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:

BEGINNING at the Northwest corner of the Southwest one-quarter (1/4) of Section 3 in Township 39 South, Range 1 West, Willamette Meridian, Jackson County, Oregon; thence along the west line of said Southwest one-quarter, South 00°43'14" East 1320.27 feet to the southwest corner of the Northwest one-quarter of the Southwest one-quarter of said Section 3; thence along the south line of said Northwest one-quarter, South 89°35'39" East 1319.12 feet to the southeast corner thereof; thence along the east line of said Northwest one-quarter, North 00°46'14" West 622.76 feet to the Northwest corner of that tract of land described as Parcel 4 of Instrument No. 03-59794, official records, Jackson County, Oregon; thence along the north line of said Parcel 4, North 89°22'38" East (Record North 89°19'37" East) 55.29 feet to a 3/4 inch iron rod situated at the Northwest corner of that tract described in Instrument No. 66-83261, official records of Jackson County, Oregon; thence along the north line of said tract and its easterly prolongation, North 89°22'38" East 994.56 feet to a 5/8 inch iron pin situated at the south-east corner of that tract of land described in Instrument No. 2004-012016 of the official records of Jackson County, Oregon; thence along the easterly line of said tract NORTH 674.50 feet to the east-west centerline of the aforesaid Section 3; thence along said east-west centerline, North 89°29'47" West 88.64 feet to a 5/8 inch iron pin situated on the easterly line of that tract of land described in Instrument No. 67-00867, official records, Jackson County, Oregon; thence along said easterly line, South 37°16'26" West (Record South 37°34'55" West) 12.32 feet to the southeast corner thereof; thence along the southerly line of said tract, North 88°48'55" West (Record North 88°48'20" West) 234.59 feet to the northeast corner of that tract of land described as Tract B of Instrument No. 72-00094, official records, Jackson County, Oregon; thence along the east line of said tract, South 01°11'05" West 206.77 feet (Record South 01°11'40" West 208.0 feet) to the southeast corner thereof; thence along the south line of said Tract B, North 88°48'55" West 224.91 feet (Record North 88°48'20" West) to the easterly right-of-way line of Hummingbird Lane; thence along said right-of-way, along the arc of a 20.00 foot radius non-tangent curve to the left (the long chord to which bears South 33°05'57" East 20.31 feet) a distance of 21.30 feet; thence along the arc of a 50.00 foot radius curve to the right (the long chord to which bears South 58°41'58" West 84.515 feet) a distance of 213.47 feet; thence North 01°00'40" East 66.16 feet; thence leaving the Hummingbird Lane right-of-way, along the arc of a 270.00 foot radius non-tangent curve to the right (the long chord to which bears South 13°26'50" West 116.29 feet) 117.21 feet to a point on the easterly line of that tract of land described in Instrument No. 95-17912, official records, Jackson County, Oregon; thence along said easterly line, South 25°53'00" West (Record South 25°53'20" West) 161.29 feet to the southeast corner thereof; thence along the southerly line of said tract, North 88°48'55" West 324.81 feet (Record North 88°48'20" West 322.5) to the southwest corner thereof; thence along the westerly line of said tract and its northerly prolongation; North 01°11'05" East (Record North 01°11'40" East) 462.95 feet to the southerly line of that tract of land described in Instrument No. 90-21978, official records, Jackson County, Oregon; thence along said southerly line, North 88°48'55" West (Record North 88°48'20" West) 8.06 feet to the southwest corner thereof; thence South 04°15'32" East 1.36 feet to the east-west centerline of the aforesaid Section 3; thence along said east-west centerline, North 89°29'47" West 1336.85 feet to the point of beginning.

Darrell L. Huck
Surveyor