

PARTITION PLAT NO. P-45-2008

TOWNSHIP 35 SOUTH, RANGE 4 WEST,
SOUTHWEST 1/4 OF SECTION 27,
WILLAMETTE MERIDIAN, JACKSON COUNTY,
OREGON

APPROVAL

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, JOHN W. HENSON AND LINDA A. HENSON, TRUSTEES, AND/OR TRUSTORS OF THE HENSON FAMILY TRUST DATED OCTOBER 21, 1991, ARE THE OWNERS OF REAL PROPERTY REPRESENTED ON THIS PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAVE CAUSED TO SAME TO BE DIVIDED INTO PARCELS AS SHOWN ON THE PARTITION PLAT. WE HEREBY CREATE FOR THE BENEFIT OF PARCEL 1, 2 AND 3 THAT 25 FOOT WIDE NON-EXCLUSIVE INGRESS-EGRESS EASEMENT TOGETHER WITH THE 40 FOOT BY 60 FOOT TURN AROUND LOCATED ON PARCEL 1, THAT SEWER LINE AND DRAINFIELD EASEMENT ACROSS PARCELS 1 AND 2 FOR THE BENEFIT OF PARCEL 3, THAT FUEL BREAK EASEMENT ACROSS PARCEL 3 FOR THE BENEFIT OF PARCEL 2, AND THAT 25 FOOT WIDE INGRESS-EASEMENT FOR THE BENEFIT OF PARCELS 1-3 BEING AN EXTENSION OF CONIFER COURT, A PRIVATE ROAD.

APPROVED BY JACKSON COUNTY DEVELOPMENT SERVICES,
(FILE SUB2007-00129)

Giselle July 23, 2008
JACKSON COUNTY DEVELOPMENT SERVICES DATE
Roger Roberts July 14, 2008
JACKSON COUNTY SURVEYOR DATE

NARRATIVE

PURPOSE: PARTITION OF THAT TRACT DESCRIBED IN DOCUMENT 93-37932 O.R. PROCEDURE: THE OUTSIDE BOUNDARY WAS LOCATED FROM INFORMATION ON SURVEYS NO. 19166, 4849, 5190, 8892. DURING SURVEY 19166, GARY KAISER FOUND THE IRON PIN SET AT MY CLIENT'S NORTHWEST CORNER AND ESTABLISHED MONUMENTS ALONG MY CLIENT'S NORTH BOUNDARY. I HELD KAISER'S PINS AS THE TRUE BOUNDARY FOR MY CLIENT'S NORTH LINE. AFTER THE KAISER SURVEY, A FENCE BUILDER REMOVED AT LEAST TWO OF IRON PINS SET DURING SURVEY 4849, INSTALLED LARGE STEEL FENCE POSTS, AND INSERTED THE IRON PINS IN THE WET CONCRETE. THEY ARE NOW OUT OF POSITION. WE DO HAVE WITNESSES TO VERIFY THIS ACTION. THE NEW PARTITION BOUNDARIES WERE LOCATED PER THE CLIENT'S DIRECTION AND FOLLOW THE COUNTY APPROVAL. REAL TIME KINEMATIC (RTK) GPS POSITIONS WERE COMPUTED AT SEVERAL LOCATIONS, INCLUDING THE SOUTH 1/2 CORNER AS NOTED ON PAGE TWO USING OREGON DEPARTMENT OF TRANSPORTATION (O.D.O.T.) GPS NETWORK SOLUTIONS ADJUSTED TO NAD83-CORS96 (EPOCH 2002). MONUMENTS WERE SET AS SHOWN.

TAX STATEMENT

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O. R. S. 92.095 HAVE BEEN PAID AS OF 24th DAY OF July, 2008.
Jan M. Huff 7-24-08
TAX COLLECTOR DATE
Amanda Kirkpatrick 7/24/08
ASSESSOR DATE

John W. Henson Linda A. Henson
JOHN W. HENSON LINDA A. HENSON

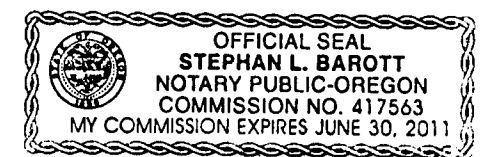
STATE OF OREGON)
COUNTY OF JACKSON) SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THE 12 DAY OF July, 2008 BY JOHN W. HENSON AND LINDA A HENSON, KNOWN TO ME AS THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED THIS TO BE THEIR VOLUNTARY ACT AND DEED.

