

***** APPROVALS *****

FILE SUB2008-00048

EXAMINED AND APPROVED this 29th day of July 20 09

KAM...
Jackson County Development Services

EXAMINED AND APPROVED this 20th day of JULY 20 09

Kerry K. Bradburn
Jackson County Surveyor

PARTITION PLAT NO. P-23-2009

(Partially Unsurveyed)

In Section 18, T.39 S., R.2 E., W.M.
Jackson County, Oregon
(JCDS File #SUB2008-00048)

***** RECORDING *****

Filed for record this 13 day of August 2009 at
3:56 o'clock P.m., and recorded as Partition Plat No. P-23-2009

in "Record of Partition Plats" of Jackson County, Oregon.
Index Volume 20, Page 23, Document No. 2009-031543, ORJCO.

SURVEY FOR:

DOUG NEUMAN
951 EMIGRANT CR. RD.
ASHLAND, OR 97520

SURVEY BY:

L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
816 WEST EIGHTH STREET
MEDFORD, OREGON 97501
PHONE: (541) 772-2782
EMAIL: LJFRIAR@CHARTER.NET

Christine D. Walker County Clerk
Cheryl Angeris Deputy

County Surveyor File No. 20460

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid
as of AUGUST 13TH 20 09

Anna Crawford Deputy Assessor, Department of Assessment
Karen W. Meade Deputy Tax Collector

***** DECLARATION *****

Know all men by these presents that we, DOUGLASS A. NEUMAN AND REBECCA B. NEUMAN, are the owners in fee of the lands shown on this Partition Plat, more particularly described in the Surveyor's Certificate and have caused the same to be Partitioned into the Parcels as shown on Sheets 2 and 3 and we do hereby make and establish the Private Access Easement and the Joint Public/Private Utility Easement (PPUE) as shown on Sheets 2 and 3 for the benefit of and use by Parcel 1 or 2 as noted.

Douglas A. Neuman
DOUGLASS A. NEUMAN

Rebecca Neuman
REBECCA B. NEUMAN

STATE OF OREGON)
COUNTY OF JACKSON)

PERSONALLY appeared the above named Douglass A. Neuman and Rebecca B. Neuman and acknowledged the foregoing instrument to be their voluntary act and deed.

Dated this 13th day of August 20 09

Justin
Notary Public - Oregon
Commission No. 416434
My Commission Expires 6-21-2011



SHEET INDEX

- 1 = SIGNATURE PAGE.
- 2 = NORTHERLY PORTION OF PARENT TRACT.
- 3 = SOUTHERLY PORTION OF PARENT TRACT.

***** SURVEYOR'S CERTIFICATE *****

I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME, AND COMPLIES WITH THE REGULATIONS FOR PARTITIONS, AND REPRESENTS LAND, THE EXTERIOR OF WHICH BEING ACCURATELY DESCRIBED AS FOLLOWS:

Beginning at a the North one-quarter (N. 1/4) corner of Section 18, Township 39 South, Range 2 East, Willamette Meridian, Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence South 89°41'56" East, 1323.02 feet to the Northeast corner of that tract described in Document No. 2008-025208, Official Records of Jackson County, Oregon; thence along the exterior of said tract the following 14 courses: South 00°02'38" West (record South 00°09'13" West), 1192.72 feet; thence North 89°42'00" West, 493.06 feet; thence South 00°02'38" West, 461.00 feet; thence South 15°59'25" East, 193.67 feet; thence South 30°24'21" East, 644.12 feet; thence South 12°07'35" East, 240.32 feet; thence South 04°00'34" West, 217.07 feet; thence North 30°15'57" West, 493.77 feet; thence South 30°37'48" West, 534.12 feet; thence South 47°40'41" West, 359.65 feet; thence South 35°50'59" West, 343.68 feet; thence North 41°04'00" West, 2064.62 feet; thence North 50°18'00" East, 50.01 feet; thence South 41°04'00" East, 12.285 feet to the most Southerly corner of that tract described in Document No. 2008-025206, said Official Records; thence North 52°23'19" East, 476.67 feet to the most Easterly corner of said tract; thence along the Northeastery line of said tract the following 3 courses: North 31°40'24" West, 822.85 feet; thence North 47°59'03" West, 136.53 feet; thence North 79°12'22" West, 292.14 feet to the most Northerly corner of said tract; thence along the exterior of that tract described in Document No. 2008-025208, said Official Records the following 6 courses: North 31°58'59" West, 399.99 feet; thence South 58°01'00" West, 328.70 feet; thence North 32°18'36" West, 187.14 feet; thence along the arc of a 741.39 foot radius curve to the left having a central angle of 23°57'29", a distance 310.01 feet (the long chord of which bears North 44°17'21" West, 307.76 feet); thence North 56°00'30" West, 281.27 feet to the North line of said Section 18; thence along said North line, South 89°41'56" East, 2534.61 feet to the initial point of beginning.

