

PARTITION PLAT NO. P-26-2005
(FILE NO. SUB2004-00025)

APPROVALS:

JACKSON COUNTY PLANNING DEPARTMENT:

Thomas Bigeau 4/18/2005
Planner Date

LOCATED IN:
THE NE 1/4 OF SECTION 10 T.38S., R.4W.,
W.M., JACKSON COUNTY, OREGON

Examined and approved this 12TH day of April, 2005.

Robert Roberts
County Surveyor

FOR:
ROBERT AND MARGOT WELLS
812 HUMBUG CREEK ROAD
APPLEGATE, OREGON

SURVEYOR'S 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. THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE PARENT TRACT:
Commencing at the Section corner common to Sections 2, 3, 10 and 11 in Township 38 South, Range 4 West of the Willamette Meridian in Jackson County, Oregon; thence North 89°17'12" West along the Northerly boundary of said Section 10, a distance of 330.00 feet to the INITIAL POINT OF BEGINNING; thence continue North 89°17'12" West along said boundary, 330.00 feet to the Northeast corner of Parcel 1 of the Partition Plat recorded September 30, 2003 as Partition Plat No. P-65-2003 of the "Record of Partition Plats" in Jackson County, Oregon; and filed in the Office of the Jackson County Surveyor as Survey No. 17941; thence SOUTH, along the Easterly boundary of said Partition Plat No. P-65-2003 a distance of 1335.81 feet (Record 1335.78) feet to a point on the Southerly line of the Northeast one-quarter (1/4) of the Northeast one-quarter (1/4) of said Section 10; thence along said Southerly line South 89°26'20" East 329.99 feet to a point for the Southeast corner of tract of land described per Instrument No. 82-06899 of the Deed Records of said Jackson County; thence NORTH along the Easterly line of said tract 1334.93 feet to the INITIAL POINT OF BEGINNING. Excepting therefrom that portion lying within the boundaries of Humbug Creek Road.

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250 OREGON REVISED STATUTES

Darrell L. Huck
Surveyor

PURPOSE: TO PREPARE FINAL PLAT OF A 2-LOT PARTITION PER JACKSON COUNTY PLANNING FILE NO. SUB2004-00025 AND PER THE CLIENT'S REQUEST.

PROCEDURE: UTILIZING FOUND MONUMENTS AND INFORMATION PER FILED SURVEY NO. 3606 AND 17941 FOR CONTROL I ESTABLISH PROPER MONUMENTS AS SHOWN HEREON. I HELD POINTS AT ONE HALF THE DISTANCE BETWEEN FOUND MONUMENTS TO DETERMINE THE CENTERLINE OF HUMBUG CREEK ROAD AND THEN OFFSET 30 FEET EACH SIDE FOR THE RIGHT-OF-WAY LINES. I USED DELTA ANGLE PER S/N 3606 FOR CURVE COMPUTATIONS. THE STATIONING PER S/N 3606 DOES NOT FIT VERY WELL WITH FOUND MONUMENTS. AN ELECTRONIC TOTAL STATION WAS USED TO MAKE ALL MEASUREMENTS.

HOFFBUHR & ASSOCIATES, INC.

880 GOLF VIEW DRIVE, SUITE 201 MEDFORD, OREGON
(541) 779-4641 94504

SCALE: 1" = 100'
BASIS OF BEARING:

DATE: JANUARY 12, 2005
FILED SURVEY NO. 17941

- = SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC., INC.
- = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "FRIAR & ASSOC" PER S/N 17941 UNLESS OTHERWISE SHOWN

J.C.D.R = JACKSON COUNTY DEED RECORDS
S/N = FILED SURVEY NUMBER
[] = PER S/N 17941 (EAST BOUNDARY)

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, THAT WE, ROBERT L. WELLS AND MARGOT D. WELLS ARE THE OWNERS IN FEE SIMPLE OF THE REAL PROPERTY REPRESENTED ON THIS PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND HAVE CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AS SHOWN HEREON. IN WITNESS WHEREOF, SIGNED THIS 12TH DAY OF April, 2005.

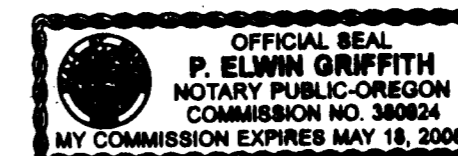
Robert L. Wells
ROBERT L. WELLS

Margot D. Wells
MARGOT D. WELLS

STATE OF Oregon)
COUNTY OF Jackson) ss.

PERSONALLY APPEARED THE ABOVE NAMED ROBERT L. WELLS AND MARGOT D. WELLS AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED BEFORE ME THIS 12TH DAY OF April, 2005.

