

PARTITION PLAT NO. P-96-2005
(FILE NO. SUB 2005-00063)

LOCATED IN:
THE N.W. 1/4 OF SECTION 10, T.37S., R.1W., W.M.,
JACKSON COUNTY, OREGON
TAX LOT 700 (37 1W 10)
FOR:

APPROVALS:

JACKSON COUNTY PLANNING DEPARTMENT:

Thomas Bigner Planner 12/29/05 Date

Examined and approved this 23rd day of December, 2005.

Robert A. Roberts
County Surveyor

HAROLD L. HURD & ELIZABETH J. HURD
39843948 Foothill Road
MEDFORD, OREGON 97504

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 19014.

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, THAT WE, HAROLD L. HURD AND ELIZABETH J. HURD 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 27 DAY OF December, 2005.

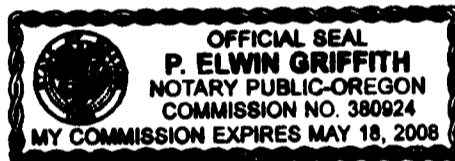
Harold L. Hurd
HAROLD L. HURD

Elizabeth J. Hurd
ELIZABETH J. HURD

STATE OF OREGON)
COUNTY OF JACKSON) ss.

PERSONALLY APPEARED THE ABOVE NAMED HAROLD L. HURD AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED BEFORE ME THIS 27 DAY OF December, 2005.

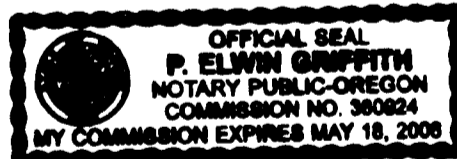
BEFORE ME: P. Elwin Griffith
NOTARY



STATE OF OREGON)
COUNTY OF JACKSON) ss.

PERSONALLY APPEARED THE ABOVE NAMED ELIZABETH J. HURD AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HER VOLUNTARY ACT AND DEED BEFORE ME THIS 27 DAY OF December, 2005.

BEFORE ME: P. Elwin Griffith
NOTARY



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. THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE PARENT TRACT.

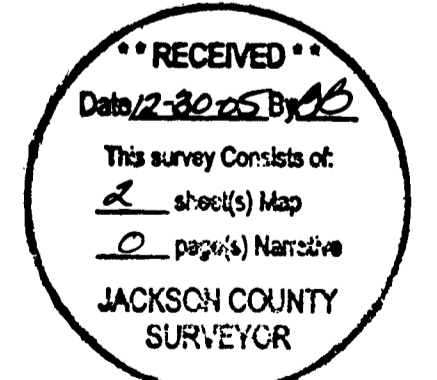
The INITIAL POINT OF BEGINNING being the Northwest corner of Section 10 in Township 37 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon; thence South 89°44'09" East along the Northerly boundary of said Section 10, a distance of 629.65 feet to a point on the average centerline of the Medford Irrigation District Canal; thence along said average centerline, South 22°04'26" East 38.76 feet; thence South 68°36'20" East 197.45 feet; thence South 47°26'28" East 59.84 feet; thence South 05°10'21" East 175.64 feet; thence South 13°18'28" East 52.03 feet; thence South 03°48'04" West 81.59 feet; thence South 27°50'50" West 52.08 feet; thence South 73°34'43" West 30.26 feet; thence South 86°30'56" West 211.62 feet; thence South 81°22'17" West 44.79 feet; thence South 64°09'49" West 43.97 feet; thence South 48°51'09" West 62.24 feet; thence South 39°35'17" West 92.90 feet; thence South 66°00'16" West 25.80 feet; thence South 84°16'55" West 24.66 feet; thence North 75°38'50" West 111.75 feet; thence North 83°09'19" West 56.73 feet; thence South 84°27'09" West 32.69 feet; thence South 89°59'53" West 18.40 feet to the Southwest corner of tract described per Instrument No. 91-04878 of the Deed Records of said Jackson County; thence leaving said average centerline North 15°16'33" West (Record North 15°16'30" West) along the Westerly boundary of said tract described per Instrument No. 91-04878, a distance of 669.48 feet to the INITIAL POINT OF BEGINNING.

Douglas C. McMahon
Surveyor

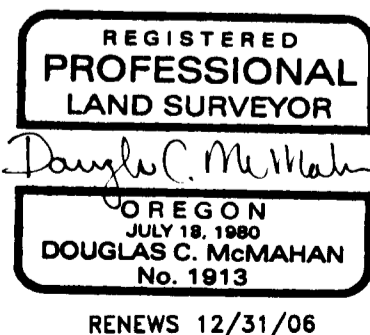
All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid. As of December 30, 2005

Amanda Kirkpatrick, deputy 12/30/05
Assessor Date

James Clark, Deputy 12/30/05
Tax Collector Date



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



RECORDER'S CERTIFICATE:

FILED FOR RECORD THIS 30th DAY OF December, 2005, AT 3:21 O'CLOCK, P.M. AND RECORDED AS PARTITION PLAT NO. P-96-2005 OF "RECORD OF PARTITION PLATS" IN JACKSON COUNTY, OREGON (INDEX VOLUME 16 PAGE 96).