REGISTERED PROFESSIONAL LAND SURVEYOR

James E. Hibbs
OREGON
JULY 17, 1988
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-11

SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

PURPOSE: To survey and monument two parcels created through a Land Partition. See JCDS File No. SUB2008-00048. The parent tract is described in Doc. #2008-025208, ORJCO.

PROCEDURE: From control and monuments established by this office during FS19629 and FS20129 computed the position of the Parcel corners and set monuments at the locations shown on Sheets 2 and 3. Since Parcel 3 is unsurveyed and based on deed record calls, the easements lying within Parcel 3 are shown in their approximate locations which I believe satisfies the intent of ORS 92.050 (6) as it relates to unsurveyed Lots or Parcels.

*** RECEIVED ***
DATE 8-13-09
This survey consists of:
3 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

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

James E. Hibbs
SURVEYOR

SHEET 1 OF 3 09110FM

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In Section 18, T.39 S., R.2 E., W.M.
Jackson County, Oregon
(JCDS File #SUB2008-00048)

LEGEND:

- ⊙ = FD. BRASS CAPPED MONUMENT MKD. LS759 PER FS13365.
- = FD. 3/4" REBAR [5/8" IRON ROD]. SEE FS18101.
- ✕ = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. BURRELL PLS638 PER FS16292.
- = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. L.J. & ASSOC. PER FS20129.
- = SET 5/8" X 24" IRON PIN W/ PLASTIC CAP MKD. L.J. & ASSOC.

- JCDR = JACKSON COUNTY DEED RECORDS.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- () = RECORD DATA PER DOC. 2008-025208, ORJCO.
- FS = FILED SURVEY #.
- X- = FENCE LINE.
- WC = WITNESS CORNER MONUMENT.
- C1/L1 = SEE COURSE DATA TABLE.
- PPUE = JOINT PUBLIC/PRIVATE UTILITY EASEMENT PER THIS PLAT.