EQUIPMENT USED: LEICA TCRP 1203 ELECTRONIC TOTAL STATION (RTK SMARTSTATION).

RECORDERS CERTIFICATE

FILED FOR RECORD THIS 24th DAY OF July, 2008 AT 2:25 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT NO. P-45-2008 OF RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON.
INDEX VOLUME 19 PAGE 45
Christine D. Walker Souza S. Mergin
COUNTY CLERK DEPUTY



Stephan Barott
NOTARY SIGNATURE

SURVEYOR'S CERTIFICATE

I, STEPHAN L. BAROTT, 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 SET FORTH HEREON.

COMMENCING AT THE SECTION CORNER COMMON TO SECTIONS 27, 28, 33, AND 34, TOWNSHIP 35 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON; THENCE NORTH 00°06'00" WEST ALONG THE WEST LINE OF SECTION 27, 205.00 FEET TO THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DOCUMENT 93-37932, OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON; THENCE SOUTH 89°56'18" EAST ALONG THE SOUTH LINE OF SAID TRACT 620.00 FEET TO A 5/8-INCH DIAMETER IRON PIN MARKING THE SOUTHEAST CORNER OF SAID TRACT, AND THE TRUE POINT OF BEGINNING; THENCE NORTH 00°06'00" WEST ALONG THE EAST LINE OF SAID TRACT 210.97 FEET; THENCE NORTH 89°57'19" WEST, 620.00 FEET TO THE WEST LINE OF SECTION 27; THENCE SOUTH 00°06'00" EAST, ALONG SAID WEST SECTION LINE, 210.79 FEET TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE SOUTH 89°56'18" EAST 620.00 FEET, TO THE POINT OF BEGINNING.

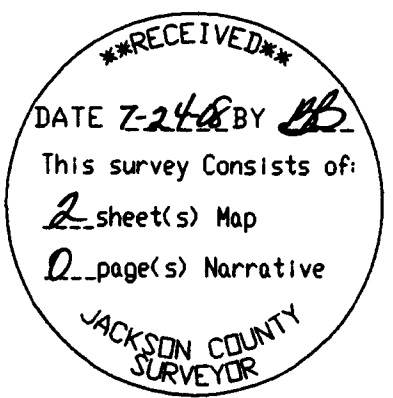
FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 20113

PLOTTED ON CONTINENTAL / MILANO JPC-4M2 MYLAR USING HP 51640 CARTRIDGE

I CERTIFY THIS TO BE AN EXACT COPY OF THE ORIGINAL PLAT

Stephan Barott
SURVEYOR

JACKSON COUNTY SUB2007-00129



STEPHAN BAROTT LAND SURVEYING
REGISTERED PROFESSIONAL LAND SURVEYOR
Stephan Barott
OREGON JULY 26, 1988
STEPHAN L. BAROTT 2332
RENEWAL: DECEMBER 31, 2009
1446 ST. ANDREW WAY
MEDFORD, OREGON 97504
541-776-1272
fax 541-776-2956
sbarott@charter.net

PARTITION PLAT		
DRAWN SBLs	DATE	JOHN & LINDA HENSON 4611 E. EVANS CR RD ROGUE RIVER, OR 97537 35-4W-27CC-TL1100
APPROVED	DATE	
SCALE NO SCALE	SHEET 1 OF 2	PROJECT NO. 2008-11

PARTITION PLAT NO. P-45-2008

TOWNSHIP 35 SOUTH RANGE 4 WEST
 SW 1/4 SECTION 27
 WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON

26 27 S 1/4 CORNER: FOUND 3/4-INCH DIAM IRON PIPE IN FENCE CORNER CONCRETE. BEARING TREES NOT FOUND.
 CPS (NAD83-CORS96 EPOCH 2002)
 LAT. 42°29'41.49106"N
 LONG. 123°10'13.90398"W
 ELEV. 1201.93 FT NAVD88 (GEOID 03)

FND C.S. 5190
 IRON PIN (MOVED BY FENCE BUILDER) BEARS S.14°48'48" E. 0.25 FT.
 6-INCH STEEL FENCE POST N.77°46'25" E. 0.82 FT

