

PARTITION PLAT NO. P-02-2009

LOCATED IN:  
THE NE 1/4 OF  
SECTION 23, T.38S., R.4W., W.M.,  
JACKSON COUNTY, OREGON

FOR:  
VAUGHN JONES  
14130 HWY 238  
APPLEGATE, OREGON 97530

**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 AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE PARENT TRACT OF LAND AS SET FORTH HEREON.

Commencing at the East-Northeast corner of Donation Land Claim (DLC) No. 38, in Section 23, Township 38 South, Range 4 West of the Willamette Meridian in Jackson County, Oregon; thence South 89°59'55" West (Record WEST) along the Northerly boundary of said DLC No. 38, a distance of 287.46 feet to a point for the Southeast corner of Government Lot 1 in Section 22, said Township and Range for the INITIAL POINT OF BEGINNING; thence North 89°59'55" East along said DLC boundary, 256.86 feet to the point of intersection with the average centerline of Humbug Creek; thence leaving said DLC boundary, North 23°53'28" East along the average centerline of Humbug Creek, 36.93 feet; thence North 03°47'33" East 27.67 feet; thence North 14°05'47" West 34.25 feet; thence North 26°34'02" West 44.58 feet; thence North 06°59'45" West 6.16 feet; thence North 09°27'57" East 4.49 feet to a point for the Southeast corner of tract described per Instrument No. 77-12786 of the Deed Records of said Jackson County, said point bears NORTH 145.00 feet and WEST 42.10 feet (Record 41.5 feet) from the aforementioned East-Northeast corner of DLC No. 38; thence EAST along the Southerly boundary of said tract, 723.25 feet (Record 742.95 feet) to a point on the Westerly right-of-way line of Humbug Creek Road; thence along said Westerly right-of-way line, along the arc of a 746.19 foot radius curve to the left (the long chord to which bears South 31°22'35" West 100.72 feet) an arc distance of 100.79 feet; thence South 27°30'24" West 202.03 feet; thence along the arc of a 602.96 foot radius curve to the left (the long chord to which bears South 14°44'23" West 266.49 feet) an arc distance of 268.71 feet; thence South 01°58'22" West 135.57 feet to the Northeast corner of tract described per Instrument No. 73-04246, said Deed Records; thence leaving said right-of-way line, North 83°04'00" West along the Northerly boundary of said tract and the Northerly boundary of tract described per Instrument No. 71-07983, said Deed Records, a distance of 495.63 feet to a point for the Northwest corner of said tract described per Instrument No. 71-07983, said point bears SOUTH 453.56 feet and WEST 29.07 feet from the aforementioned East-Northeast corner of DLC No. 38; thence South 39°04'30" West along the Westerly boundary of said tract, 38.62 feet to the Northeast corner of tract described per Instrument No. 2006-050088, said Deed Records; thence WEST along the Northerly boundary of said tract, 165.68 feet to a 5/8 inch iron pin for the Northwest corner of said tract; thence along the Westerly boundary of said tract, South 49°31'53" West 206.49 feet to a 5/8 inch iron pin; thence South 41°42'00" West 122.50 feet (Record 122.54 feet) to a point on the Northerly right-of-way line of Medford-Provolt State Highway No. 238; thence along said right-of-way line, along the arc of a 542.96 foot radius curve to the right (the long chord which bears North 65°03'52" West 99.91 feet) an arc distance of 100.05 feet; thence North 59°47'09" West 143.04 feet to the Southwest corner of tract described as Parcel III per Instrument No. 90-06481, said Deed Records; thence along the Westerly boundary of said tract, North 58°12'01" East 179.54 feet; thence North 18°45'18" East 117.93 feet; thence North 38°44'24" East 319.44 feet; ~~thence North 02° North 38°44'24" East 319.44 feet;~~ thence North 02°27'39" West 139.60 feet to the INITIAL POINT OF BEGINNING.

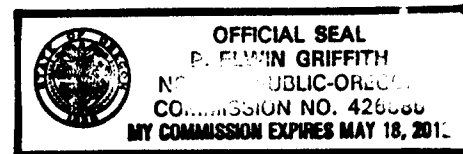
**DECLARATION:**

KNOW ALL MEN BY THESE PRESENTS, THAT VAUGHN E. JONES AND RONA E. JONES, HUSBAND AND WIFE, 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, AND DO HEREBY CREATE THE ACCESS EASEMENT ACROSS PARCEL 2, FOR THE BENEFIT OF THE OWNERS, HEIRS AND ASSIGNEES OF PARCEL NO. 1, FOR INGRESS AND EGRESS AND FOR CONSTRUCTION AND MAINTENANCE OF SAID ACCESS.

