

PARTITION PLAT NO. P- 22 - 2013
MAJOR PARTITION SUB2009-00013 MJP
(MEASURE 49)

Located in
The NORTHEAST QUARTER of SECTION 4,
TOWNSHIP 38 SOUTH, RANGE 2 WEST, W.M.
JACKSON COUNTY, OREGON

APPROVALS

KAM
Jackson County Development Services
Date 7/22/13
SUB2009-00013_MJP

For
Betty J. Lanfear
2088 Knowles Road
Medford, Oregon 97501
April 3, 2013

RECORDING:

Filed for Record this 2nd day of August 2013 at
2:38 O'clock PM and Recorded as Partition Plat No. P-22 - 20 13
of the Records of Partition Plats in Jackson County, Oregon.
INDEX VOLUME 24, PAGE 32

Christine D. Walker Carmen D. Helman
County Clerk Deputy

Examined and approved this 8th day of July, 2013.

Scott J.
Jackson County Surveyor

DECLARATION

Know all men by these presents that I, Betty J. Lanfear, am the owner of the land hereon described, and have partitioned the same into parcels as shown hereon, and that the size of the parcels and the length and direction of all lines are plainly set forth and that this is a correct representation of the partition. I hereby create that 30 foot wide easement as shown on the map for driveway access across Parcel 2 to benefit Parcel 1, a ten foot wide easement for access to and maintenance of the buried television cable across Parcel 2 to benefit Parcel 1, a ten foot wide easement for access to and maintenance of the sewer line across Parcel 2 to benefit Parcel 1, an easement for maintenance of the septic drain-field on Parcel 2 to benefit Parcel 1, and access to and maintenance of the fuelbreak being created hereon on Parcel 2 for the benefit of Parcel 1.

Betty J. Lanfear
Betty J. Lanfear

ACKNOWLEDGEMENT

STATE OF OREGON } SS
JACKSON COUNTY }

Personally appeared before me the above named Betty J. Lanfear on this 2nd day of August, 2013, and acknowledged the foregoing to be her voluntary act and deed.

Notary Signature Marisa J. Harris
Notary Public - Oregon Marisa J. Harris
Commission No. 449932
My Commission expires 7/23/2014



I hereby certify that this is an exact copy of the original plat.

Roger R. Roberts
Surveyor

SURVEYOR'S CERTIFICATE

I, Roger R. Roberts, a duly registered professional land surveyor in the State of Oregon, do hereby certify that I have prepared this plat according to an analysis of the deed descriptions for the subject tract and adjoining properties, and that this plat is a correct representation of the same, and the following is an accurate description of said tract:

A tract of land being in Section 4 of Township 38 South, Range 2 West of the Willamette Meridian, in Jackson County, Oregon, and being more particularly described as follows:

Commencing at the southwest corner of Donation Claim No. 44, said township and range; thence, along the south boundary of said claim, North 89°54'31" East (deed record North 89°56'15" East) 3130.60 ft. to a 5/8 inch diameter iron pin; thence North 01°12'43" East (record North 01°08'15" East) 392.60 ft. to a 5/8 inch diameter rebar set at the northwest corner of that tract described in Instrument No. 75-02823 of the Official Records of Jackson County, for the INITIAL POINT of BEGINNING; thence continuing North 01°12'43" East 301.38 feet to the northwest corner of that tract described in Instrument No. 72-14988 of said official records; thence North 89°56'15" East, along the north boundary of said described tract, 344.86 ft. (record 345.94 ft.) to a 5/8 inch diameter iron pin found set at the northwest corner of that tract described in Instrument No. 72-16628 of said official records; thence South 01°08'26" West 284.95 ft. (deed record South 01°08'15" West 285.00 ft.) to a 5/8 inch diameter iron pin set at the southwest corner of said described tract; thence North 89°56'15" East, along the south boundary of said described tract, 274.05 ft. to a 5/8 inch diameter iron pin on the west boundary of the right of way of Knowles Road; thence, along said boundary, South 12°16'09" East 16.80 ft. to the northeast corner of that tract described in aforesaid Instrument No. 75-02823, now marked with a 5/8 inch diameter iron pin; thence South 89°56'15" West 623.18 feet (deed record 624.9 ft.) to the point of beginning.