P. Elaine Duputh
NOTARY



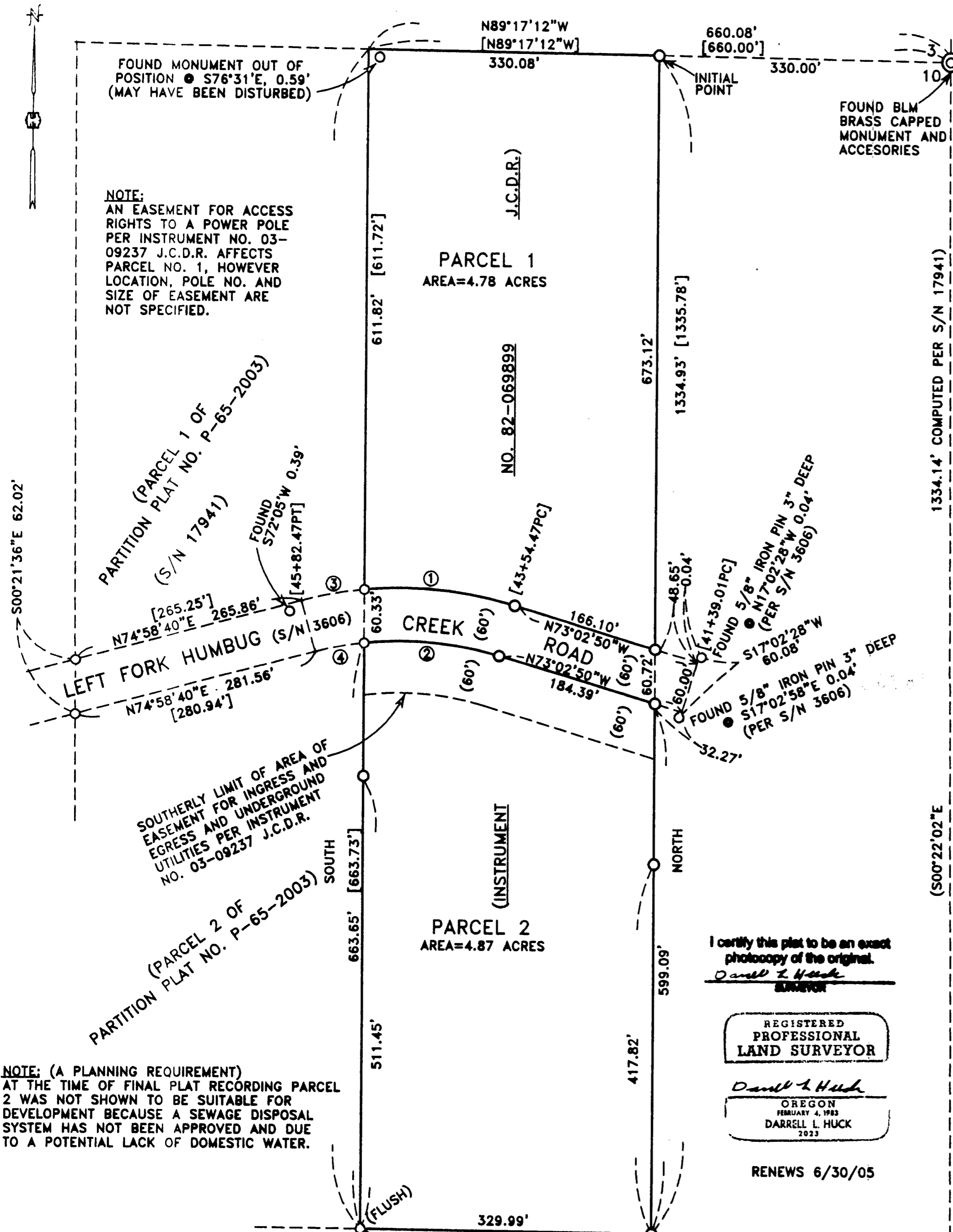
RECORDER'S CERTIFICATE:

FILED FOR RECORD THIS 16TH DAY OF May, 2005, AT 2:08 O'CLOCK, P.M. AND RECORDED AS PARTITION PLAT NO. P-26-2005 OF "RECORD OF PARTITION PLATS" IN JACKSON COUNTY, OREGON (INDEX VOLUME 16 PAGE 26).

Kathleen S. Beckett *Carmen D. Helman*
COUNTY CLERK DEPUTY

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 10733

(04252part.dwg)
SHEET 1 OF 1



NOTE:
AN EASEMENT FOR ACCESS RIGHTS TO A POWER POLE PER INSTRUMENT NO. 03-09237 J.C.D.R. AFFECTS PARCEL NO. 1, HOWEVER LOCATION, POLE NO. AND SIZE OF EASEMENT ARE NOT SPECIFIED.

SOUTHERLY LIMIT OF AREA OF EASEMENT FOR INGRESS AND EGRESS AND UNDERGROUND UTILITIES PER INSTRUMENT NO. 03-09237 J.C.D.R.

NOTE: (A PLANNING REQUIREMENT)
AT THE TIME OF FINAL PLAT RECORDING PARCEL 2 WAS NOT SHOWN TO BE SUITABLE FOR DEVELOPMENT BECAUSE A SEWAGE DISPOSAL SYSTEM HAS NOT BEEN APPROVED AND DUE TO A POTENTIAL LACK OF DOMESTIC WATER.

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



All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid. As of May 16th, 2005.

Patricia Burdane Deputy Assessor
Patricia Burdane Deputy Tax Collector

5/16/05 Date
5-16-05 Date

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
1	439.26	22°34'21"	173.05	171.94	N84°20'01"W
2	379.26	23°27'35"	155.32	154.24	N84°46'47"W
3	439.26	9°24'04"	72.08	72.00	N79°40'44"E
4	379.26	8°30'35"	56.33	56.28	N79°13'58"E