

PARTITION PLAT NO. P-66-2004
AND PROPERTY LINE ADJUSTMENT FILE: #~~2002-14 PA No.~~ **2003-28-PLA**

SURVEY FOR

GARY AND REBECCA RHINEHART
1128 WEST MAIN STREET
MEDFORD, OREGON 97501

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 2 AND THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 37 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON
INCLUDING LOT 10 IN BLOCK 1 OF FRANTZ SUBDIVISION

SURVEY BY:



TIMBERLINE, INC.
LAND SURVEYING

KERRY K. BRADSHAW L.S. 2271
P.O. BOX 3064
CENTRAL POINT OREGON 97502
(541) 664-7510 CELL 944-6692

DECLARATION

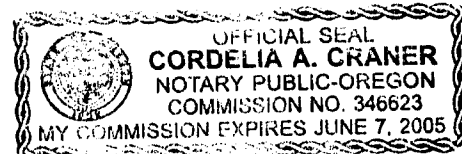
KNOW ALL MEN BY THESE PRESENTS THAT TAX FORMS INC. IS THE OWNER THE LANDS REPRESENTED ON THIS PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AS SHOWN HEREON, AND DOES HEREBY CREATE THE 40 FOOT WIDE ACCESS AND UTILITY EASEMENT OVER AND ACROSS PARCELS 1, 2 AND 3 FOR THE BENEFIT OF PARCELS 1, 2 AND 3.

Gary Rhinehart PRES
GARY RHINEHART, PRESIDENT

Shawna Weitman
REBECCA RHINEHART, SECRETARY
Shawna Weitman

STATE OF OREGON)
) SS
COUNTY OF JACKSON)

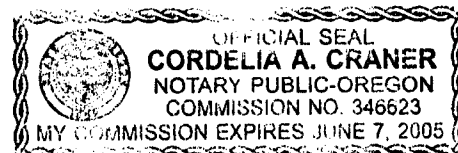
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 1st DAY OF September 2004 BY REBECCA RHINEHART AS SECRETARY OF TAX FORMS INC., KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED THIS TO BE HER VOLUNTARY ACT AND DEED.



Cordelia A. Craner
Notary Public 6-7-05

STATE OF OREGON)
) SS
COUNTY OF JACKSON)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 1st DAY OF September 2004 BY GARY RHINEHART AS PRESIDENT OF TAX FORMS INC., KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED THIS TO BE HIS VOLUNTARY ACT AND DEED.



Cordelia A. Craner
Notary Public 6-7-05

APPROVALS

Acis Paul
JACKSON COUNTY PLANNING DEPARTMENT

EXAMINED AND APPROVED THIS 1st DAY OF September, 2004.

Roger Roberts
JACKSON COUNTY SURVEYOR

TAX STATEMENT

ALL FEES, TAXES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF October 12th, 2004

Carol Johnson, Deputy 10-12-04
TAX COLLECTOR DATE

[Signature] 10/12/04
ASSESSOR DATE

SURVEYOR'S CERTIFICATE

I, KERRY K. BRADSHAW, A DULY REGISTERED SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME AND COMPLIES WITH THE REGULATIONS FOR LAND PARTITIONS AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE PARENT TRACT AS SET FORTH HEREON.

BEGINNING AT A BRASS CAP MONUMENT MARKING THE SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 37 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON AND ALSO BEING AN ANGLE POINT ON THE WEST LINE OF LOT 10 OF FRANTZ SUBDIVISION, NOW OF RECORD IN JACKSON COUNTY, OREGON; THENCE ALONG THE WEST LINE OF SAID LOT 10 AND THE WEST LINE OF SAID SECTION 2, NORTH 00°12'38" EAST, 498.45 FEET TO A 5/8" IRON PIN MARKING AN ANGLE POINT IN THE BOUNDARY OF SAID LOT 10; THENCE LEAVING SAID LOT 10 AND CONTINUING ALONG THE WEST LINE OF SAID SECTION 2, NORTH 00°12'38" EAST, 225.54 FEET TO A 5/8" IRON PIN; THENCE LEAVING SAID WEST LINE, SOUTH 62°15'25" EAST ALONG A LINE PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 10, A DISTANCE OF 1071.25 FEET TO A 5/8" IRON PIN; THENCE SOUTH 00°12'38" WEST, PARALLEL WITH THE WEST LINE OF SAID SECTION 2, A DISTANCE OF 225.54 FEET TO A 5/8" IRON PIN ALSO BEING AN ANGLE POINT IN THE BOUNDARY OF SAID LOT 10; THENCE ALONG THE BOUNDARY OF SAID LOT 10 THE FOLLOWING COURSES: THENCE NORTH 89°59'14" WEST, 160.21 FEET TO A 5/8" IRON PIN; THENCE SOUTH 05°32'55" WEST, 594.55 FEET TO A 5/8" IRON PIN MARKING THE SOUTHEAST CORNER OF SAID LOT 10; THENCE NORTH 79°06'20" WEST, 613.45 FEET TO A 5/8" IRON PIN; THENCE SOUTH 06°26'20" WEST, 595.82 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF HOSMER LANE; THENCE NORTH 79°06'20" WEST ALONG SAID RIGHT OF WAY LINE 25.03 FEET TO A POINT; THENCE LEAVING SAID RIGHT OF WAY LINE, NORTH 06°26'20" EAST, 593.88 FEET TO A 5/8" IRON PIN; THENCE WEST 109.24 FEET TO A 5/8" IRON PIN MARKING THE SOUTHWEST CORNER OF SAID LOT 10; THENCE ALONG THE WEST LINE OF SAID LOT 10, NORTH 00°30'2" EAST, 473.23 FEET TO THE POINT OF BEGINNING.