Prepared by:

Roger Roberts
3365 Green Acres Drive
Central Point, Oregon 97502

(H) 541-664-5146
(C) 541-261-9891

TAX STATEMENT APPROVAL

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of 8/2/13, 2013

Cynthia 8-2-13
Tax Collector Date
Jan Wright 8/2/13
Assessor Deputy Date

County Surveyor File No. 21307

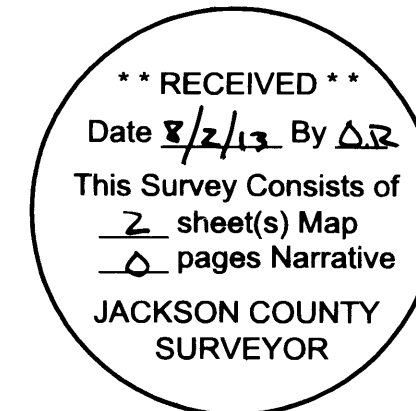
SURVEY NARRATIVE to comply with O.R.S. 209.250

PURPOSE: To create a final plat for the major partition division of the parent tract into two parcels, as approved by Jackson County Development Services, File No. SUB2009-00013_MJP.

PROCEDURE: The west boundary of the subject tract was determined by holding that found rebar on the south boundary of DLC 44, record 3130.60 ft east from the southwest corner of said DLC, and aligning with the 5/8" rebar found northerly 332.56 ft (record 332.60 ft), which also aligns with the 5/8" rebar found 1066.17 ft northerly (record 1065.23 ft) as set on CS 8820.

The north boundary of the subject tract was created by Instrument No. 72-14988 of the Official Records of Jackson County. The rebar monument found on the north line of said tract, set on filed survey CS 16856, was held for this line, and the record bearing produced westerly to determine the northwest corner of said tract. The east boundary of the tract and the north boundary of the flagpole were held as described when created in Instrument No. 72-16628, and monumented by CS 16856. The south boundary of the subject tract was determined by the description in Instrument No. 75-02823. This, in effect, created a flagpole having a width of 16.41ft.

Basis of Bearing: CS 16856 along the north side of the flagpole portion of the subject tract.



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(Measure 49)

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JACKSON COUNTY, OREGON

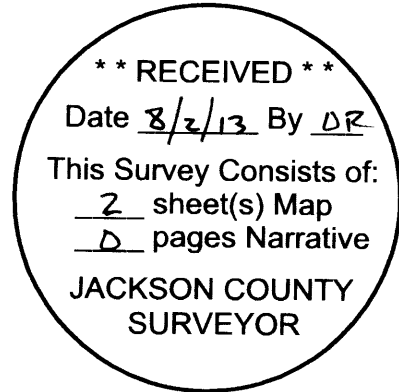
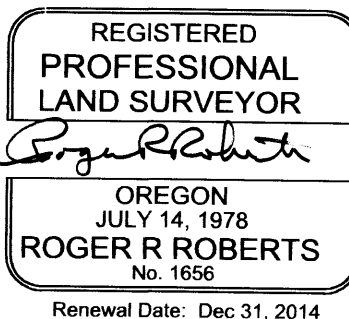
For

