

LAND PARTITION SURVEY
PARTITION PLAT NO. P-11-2011
LOCATED IN:
S.E. 1/4 of Section 24, T.37S., R.1W., W.M.
Jackson County, Oregon
FOR:
JOHN A. RETZLAFF

APPROVALS:

JACKSON COUNTY PLANNING:
(FILE NO. SUB2010-0057)

K. M. Madry Director
April 5, 2011 Date

Examined and approved this 18TH day of MARCH, 2011.

Kenny K. Bradshaw
County Surveyor

RECORDING

Filed for record this the 7TH day of April, 2011 at
3:51 o'clock P.M. and recorded in Volume 22, of Plats of
page 11 of the Records of Partition Plats of Jackson County, Oregon.

Christine D. Walker County Clerk
Carman D. Helman Deputy

COUNTY SURVEYOR FILE NO. 20849

All taxes, fees, assessments or other charges as required by

O.R.S. 92.095 have been paid as of April 7, 2011.

Karen W. Meade Tax Collector
4-7-11 Date

Amanda Adams Assessor
4/7/11 Date

SURVEYOR'S CERTIFICATE:
I, DARRELL L. HUCK, A DULY REGISTERED SURVEYOR OF 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 OF LAND AS SET FORTH.

PARCEL 1 OF PARTITION PLAT P-72-1993, RECORDED SEPTEMBER 1, 1993 IN RECORD
OF PARTITION PLATS IN JACKSON COUNTY, OREGON, AND FILED AS SURVEY NO. 13635
IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

Darrell L. Huck
SURVEYOR

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, JOHN A. RETZLAFF AND JOANNE T.
RETZLAFF ARE THE OWNERS 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 ON THE PARTITION PLAT.
WE HEREBY DEDICATE TO THE PUBLIC, FOR PUBLIC UTILITY EASEMENT PURPOSES, THE
PUBLIC UTILITY EASEMENT AS SHOWN HEREON.

IN WITNESS WHEREOF, signed this 17TH day of MARCH, 2011.

John A. Retzlaff JOHN A. RETZLAFF
Joanne T. Retzlaff JOANNE T. RETZLAFF

STATE OF OREGON }
COUNTY OF JACKSON } SS.

PERSONALLY APPEARED THE ABOVE NAMED JOHN A. RETZLAFF AND JOANNE T. RETZLAFF,
AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

DATED THIS DAY OF MARCH 17, 2011,

LAURA V WENDT PRINTED NAME
Laura V Wendt NOTARY PUBLIC - OREGON

COMMISSION NO. 431262
MY COMMISSION EXPIRES 09.06.2012

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	69°20'46"	50.00'	62.52'	56.89'	S79°24'27"E
2	104°06'28"	50.00'	90.85'	78.86'	N17°51'56"E
3	45°07'05"	20.00'	15.75'	15.35'	N11°37'46"W
4	30°48'11"	95.00'	51.08'	50.46'	N04°28'33"W
5	43°32'15"	245.00'	186.17'	181.72'	S26°22'56"W
6	27°04'12"	590.00'	278.75'	276.17'	S34°36'57"W
7	36°03'20"	280.00'	176.20'	173.31'	S39°06'31"W
8	14°25'53"	405.00'	102.01'	101.74'	S49°55'15"W
9	08°48'56"	507.47'	60.37'	60.33'	S50°26'29"E
10	07°28'33"	875.00'	114.17'	114.09'	N02°16'34"E
11	81°26'06"	50.00'	71.07'	65.23'	S00°01'01"E
12	37°54'26"	120.66'	79.83'	78.39'	N38°49'37"W
13	23°49'33"	50.00'	20.79'	20.64'	S52°37'09"W
14	69°15'54"	20.00'	24.18'	22.73'	N29°53'59"E
15	15°49'18"	517.47'	142.89'	142.44'	S61°39'21"E
16	04°44'19"	517.47'	42.80'	42.78'	S71°56'09"E

