

# PARTITION PLAT NO. P-91-2006

LOCATED IN  
IN THE W 1/2 OF SECTION 36,  
T.36S., R.3W., W.M., JACKSON COUNTY, OREGON

Land Partition (File SUB2005-00109\_MP)

### RECORDER'S CERTIFICATE

Filed for record this 13<sup>th</sup> day of September, 2006  
at 1:39 o'clock P.M., and recorded as Partition Plat No. P-91-2006  
of "RECORD OF PARTITION PLATS" in Jackson County, Oregon.

( Index Volume 17 Page 91 )  
Kathleen J. Beckett County Clerk  
Carmen J. Helman Deputy

### DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that we, Donald W. Francies and Alene E. Francies, are the owners in fee simple of the land shown hereon and that we created the 30.00 foot wide fuel break easement between Parcel 1 and Parcel 2 and have caused the same to be divided into parcels as shown hereon.

Donald W. Francies  
Donald W. Francies  
Alene E. Francies  
Alene E. Francies

STATE OF Oregon  
COUNTY OF Jackson )SS.

This certifies that on this 13<sup>th</sup> day of September, 2006, before me a Notary Public, personally appeared Donald W. Francies and Alene E. Francies, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Karla K. Jefferson  
Shady Cove Notary Public - Oregon  
Commission No. 380738

My Commission Expires: May 13 2008  
(Month, date, year)



### NARRATIVE

PURPOSE: To survey and mark the corners of a two parcel Land Partition ( Jackson County Planning file number SUB2005-00109-MP), as shown hereon.

PROCEDURE: The parent property was created through an approved Minor Partition file number 79-234MP. At that time the outside boundary was monumented per filed survey number 8167 and reflexed on instrument number 98-24416 of the Official Records of Jackson County, Oregon. I found and tied the Northwest corner monument and the two witness corners along the South line. The Northeast corner had been destroyed by road work. I computed the Northwest corner position from ties to the found pins per filed survey number 8167, along with the newly created Parcel line. Monuments were set as shown.

### SURVEYOR'S CERTIFICATE

I, Richard G. Templin, a registered surveyor of the State of Oregon do hereby certify that this map correctly represents a survey made by me and marked with the proper monuments as provided by law. The parcel of land hereon shown and the Plat is a correct representation of the same. The following is an accurate description of the parent parcel, as set forth hereon:

Beginning at the INITIAL POINT, the Northwest corner of that parcel of land more particularly described in instrument number 98-24416 of the Official Records of Jackson County, Oregon being a 5/8" iron rod on the Southerly right of way line of Old Stage Road, from which the One Quarter corner common to Sections 35 and 36, Township 36 South, Range 3 West of the Willamette Meridian in Jackson County, Oregon bears Deed Record South, 61.97 feet and West, 1097.76 feet; thence South 83°07'00" East along said Southerly right of way line, 236.53 feet (Record, 236.58 feet) to a 5/8" iron rod at the most Northerly Northwest corner of that tract of land described in Instrument number 79-17492 of the Official Records of Jackson County, Oregon; thence South 03°02'00" West along the West line of said tract, 482.28 feet (Record, 482.32 feet) to a 5/8" iron rod witness corner; thence continue South 03°02'00" West, 15.00 feet to the Ell corner of said tract; thence North 86°58'15" West along the North line of said tract, 209.95 feet ( Record, North 86°58'00" West, 210.00 feet); thence North 00°07'40" East along said instrument number 98-24416, 15.00 feet to a 5/8" iron rod witness corner; thence continue North 00°07'40" East, 498.84 feet ( Record, 498.86 feet) to the point of beginning.

Richard G. Templin  
Richard G. Templin L.S. 2359

Jackson County Survey File No. 19334

### APPROVALS

Approved this 16<sup>th</sup> day of September, 2006.  
Gregory R. Roberts  
Jackson County Surveyor

Approved this 11<sup>th</sup> day of September, 2006.  
Theresa L. Lujan  
Jackson County Planning  
Land Partition (File SUB2005-00109\_MP)

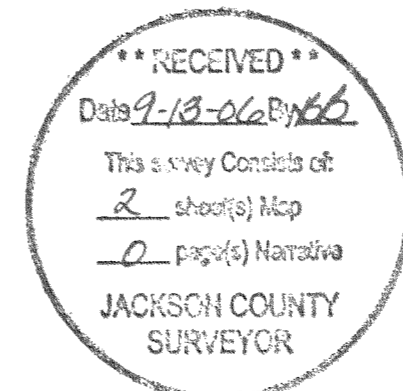
The Conditions of Approval from Land Use Case File# SUB2005-00109\_MP will apply to both lots within the plat.