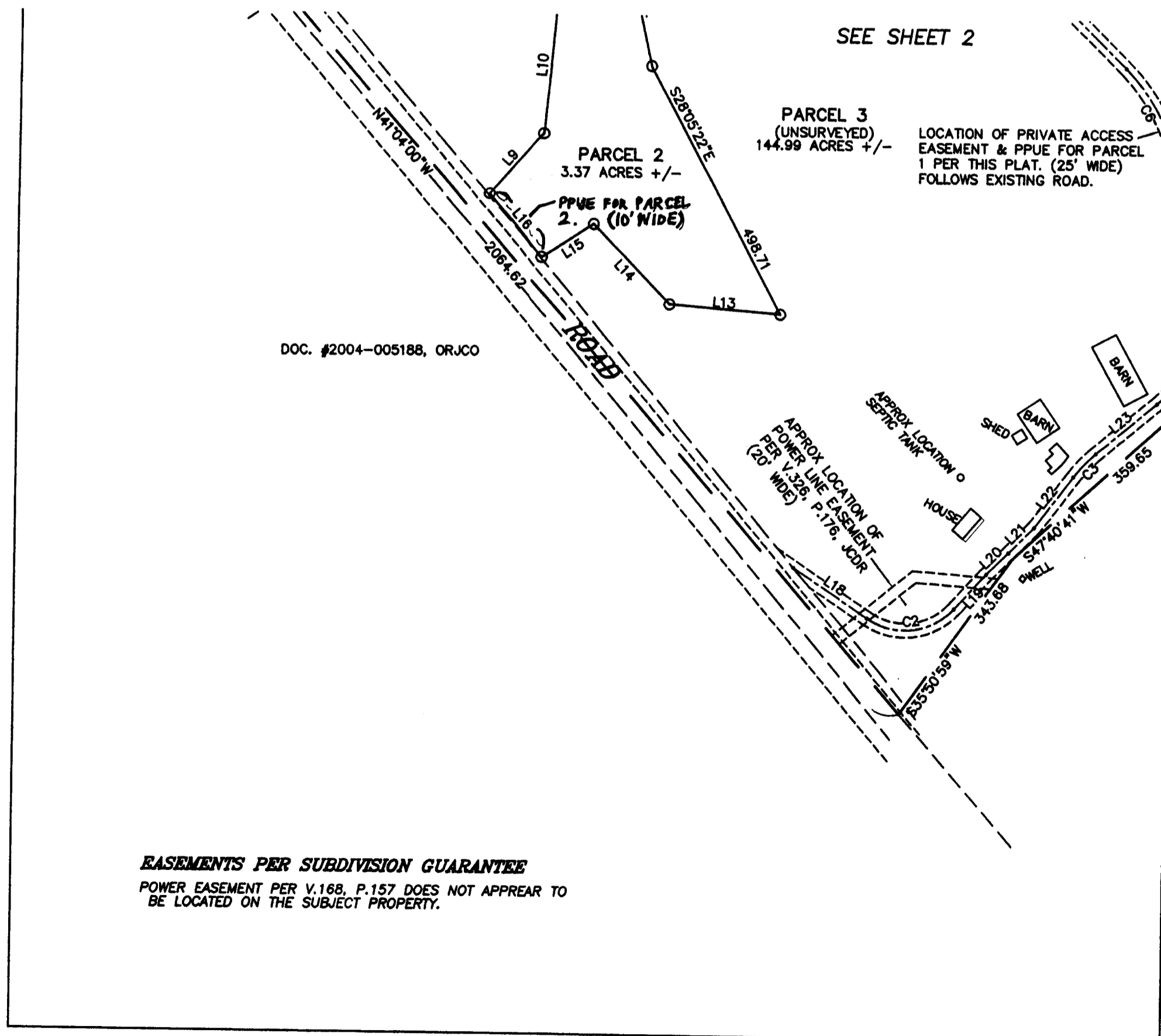
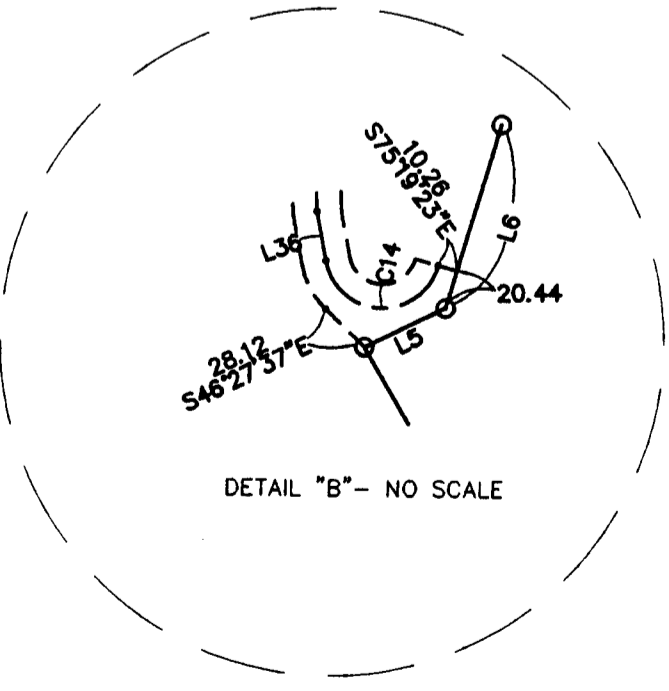