Betty J. Lanfear
2088 Knowles Road
Medford, Oregon 97501

April 3, 2013

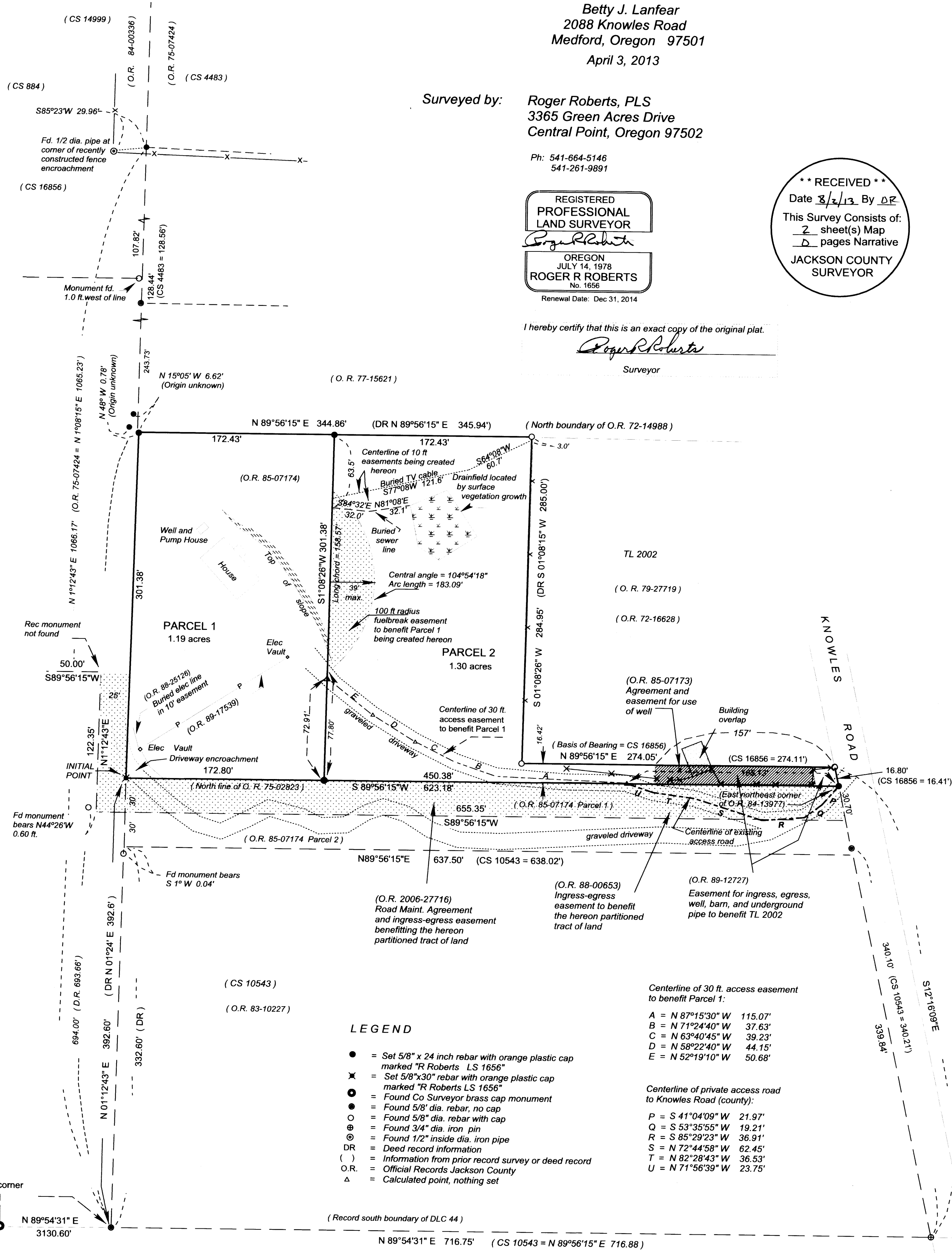
Surveyed by: Roger Roberts, PLS
3365 Green Acres Drive
Central Point, Oregon 97502

Ph: 541-664-5146
541-261-9891



I hereby certify that this is an exact copy of the original plat.

Roger R. Roberts
Surveyor



LEGEND

- = Set 5/8" x 24 inch rebar with orange plastic cap marked "R Roberts LS 1656"
- ✕ = Set 5/8"x30" rebar with orange plastic cap marked "R Roberts LS 1656"
- ⊙ = Found Co Surveyor brass cap monument
- = Found 5/8" dia. rebar, no cap
- = Found 5/8" dia. rebar with cap
- ⊙ = Found 3/4" dia. iron pin
- ⊙ = Found 1/2" inside dia. iron pipe
- DR = Deed record information
- () = Information from prior record survey or deed record
- O.R. = Official Records Jackson County
- △ = Calculated point, nothing set

- Centerline of 30 ft. access easement to benefit Parcel 1:
- A = N 87°15'30" W 115.07'
 - B = N 71°24'40" W 37.63'
 - C = N 63°40'45" W 39.23'
 - D = N 58°22'40" W 44.15'
 - E = N 52°19'10" W 50.68'

- Centerline of private access road to Knowles Road (county):
- P = S 41°04'09" W 21.97'
 - Q = S 53°35'55" W 19.21'
 - R = S 85°29'23" W 36.91'
 - S = N 72°44'58" W 62.45'
 - T = N 82°28'43" W 36.53'
 - U = N 71°56'39" W 23.75'