IN WITNESS WHEREOF, I have set my hand and seal this 18 day of December, 2008,

STATE OF OREGON )  
County of Jackson)ss.  
The foregoing instrument was acknowledged before me this 18 day of December, 2008,  
by VAUGHN E. JONES as his free and voluntary act.

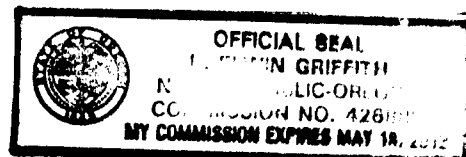
BEFORE ME: P. E. Suffer  
Notary



IN WITNESS WHEREOF, I have set my hand and seal this 18 day of December, 2008,

STATE OF OREGON )  
County of Jackson)ss.  
The foregoing instrument was acknowledged before me this 18 day of December, 2008,  
RONA E. JONES as her free and voluntary act.

BEFORE ME: P. E. Suffer  
Notary



**ASSESSOR:**

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF JANUARY 20, 2009.

William J. Brown Deputy Assessor 1-20-2009 DATE  
J. M. [Signature] Deputy Tax Collector 1-20-09 DATE

**RECORDER'S CERTIFICATE:**

FILED FOR RECORD THIS 20 DAY OF JANUARY, 2009, AT 2:14 O'CLOCK, P.M. AND RECORDED AS PARTITION PLAT NO. P-02-2009 OF "RECORD OF PARTITION PLATS" IN JACKSON COUNTY, OREGON. (INDEX VOLUME 20 PAGE 02.)

Christine D Walker County Clerk Barbara J Shaw Deputy

I CERTIFY THIS PLAT TO BE AN EXACT PHOTOCOPY OF THE ORIGINAL.

Douglas C. McMahon  
SURVEYOR

**APPROVALS:** (FILE NO. SUB2008-00041-MP)

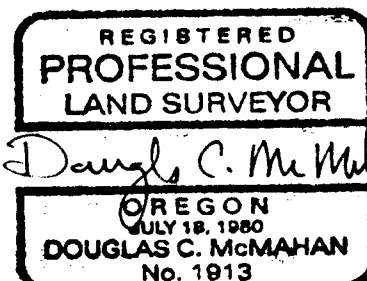
Examined and approved by Jackson County Development Services, this 13<sup>th</sup> day of January, 2009

[Signature]  
PLANNING DIRECTOR

Examined and approved by the Jackson County Surveyor this 16 day of JANUARY, 2009.

Kenny K. Bradshaw  
Jackson County Surveyor

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS SURVEY NO. 20291.