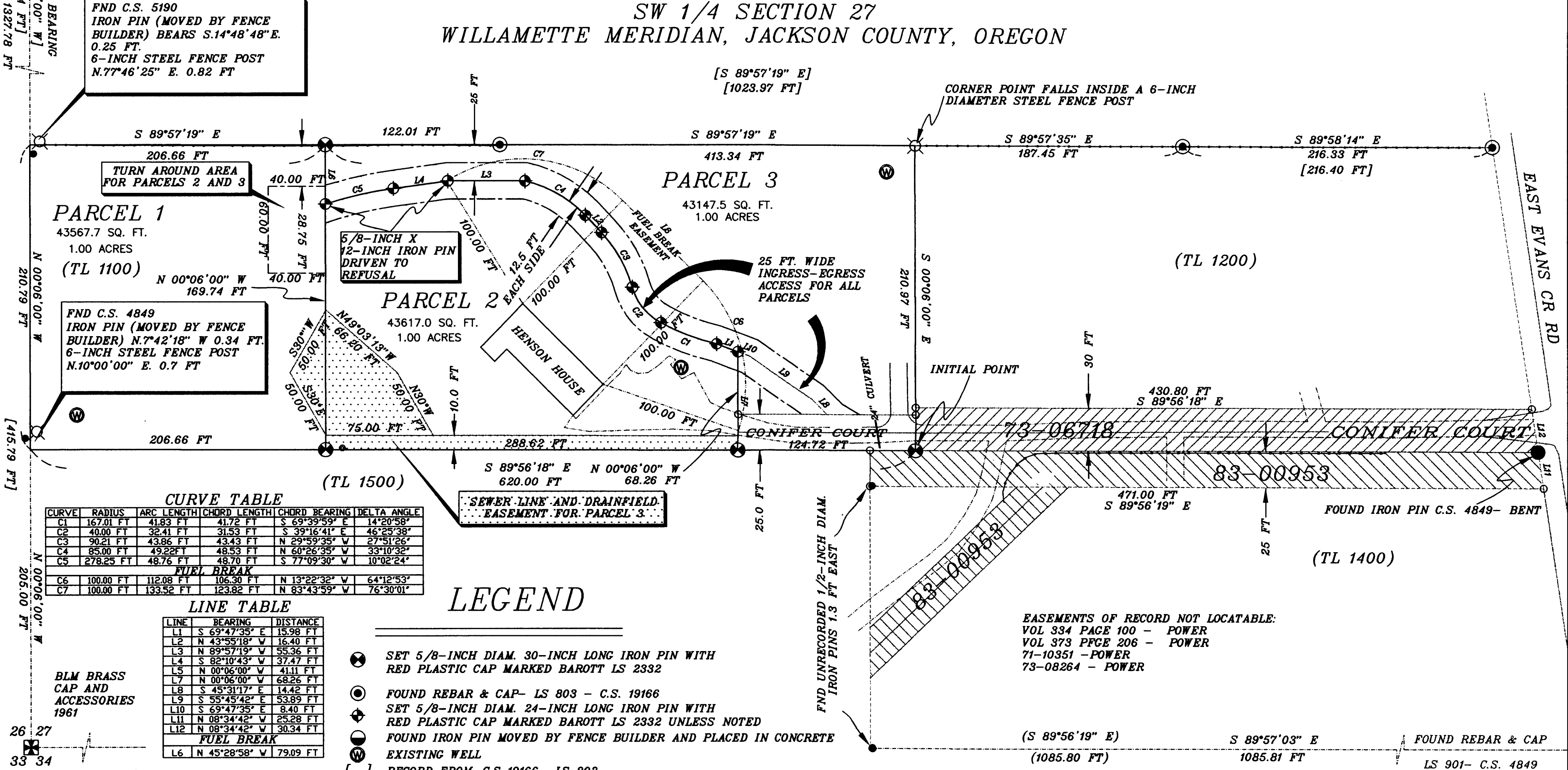
TURN AROUND AREA FOR PARCELS 2 AND 3

PARCEL 1
 43567.7 SQ. FT.
 1.00 ACRES
 (TL 1100)