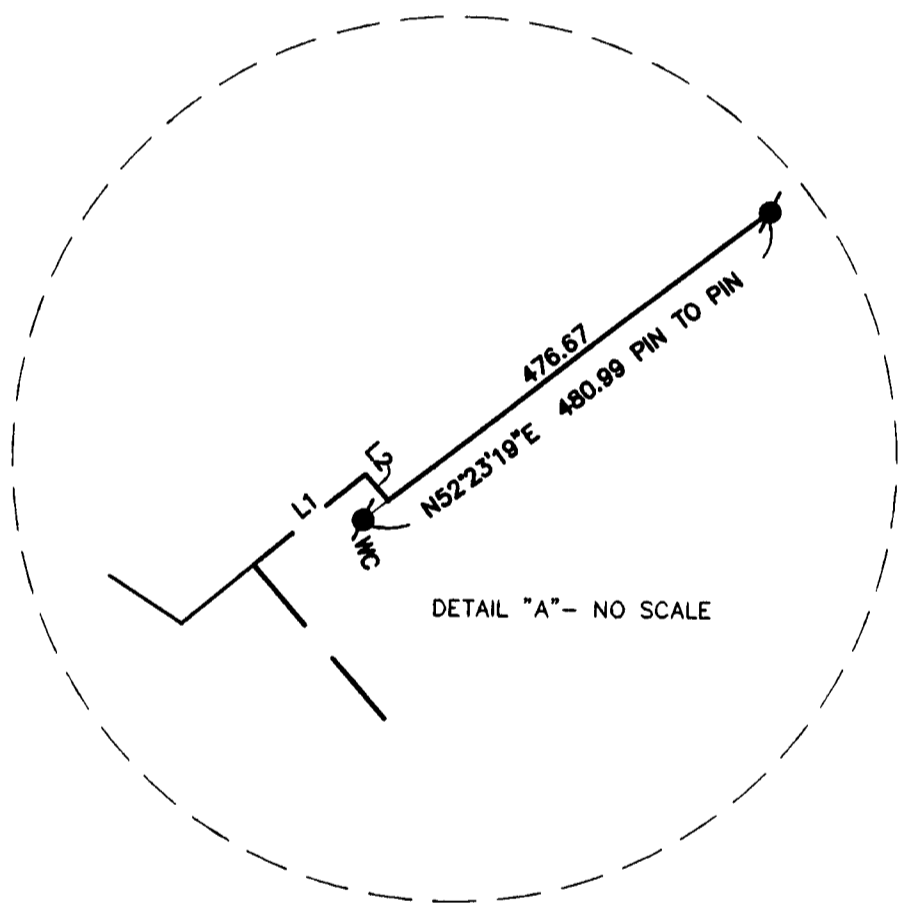
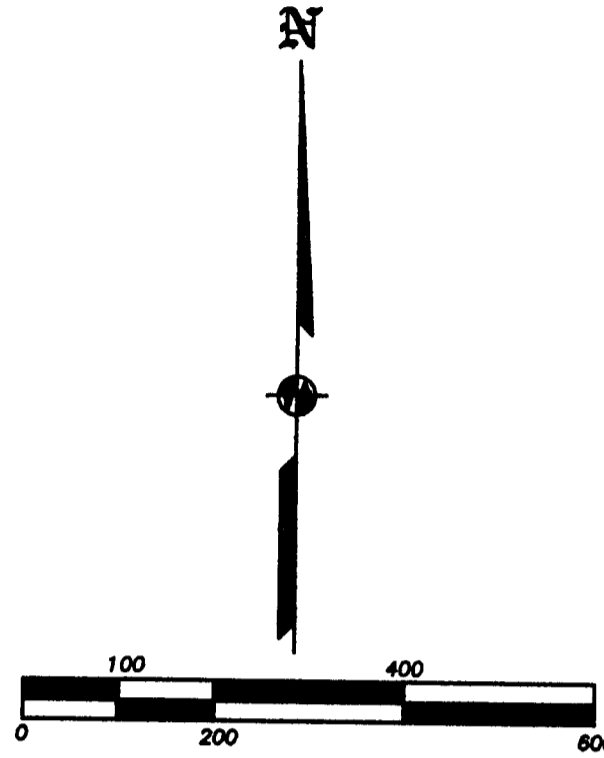
BASIS OF BEARINGS:

FS18101 AS SHOWN HEREON.

UNIT OF MEASUREMENT = FEET DATE: APRIL 30, 2009 SCALE: 1" = 200'

COURSE DATA TABLE				
NUM	DELTA	ARC	RADIUS	LONG CHORD
C1	(23°57'29")	(310.01)	(741.39)	(N44°17'21"W 307.76)
C2	81°08'51"	169.96	120.00	S43°29'32"W 57.32
C3	13°09'56"	57.45	250.00	N83°08'33"E 156.10
C4	36°35'19"	159.65	250.00	N31°46'51"E 156.95
C5	40°05'19"	69.97	100.00	N06°33'28"W 68.55
C6	31°05'04"	176.32	325.00	N29°36'29"W 174.17
C7	97°46'40"	93.86	55.00	S03°44'19"W 82.88
C8	13°19'40"	23.26	100.00	S59°17'29"W 23.21
C9	45°43'02"	63.83	80.00	N43°05'48"E 62.15
C10	19°59'07"	52.32	150.00	N10°14'44"E 52.06
C11	153°32'45"	93.80	35.00	S77°01'33"W 68.14
C12	14°13'07"	24.82	100.00	N22°45'41"W 24.75
C13	24°46'09"	43.23	100.00	N03°16'03"W 42.89
C14	154°31'38"	80.91	30.00	S88°03'34"E 58.52

NUM	BEARING	DISTANCE	NUM	BEARING	DISTANCE
L1	N50°18'00"E	50.01	L19	N42°34'07"E	84.96
L2	S41°04'00"E	12.285	L20	N45°21'28"E	54.25
L3	S23°18'28"E	218.15	L21	N44°58'04"E	64.41
L4	S63°23'13"W	172.04	L22	N36°54'34"E	114.08
L5	N64°12'10"E	46.78	L23	N50°04'30"E	140.48
L6	N16°15'41"E	99.94	L24	N13°29'11"E	68.51
L7	N31°05'02"E	131.01	L25	N26°36'08"W	94.18
L8	N16°13'53"E	89.95	L26	N14°03'56"W	95.66
L9	N41°25'10"E	145.12	L27	N45°09'01"W	618.83
L10	N05°23'18"E	242.88	L28	N52°37'39"E	102.71
L11	N54°22'44"E	152.16	L29	N65°57'19"E	55.98
L12	S12°03'01"E	212.76	L30	N20°14'17"E	63.32
L13	N85°35'21"W	199.72	L31	N00°15'10"E	42.21
L14	N44°16'03"W	195.70	L32	S15°39'08"E	47.05
L15	S57°05'31"W	109.55	L33	S09°07'02"W	73.09
L16	N39°48'48"W	146.88	L34	S04°45'55"E	75.11
L17	N76°11'41"W	85.35	L35	S01°43'19"E	50.17
L18	S56°17'01"E	159.06	L36	S10°47'45"E	26.18



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REGISTERED PROFESSIONAL LAND SURVEYOR
James E. Hibbs
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-11

RECEIVED
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EASEMENTS PER SUBDIVISION GUARANTEE
POWER EASEMENT PER V.168, P.157 DOES NOT APPEAR TO BE LOCATED ON THE SUBJECT PROPERTY.