RENEWS 12/31/10

PARTITION PLAT NO. P-02-2009

LOCATED IN:  
THE NE 1/4 OF  
SECTION 23, T.38S., R.4W., W.M.,  
JACKSON COUNTY, OREGON

FOR:  
VAUGHN JONES  
14130 HWY 238  
APPLEGATE, OREGON 97530

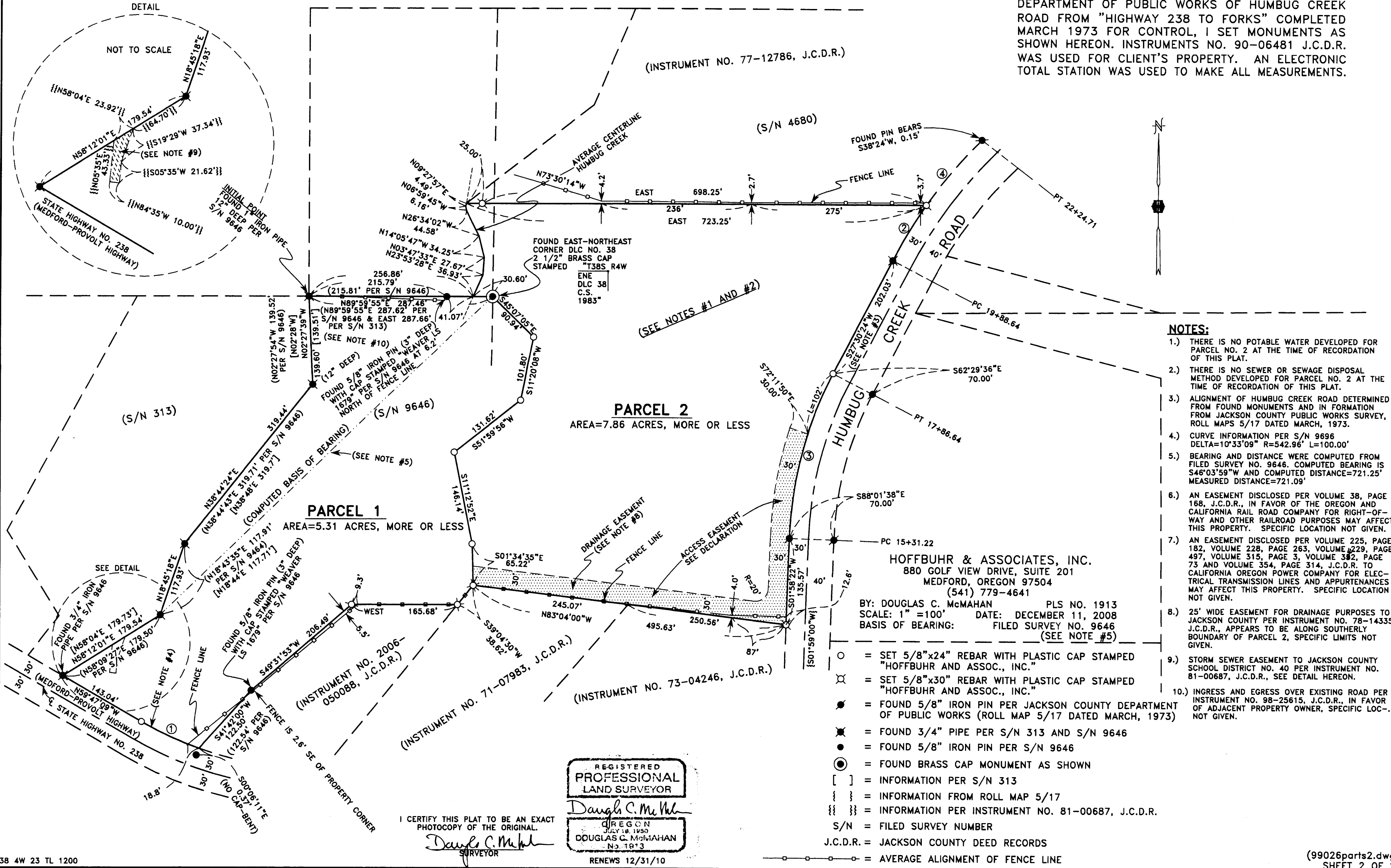
SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250 OF THE OREGON REVISED STATUTES.

**PURPOSE:** TO SURVEY, MONUMENT, AND PREPARE A PARTITION PLAT PER JACKSON COUNTY PLANNING FILE NO. SUB 2008-00041 MP AND PER CLIENTS REQUEST.

**PROCEDURE:** UTILIZING FOUND MONUMENTATION PER FILED SURVEYS NO. 313, 3606, 4680, 9646 16185 AND SURVEY BY DEPARTMENT OF PUBLIC WORKS OF HUMBUG CREEK ROAD FROM "HIGHWAY 238 TO FORKS" COMPLETED MARCH 1973 FOR CONTROL, 1 SET MONUMENTS AS SHOWN HEREON. INSTRUMENTS NO. 90-06481 J.C.D.R. WAS USED FOR CLIENT'S PROPERTY. AN ELECTRONIC TOTAL STATION WAS USED TO MAKE ALL MEASUREMENTS.