Kathleen S. Beckett Carmen D. Helmer
COUNTY CLERK DEPUTY

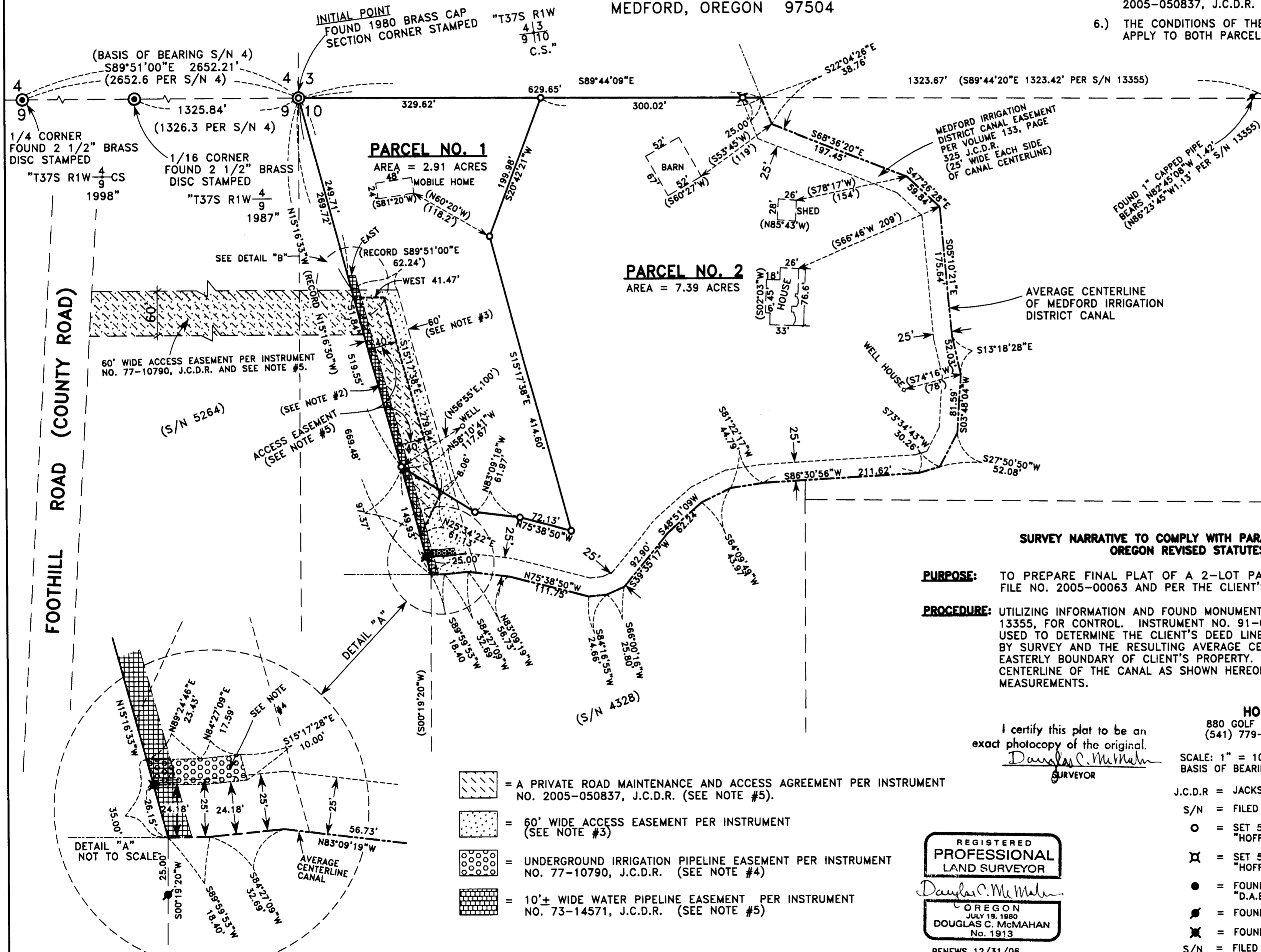
PARTITION PLAT NO. *P-96-2005* (FILE NO. SUB 2005-00063)