Kerry K. Bradshaw
OREGON
JULY 16, 1987
KERRY K. BRADSHAW
2271

EXP. 12-31-05

Kerry K. Bradshaw
I CERTIFY THIS TO BE AN EXACT COPY OF THE ORIGINAL.

RECORDING STATEMENT

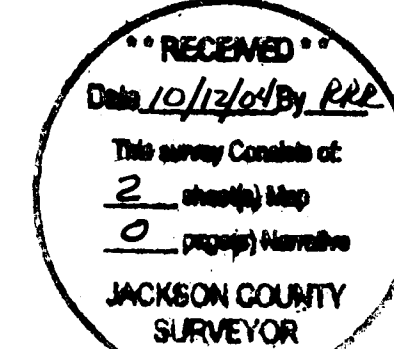
FILED FOR RECORD THIS 12 DAY OF October, 2004 AT 11:00 O'CLOCK AM, AND RECORDED AS PARTITION PLAT NO. P-66-2004

OF THE "RECORDS OF PARTITION PLATS" IN JACKSON COUNTY, OREGON. INDEX VOLUME 15 PAGE 66

FILED IN THE OFFICE OF THE COUNTY SURVEYOR AS NO. 18458

NARRATIVE

A CONTROL TRAVERSE WAS ESTABLISHED THROUGH THE SUBJECT AREA USING A WILD T-1000 TOTAL STATION. THE SOUTHWEST CORNER OF SECTION 2, AS WELL AS OTHER MONUMENTS RECOVERED FROM FILED SURVEY NO. 8037 (FRANTZ SUBDIVISION) WERE TIED AND USED TO DETERMINE A PORTION OF THE PARENT TRACT BOUNDARY. SAID MONUMENTS COMPARED EXTREMELY WELL WITH THE PLAT RECORD AND WERE HELD AS CONTROLLING POSITIONS THAT REQUIRED REPLACING WERE RE-ESTABLISHED USING RECORD SUBDIVISION DATA. AS NOTED ON THE PLAT AN ADDITIONAL 200 FOOT WIDE STRIP IS BEING ADDED TO THE ORIGINAL LOT 10 OF FRANTZ SUBDIVISION BY "LOT LINE ADJUSTMENT". THE NEW PARCELS WERE LAID OUT AND MONUMENTED PER CLIENT INSTRUCTION AND THE FINAL PLAT PREPARED.



18458
80458

PARTITION PLAT NO. P-166-2004 AND PROPERTY LINE ADJUSTMENT FILE: ~~#2002-14-PA~~ **2003-28-PLA**

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 2 AND THE NORTHWEST 1/4 OF SECTION 11,
TOWNSHIP 37 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON,
INCLUDING LOT 10 OF BLOCK 1 OF FRANTZ SUBDIVISION

SURVEY FOR:

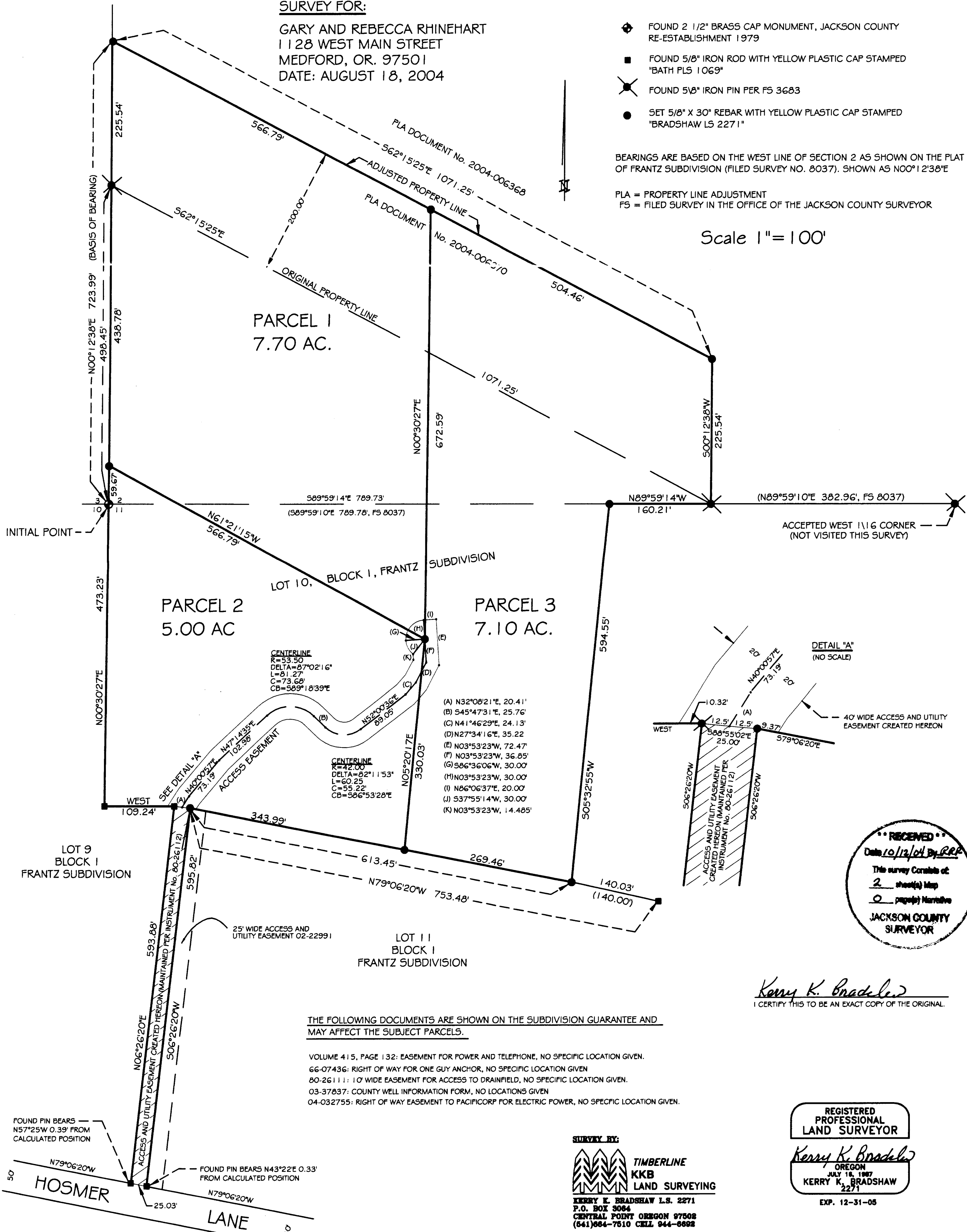
GARY AND REBECCA RHINEHART
1128 WEST MAIN STREET
MEDFORD, OR. 97501
DATE: AUGUST 18, 2004

- ◆ FOUND 2 1/2" BRASS CAP MONUMENT, JACKSON COUNTY RE-ESTABLISHMENT 1979
- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BATH PLS 1069"
- ✕ FOUND 5/8" IRON PIN PER FS 3683
- SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP STAMPED "BRADSHAW LS 2271"

BEARINGS ARE BASED ON THE WEST LINE OF SECTION 2 AS SHOWN ON THE PLAT OF FRANTZ SUBDIVISION (FILED SURVEY NO. 8037). SHOWN AS N00°12'38"E

PLA = PROPERTY LINE ADJUSTMENT
FS = FILED SURVEY IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR

Scale 1" = 100'



INITIAL POINT -

ACCEPTED WEST 1116 CORNER (NOT VISITED THIS SURVEY)

DETAIL "A" (NO SCALE)

RECEIVED
Date 10/12/04 By RRR
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

Kerry K. Bradshaw
I CERTIFY THIS TO BE AN EXACT COPY OF THE ORIGINAL.

THE FOLLOWING DOCUMENTS ARE SHOWN ON THE SUBDIVISION GUARANTEE AND MAY AFFECT THE SUBJECT PARCELS.

- VOLUME 415, PAGE 132: EASEMENT FOR POWER AND TELEPHONE, NO SPECIFIC LOCATION GIVEN.
- 66-07436: RIGHT OF WAY FOR ONE GUY ANCHOR, NO SPECIFIC LOCATION GIVEN
- 80-26111: 10' WIDE EASEMENT FOR ACCESS TO DRAINFIELD, NO SPECIFIC LOCATION GIVEN.
- 03-37837: COUNTY WELL INFORMATION FORM, NO LOCATIONS GIVEN
- 04-032755: RIGHT OF WAY EASEMENT TO PACIFICORP FOR ELECTRIC POWER, NO SPECIFIC LOCATION GIVEN.

FOUND PIN BEARS N57°25'W 0.39' FROM CALCULATED POSITION

FOUND PIN BEARS N43°22'E 0.33' FROM CALCULATED POSITION

SURVEY BY:
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KERRY K. BRADSHAW L.S. 2271
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CENTRAL POINT OREGON 97508
(541)664-7610 CELL 944-8698

REGISTERED PROFESSIONAL LAND SURVEYOR
Kerry K. Bradshaw
OREGON
JULY 18, 1987
KERRY K. BRADSHAW 2271
EXP. 12-31-05