FND C.S. 4849
 IRON PIN (MOVED BY FENCE BUILDER) N.7°42'18" W 0.34 FT.
 6-INCH STEEL FENCE POST N.10°00'00" E. 0.7 FT

PARCEL 2
 43617.0 SQ. FT.
 1.00 ACRES

PARCEL 3
 43147.5 SQ. FT.
 1.00 ACRES



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	167.01 FT	41.83 FT	41.72 FT	S 69°39'59" E	14°20'58"
C2	40.00 FT	32.41 FT	31.53 FT	S 39°16'41" E	46°25'38"
C3	90.21 FT	43.86 FT	43.43 FT	N 29°59'35" W	27°51'26"
C4	85.00 FT	49.22 FT	48.53 FT	N 60°26'35" W	33°10'32"
C5	278.25 FT	48.76 FT	48.70 FT	S 77°09'30" W	10°02'24"
FUEL BREAK					
C6	100.00 FT	112.08 FT	106.30 FT	N 13°22'32" W	64°12'53"
C7	100.00 FT	133.52 FT	123.82 FT	N 83°43'59" W	76°30'01"

LINE TABLE

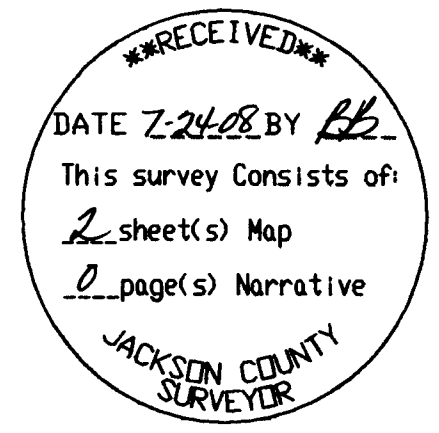
LINE	BEARING	DISTANCE
L1	S 69°47'35" E	15.98 FT
L2	N 43°55'18" W	16.40 FT
L3	N 89°57'19" W	55.36 FT
L4	S 82°10'43" W	37.47 FT
L5	N 00°06'00" W	41.11 FT
L7	N 00°06'00" W	68.26 FT
L8	S 45°31'17" E	14.42 FT
L9	S 55°45'42" E	53.89 FT
L10	S 69°47'35" E	8.40 FT
L11	N 08°34'42" W	25.28 FT
L12	N 08°34'42" W	30.34 FT
FUEL BREAK		
L6	N 45°28'58" W	79.09 FT

LEGEND

- SET 5/8-INCH DIAM. 30-INCH LONG IRON PIN WITH RED PLASTIC CAP MARKED BAROTT LS 2332
- FOUND REBAR & CAP- LS 803 - C.S. 19166
- ⊕ SET 5/8-INCH DIAM. 24-INCH LONG IRON PIN WITH RED PLASTIC CAP MARKED BAROTT LS 2332 UNLESS NOTED
- FOUND IRON PIN MOVED BY FENCE BUILDER AND PLACED IN CONCRETE
- ⊙ EXISTING WELL
- [] RECORD FROM .C.S 19166- LS 803
- () RECORD FROM .C.S 4849- LS 901
- C.S. RECORDED SURVEY NO.- JACKSON COUNTY SURVEYOR'S OFFICE
- NO MONUMENT FOUND OR SET
- ▨ EASEMENTS OF RECORD
- IRON PIN C.S. 4849 OR 5190
- ⊙ 6-INCH DIAMETER STEEL FENCE POST

I CERTIFY THIS TO BE AN EXACT COPY OF THE ORIGINAL PLAT

 Stephan Barott
 SURVEYOR



EASEMENTS OF RECORD NOT LOCATABLE:
 VOL 934 PAGE 100 - POWER
 VOL 373 PFGE 206 - POWER
 71-10351 - POWER
 73-08264 - POWER

JACKSON COUNTY SUB2007-00129

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REGISTERED PROFESSIONAL LAND SURVEYOR
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PARTITION PLAT

DRAWN SBLs	DATE 6-26-08	JOHN & LINDA HENSON 4611 E. EVANS CR RD ROGUE RIVER, OR 97537
APPROVED	DATE	35-4W-27CC-TL 1100
SCALE 1"=50'	SHEET 2 OF 2	PROJECT NO. 2008-11

BLM BRASS CAP AND ACCESSORIES 1961

PLOTTED ON CONTINENTAL/MILAND JPC-4M2 MYLAR USING HP 51640 CARTRIDGE

35-4W-27CC- TL 1100