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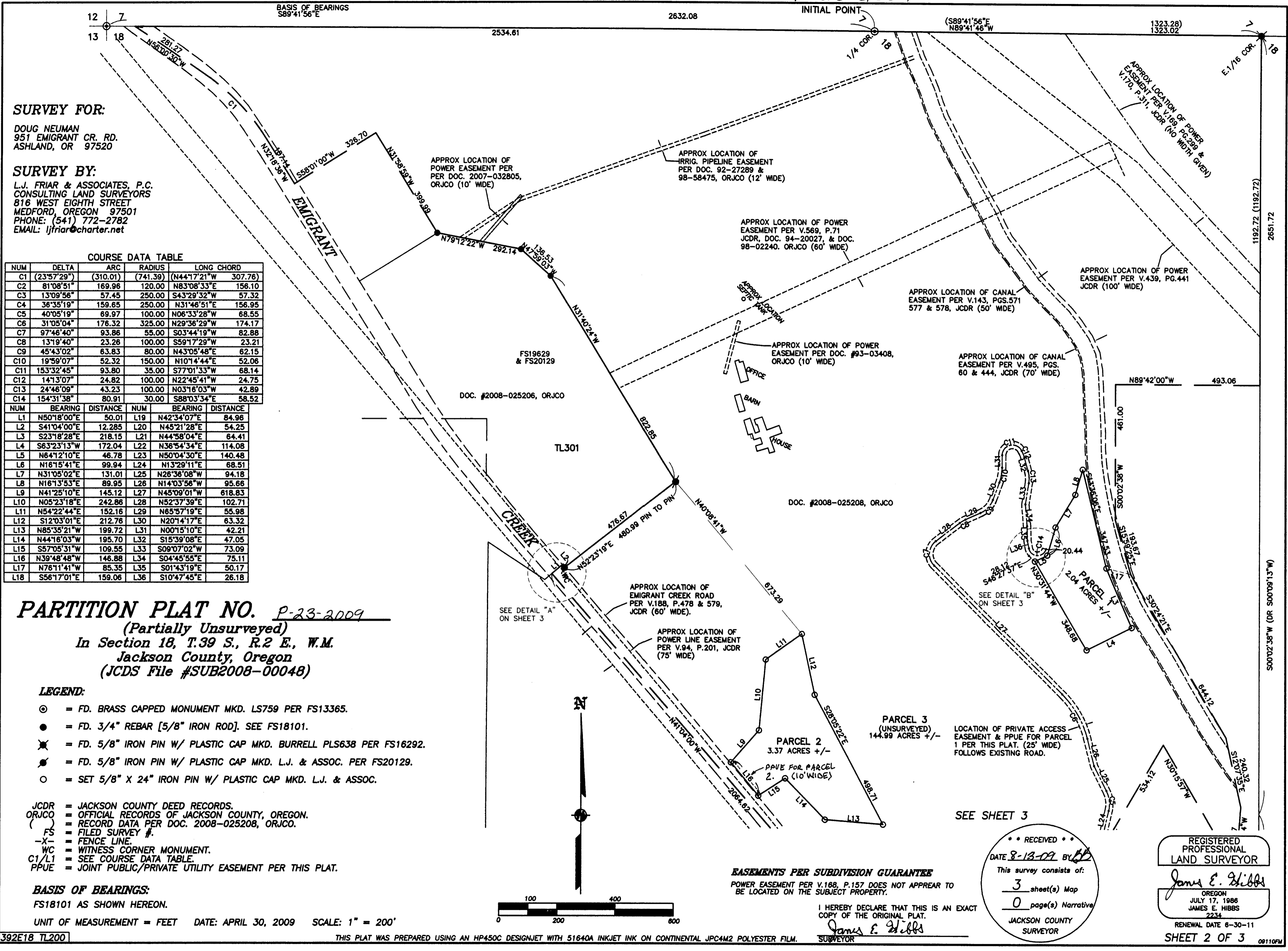
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THIS PLAT WAS PREPARED USING AN HP450C DESIGNJET WITH 51640A INKJET INK ON CONTINENTAL JPC4M2 POLYESTER FILM.



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