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	N89°45'12"W	125.00'
L2	N45°07'24"E	176.40'
L3	S00°01'01"E	125.00'
L4	N19°52'24"W	40.84'
L5	S00°01'01"E	7.20'
L6	S16°32'59"E	151.76'
L7	N83°59'09"W	50.60'
L8	N16°32'59"W	12.48'
L9	S83°59'09"E	17.23'
L10	N19°52'24"W	74.26'
L11	N19°52'24"W	27.25'

(S/N 9629 S89°50'54"E 2640.78')
S89°50'22"E 2640.94'

CENTER 1/4 CORNER
Found 5/8" iron pin
per S/N 9629
(not visited this survey)

INITIAL POINT
1/4 SECTION CORNER
Found brass cap
per 1966 Jackson County
Re-establishment

ROADWAY EASEMENT

Volume 384, Page 228,
Jackson County Deed Records
Volume 390, Page 252,
Jackson County Deed Records
Volume 430, Page 194,
Jackson County Deed Records
(location not defined)

POWER LINE EASEMENT PER
Instrument No. 02-39970 D.R.
(LOCATION NOT SPECIFIED)

PARCEL 2
112.7 Acres

PARCEL 1
10.4 Acres

POWER LINE EASEMENT

Volume 164, Page 239 &
Page 240, Jackson County Deed Records
Volume 167, Page 301 & Volume 439, Page 38
Jackson County Deed Records
Volume 416, Page 292,
Jackson County Deed Records
and
Instrument No. 93-08487
Official Records, Jackson County, Oregon
which amends the above Volume 416, Page 292
(location not defined)

RECEIVED

Date 4-7-11 By DD

This survey consists of
2 sheet(s) Map
1 page(s) Narrative

JACKSON COUNTY
SURVEYOR

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

BY: DARRELL L. HUCK PLS No. 2023
SCALE: 1 inch = 200' January 19, 2011
BASIS OF BEARING: SUNRIDGE ESTATES SUBD. PHASE 3

- = Set 5/8"x24" Iron reinforcing pin with plastic cap marked "D.HUCK L.S. 2023"
 - = Found 5/8" Iron pin per S/N 13635 unless noted otherwise.
 - ⊙ = Found brass cap monument as noted
 - PUE = Easement for public utilities, storm drainage, irrigation, gas, water, electric, telephone, cable television and sanitary sewer, construction and maintenance
 - D.R. = Deed Records, Jackson County, Oregon
- SEE NOTES SHEET 2

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Darrell L. Huck

OREGON
FEBRUARY 4, 1985
DARRELL L. HUCK
2023

Expires 6/30/2011

INITIAL POINT
SUN RIDGE ESTATES SUBDIVISION
PHASE I
(not visited this survey)

P.U.E. per
SUN RIDGE ESTATES SUBDIVISION
PHASE I

INGRESS/EGRESS EASEMENT
PER INST. NO. 89-25726 D.R.
(AMENDED PER INST. NO. 93-12473 D.R.)

1/4 CORNER
Bronze cap per
1966 Jackson County
Re-establishment
(not visited this survey)

PORTION OF HILLCREST ROAD SUBJECT
TO VACATION (INST. NO. 86-14792)
BEING SUBJECT TO EXISTING UTILITIES

10' P.U.E.
(per SUN RIDGE ESTATES SUBDIVISION,
PHASE I)

SUN RIDGE ESTATES SUBDIVISION
PHASE II

SECTION CORNER
INITIAL POINT
(SUN RIDGE ESTATES SUBDIVISION,
PHASE III)
Found bronze cap
per 2007 Jackson County
Re-establishment

I certify this plat to be an
exact copy of the original
Darrell L. Huck
SURVEYOR

SURVEY NO. 120849
P-11-2011

**SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES**

SURVEY FOR: John A. Retzlaff
6959 Pine Ridge Drive
Medford, Or. 97504

LOCATION: in the Southeast one/quarter (1/4) of Section 24, Township 37 South, Range 1 West, Willamette Meridian, Jackson County, Oregon