All taxes, fees, assessments or other charges as required 9-13-06  
by O.R.S. 92.095 have been paid, as of \_\_\_\_\_

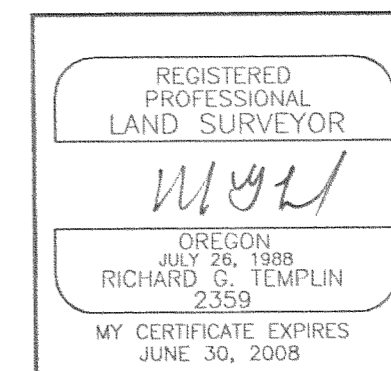
S. Hensolt, deputy 9-13-06  
ASSESSOR DATE

M. Kuf Deputy 9-13-06  
TAX COLLECTOR DATE

FILE: "francies\_aug20.dwg"



I CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.  
Richard G. Templin  
RICHARD G. TEMPLIN L.S. 2359



RICHARD TEMPLIN LAND SURVEYING  
P.O. BOX 1946 899-2032 JACKSONVILLE, OREGON  
MINOR LAND PARTITION  
LOCATED IN  
IN THE W 1/2 OF SECTION 36,  
T.36S., R.3W., W.M., JACKSON COUNTY, OREGON  
For: Mr. Don Francies  
6733 Old Stage Rd.  
Central Point, Oregon 97502  
DATE: AUGUST 20, 2006

# PARTITION PLAT NO. 9-91-2006

LOCATED IN  
IN THE W 1/2 OF SECTION 36,  
T.36S., R.3W., W.M., JACKSON COUNTY, OREGON

Land Partition (File SUB2005-00109\_MP)



SCALE: 1"=40'

### LEGEND

- SET 5/8" X 30" REBAR WITH PLASTIC CAP MARKED "TEMPLIN LS2359"
- FD. 5/8" IRON ROD WITH PLASTIC CAP MARKED "R. BATH LS 1069" PER FS 8167
- △ INDICATES CALCULATED POSITION
- ( ) INDICATES RECORD DATA PER FS 8167
- FS INDICATES FILED SURVEY

BASIS OF BEARING: FS 8167

### ENCUMBRANCES SHOWN ON CURRENT TITLE REPORT

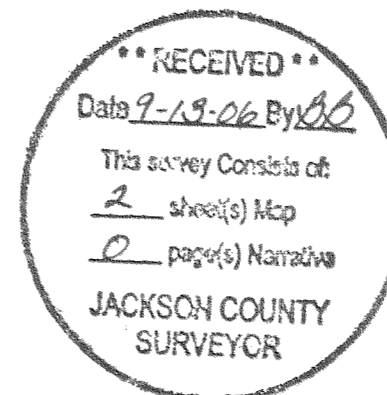
- 1.) RIGHT OF WAY FOR UNDERGROUND CONDUIT, CABLE AND OTHER MARKERS AS RECORDED IN VOL. 280, PAGE 72, OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, IS UN-PLOTTABLE.
- 2.) THE PREMISES ARE SUBJECT TO THE TERMS AND PROVISIONS BY INSTRUMENT RECORDED IN DOCUMENT NO. 89-30792 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- 3.) PARCEL NO. 1 IS SUBJECT TO THE TERMS AND PROVISIONS OF AN ACCESS EASEMENT BY INSTRUMENT RECORDED IN DOCUMENT NO. 93-18632 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON AS SHOWN HEREON.

I CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

*RT*

RICHARD G. TEMPLIN L.S. 2359

FILE: "francies aug20.dwg"



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*RT*  
OREGON  
JULY 26, 1988  
RICHARD G. TEMPLIN  
2359

MY CERTIFICATE EXPIRES  
JUNE 30, 2008

RICHARD TEMPLIN LAND SURVEYING  
P.O. BOX 1946 899-2032 JACKSONVILLE, OREGON

MINOR LAND PARTITION  
LOCATED IN  
IN THE W 1/2 OF SECTION 36,  
T.36S., R.3W., W.M., JACKSON COUNTY, OREGON

For: Mr. Don Francies  
6733 Old Stage Rd.  
Central Point, Oregon 97502

DATE: AUGUST 20, 2006

INITIAL POINT  
THE WEST 1/4 CORNER  
OF SECTION 36 BEARS  
SOUTH, 61.97 FEET &  
WEST, 1097.76 FEET.  
(NOT MEASURED  
CALCULATED FROM DEED  
RECORD)

BASIS OF BEARING  
N00°07'40"E 513.84 (N00°07'40"E 513.86)  
N00°07'40"E 498.84 (N00°07'40"E 498.86)

OLD STAGE ROAD

PARCEL 2  
0.618 AC +/-

PARCEL 1  
1.965 AC +/-

30' WIDE FUEL BREAK EASEMENT  
N10°17'39"E 186.54

FS 8167

ACCESS EASEMENT TO BENEFIT PARCEL NO. 1  
PER O.R. 93-18632

15.00' WITNESS CORNER

15.00' WITNESS CORNER