LOCATED IN:
**THE N.W. 1/4 OF SECTION 10, T.37S., R.1W., W.M.,
JACKSON COUNTY, OREGON
TAX LOT 700 (37 1W 10)**

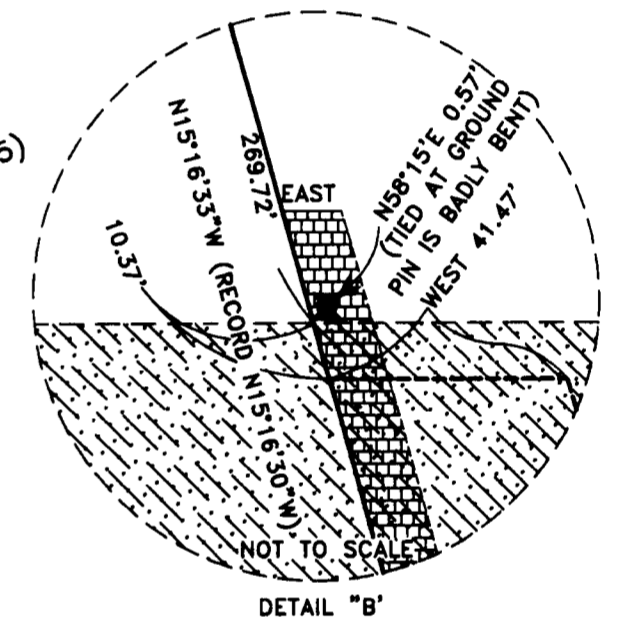
FOR:
**HAROLD L. HURD & ELIZABETH J. HURD
3984-3948 FOOHILL ROAD
MEDFORD, OREGON 97504**

NOTES

- 1.) PACIFICORP EASEMENTS FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, AND OTHER PURPOSES PER INSTRUMENTS NO. 70-09558, 71-02991, 73-08285, 77-17533 AND 89-26354, J.C.D.R. MAY AFFECT THIS PROPERTY, SPECIFIC LOCATIONS ARE NOT GIVEN.
- 2.) AN EASEMENT 10'± IN WIDTH FOR A WATER PIPELINE AND RELATED ACTIVITIES PER INSTRUMENT NO. 73-14571, J.C.D.R.
- 3.) EASEMENTS FOR INGRESS AND EGRESS PER INSTRUMENTS NO. 77-10790, 73-12043, 79-25539 AND 84-09610, J.C.D.R.
- 4.) AN EASEMENTS FOR UNDERGROUND IRRIGATION PIPELINE PER INSTRUMENT NO. 77-10790, J.C.D.R.
- 5.) A PRIVATE ROAD MAINTENANCE AND ACCESS AGREEMENT PER INSTRUMENT NO. 2005-050837, J.C.D.R.
- 6.) THE CONDITIONS OF THE APPROVAL FROM LAND USE CASE FILE #SUB2005-00063 APPLY TO BOTH PARCELS NO. 1 AND NO. 2 SHOWN ON THIS PLAT.



RECEIVED
Date *12-20-05* By *[Signature]*
This survey consists of:
2 sheet(s) Map
1 page(s) Narrative
**JACKSON COUNTY
SURVEYOR**



SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250 OREGON REVISED STATUTES

PURPOSE: TO PREPARE FINAL PLAT OF A 2-LOT PARTITION PER JACKSON COUNTY PLANNING FILE NO. 2005-00063 AND PER THE CLIENT'S REQUEST.

PROCEDURE: UTILIZING INFORMATION AND FOUND MONUMENTATION PER FILED SURVEYS NO. 4, 3535, 4328, 5264 AND 13355, FOR CONTROL. INSTRUMENT NO. 91-04878 OF THE DEED RECORDS OF JACKSON COUNTY WAS USED TO DETERMINE THE CLIENT'S DEED LINES. THE AVERAGE CENTERLINE OF THE CANAL WAS LOCATED BY SURVEY AND THE RESULTING AVERAGE CENTERLINE ALIGNMENT IS SHOWN AS THE SOUTHERLY AND EASTERLY BOUNDARY OF CLIENT'S PROPERTY. I SET A WITNESS MONUMENT AT 25 FEET FORM THE AVERAGE CENTERLINE OF THE CANAL AS SHOWN HEREON. AN ELECTRONIC TOTAL STATION WAS USED TO MAKE ALL MEASUREMENTS.

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

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

SCALE: 1" = 100'
BASIS OF BEARING:

DATE: DECEMBER 19, 2005
FILED SURVEY NO. 4

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

- = SET 5/8"X24" REBAR WITH YELLOW PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC., INC."
- ✕ = SET 5/8"X30" REBAR WITH YELLOW PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC., INC."
- = FOUND 5/8" STEEL PIN WITH PLASTIC CAP STAMPED "D.A.EDWARDS-LS2339" PER S/N 13355.
- ⦿ = FOUND 5/8" IRON PIN PER S/N 4328
- ✕ = FOUND 5/8" IRON PIN PER S/N 5264
- S/N = FILED SURVEY NUMBER

- = A PRIVATE ROAD MAINTENANCE AND ACCESS AGREEMENT PER INSTRUMENT NO. 2005-050837, J.C.D.R. (SEE NOTE #5).
- = 60' WIDE ACCESS EASEMENT PER INSTRUMENT (SEE NOTE #3)
- = UNDERGROUND IRRIGATION PIPELINE EASEMENT PER INSTRUMENT NO. 77-10790, J.C.D.R. (SEE NOTE #4)
- = 10'± WIDE WATER PIPELINE EASEMENT PER INSTRUMENT NO. 73-14571, J.C.D.R. (SEE NOTE #5)

REGISTERED
**PROFESSIONAL
LAND SURVEYOR**
Douglas C. McMahan
OREGON
JULY 19, 1980
DOUGLAS C. McMAHAN
No. 1913
RENEWS 12/31/06