PURPOSE: To survey and monument a land partition as approved by the Jackson County Planning Department (File No. SUB2010-00057)

PROCEDURE: The property now being partitioned is Parcel 1 of Land Partition No. P-72-1993, which was done by this office for Joanne Retzlaff. Survey control established for that partition was utilized for this additional partition. The location of Hillcrest Road right-of-way was computed from Jackson County Road Survey map M-5-1, which is on file in the office of the Jackson County Surveyor as roll map 17/10. The location of the new parcel 1 was computed according to clients directions and monuments were set as shown.

BASIS OF BEARING: The west boundary of Sun Ridge Estates Subdivision Phase III

DATE: January 19, 2011

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Darrell L. Huck

OREGON
FEBRUARY 4, 1983
DARRELL L. HUCK
2023

Darrell L. Huck
L.S. 2023 - Oregon
Expires 06/30/11
Hoffbuhr & Associates, Inc.
880 Golfview Drive, Suite 201
Medford, OR., 97504

**** RECEIVED ****
Date 4-7-11 By DD
This survey consists of:
2 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR

LAND PARTITION SURVEY
 PARTITION PLAT NO. P-11-2011
 (FILE NO. SUB2010-00057)
 LOCATED IN:
 S.E. 1/4 of Section 24, T.37S., R.1W., W.M.
 Jackson County, Oregon
 FOR:
JOHN A. RETZLAFF

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

BY: DARRELL L. HUCK PLS No. 2023
 SCALE: 1 inch = 100' January 19, 2011
 BASIS OF BEARING: SUNRIDGE ESTATES SUBD. PHASE 3

- = Set 5/8"x24" iron reinforcing pin with plastic cap marked "D.HUCK L.S. 2023"
- = Found 5/8" iron pin per S/N 13635 unless noted otherwise.
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REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

David L. Huck
 OREGON
 FEBRUARY 4, 1985
 DARRELL L. HUCK
 2023
 Expires 6/30/2011

NOTES

THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS PER:
 INST. NO. 93-12472 D.R.
 INST. NO. 95-09338 D.R.
 INST. NO. 95-17819 D.R. WHICH WAS MODIFIED PER
 INST. NO. 00-19875 D.R.

THIS PROPERTY IS SUBJECT TO A DECLARATION CONCERNING USE OF WATER SYSTEM PER:
 INST. NO. 95-17818 D.R.

RECEIVED
 Date 4-7-11 By DH
 This survey consists of
2 sheet(s) Map
1 page(s) Narrative
 JACKSON COUNTY
 SURVEYOR

PARCEL 2
 112.7 ac.

PARCEL 1
 10.4 ac.

PARCEL 2
 PARTITION PLAT P-72-1993
 S/N 13635

PARCEL 3
 PARTITION PLAT P-72-1993
 S/N 13635

PARCEL 1
 PARTITION PLAT P-72-1993
 S/N 13635

20' ACCESS EASE. PER
 INST. NO. 00-19874 D.R.
 TO BENEFIT PARCEL 2 OF
 PART. PLAT NO. P-72-1993

WATER FACILITY EASEMENT
 PER INST. NO. 00-19876 D.R.

10' POWER LINE EASE. PER
 INST. NO. 95-24742 D.R.

P.U.E. PER EXHIBIT "A" OF
 INST. NO. 93-37325 D.R.

RETZLAFF ROAD
 (50' Private Road & P.U.E.)
 INGRESS/EGRESS AND UTILITY EASEMENT
 PER INST. NO. 00-19874 D.R.

INGRESS & EGRESS EASEMENT
 per Instrument No. 93-12473 D.R.

I certify this plat to be an
 exact copy of the original
David L. Huck
 SURVEYOR