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
1	10°33'27"	542.96'	100.05'	99.91'	N65°03'52"W
2	7°44'21"	746.19'	100.79'	100.72'	S31°22'35"W
3	25°32'02"	602.96'	266.49'	266.49'	S14°44'23"W
4	11°08'39"	746.19'	145.13'	144.91'	N40°49'05"E

**\*\*RECEIVED\*\***  
Date: 10-09-08  
This survey consists of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR



- NOTES:**
- 1.) THERE IS NO POTABLE WATER DEVELOPED FOR PARCEL NO. 2 AT THE TIME OF RECORDATION OF THIS PLAT.
  - 2.) THERE IS NO SEWER OR SEWAGE DISPOSAL METHOD DEVELOPED FOR PARCEL NO. 2 AT THE TIME OF RECORDATION OF THIS PLAT.
  - 3.) ALIGNMENT OF HUMBUG CREEK ROAD DETERMINED FROM FOUND MONUMENTS AND IN FORMATION FROM JACKSON COUNTY PUBLIC WORKS SURVEY, ROLL MAPS 5/17 DATED MARCH, 1973.
  - 4.) CURVE INFORMATION PER S/N 9696 DELTA=10°33'09" R=542.96' L=100.00'
  - 5.) BEARING AND DISTANCE WERE COMPUTED FROM FILED SURVEY NO. 9646. COMPUTED BEARING IS S46°03'59"W AND COMPUTED DISTANCE=721.25' MEASURED DISTANCE=721.09'
  - 6.) AN EASEMENT DISCLOSED PER VOLUME 38, PAGE 168, J.C.D.R., IN FAVOR OF THE OREGON AND CALIFORNIA RAIL ROAD COMPANY FOR RIGHT-OF-WAY AND OTHER RAILROAD PURPOSES MAY AFFECT THIS PROPERTY. SPECIFIC LOCATION NOT GIVEN.
  - 7.) AN EASEMENT DISCLOSED PER VOLUME 225, PAGE 182, VOLUME 228, PAGE 263, VOLUME 229, PAGE 497, VOLUME 315, PAGE 3, VOLUME 382, PAGE 73 AND VOLUME 354, PAGE 314, J.C.D.R. TO CALIFORNIA OREGON POWER COMPANY FOR ELECTRICAL TRANSMISSION LINES AND APPURTENANCES MAY AFFECT THIS PROPERTY. SPECIFIC LOCATION NOT GIVEN.
  - 8.) 25' WIDE EASEMENT FOR DRAINAGE PURPOSES TO JACKSON COUNTY PER INSTRUMENT NO. 78-14335, J.C.D.R., APPEARS TO BE ALONG SOUTHERLY BOUNDARY OF PARCEL 2, SPECIFIC LIMITS NOT GIVEN.
  - 9.) STORM SEWER EASEMENT TO JACKSON COUNTY SCHOOL DISTRICT NO. 40 PER INSTRUMENT NO. 81-00687, J.C.D.R., SEE DETAIL HEREON.
  - 10.) INGRESS AND EGRESS OVER EXISTING ROAD PER INSTRUMENT NO. 98-25615, J.C.D.R., IN FAVOR OF ADJACENT PROPERTY OWNER, SPECIFIC LOCATION NOT GIVEN.

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

BY: DOUGLAS C. McMAHAN PLS NO. 1913  
SCALE: 1"=100' DATE: DECEMBER 11, 2008  
BASIS OF BEARING: FILED SURVEY NO. 9646  
(SEE NOTE #5)

- = SET 5/8"x24" REBAR WITH PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC., INC."
- ⊗ = SET 5/8"x30" REBAR WITH PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC., INC."
- = FOUND 5/8" IRON PIN PER JACKSON COUNTY DEPARTMENT OF PUBLIC WORKS (ROLL MAP 5/17 DATED MARCH, 1973)
- ⊗ = FOUND 3/4" PIPE PER S/N 313 AND S/N 9646
- = FOUND 5/8" IRON PIN PER S/N 9646
- ⊙ = FOUND BRASS CAP MONUMENT AS SHOWN
- [ ] = INFORMATION PER S/N 313
- { } = INFORMATION FROM ROLL MAP 5/17
- {} = INFORMATION PER INSTRUMENT NO. 81-00687, J.C.D.R.
- S/N = FILED SURVEY NUMBER
- J.C.D.R. = JACKSON COUNTY DEED RECORDS
- = AVERAGE ALIGNMENT OF FENCE LINE

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
Douglas C. McMahan  
JULY 18, 1950  
DOUGLAS C. McMAHAN  
No. 1913  
RENEWS 12/31/10

I CERTIFY THIS PLAT TO BE AN EXACT PHOTOCOPY OF THE ORIGINAL.  
Douglas C. McMahan  
SURVEYOR