

APPROVALS

FILE SUB2012-00015\_MP & M49 #D135025  
EXAMINED AND APPROVED this 5<sup>th</sup> day of NOVEMBER, 20 13.

*[Signature]*  
Jackson County Planning

EXAMINED AND APPROVED this 15<sup>th</sup> day of NOVEMBER, 20 13.

*[Signature]*  
Jackson County Surveyor

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of NOVEMBER 13, 20 13.

*[Signature]*  
Assessor, Department of Assessment

*[Signature]*  
Tax Collector

DECLARATION

Know all men by these presents that I, GEORGE T. QUINOWSKI, am the owner 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 do hereby make and establish the Private Water Facilities Easement (PWFE) for the benefit of and use by Parcel 2 for access to and maintenance of existing water facilities. I do hereby make and establish the Private Road Easement (PRE) for the benefit of and use by Parcels 1 and 2 for ingress-egress purposes.

*[Signature]*  
GEORGE T. QUINOWSKI

STATE OF OREGON)  
COUNTY OF JACKSON) ss

PERSONALLY appeared the above named George T. Quinowski and acknowledged the foregoing instrument to be his voluntary act and deed.

Dated this 13<sup>th</sup> day of September, 20 13.

*[Signature]*  
Sarah M. Goucher Notary Public - Oregon  
Commission No. A444828  
My Commission Expires December 06, 2013

PARTITION PLAT NO. P-30-2013  
(Partially Surveyed)  
Located in the W. 1/2 & in the E. 1/2  
of Section 12, T.38 S., R.1 W., W.M.  
Jackson County, Oregon  
(JCDS File #SUB2012-00015\_MP)  
(& M49 #D135025)

SURVEY FOR: GEORGE T. QUINOWSKI  
3555 PAYNE ROAD  
MEDFORD, OR 97504

SURVEY BY: L.J. FRIAR & ASSOCIATES, P.C.  
CONSULTING LAND SURVEYORS  
P.O. BOX 1947  
PHOENIX, OREGON 97535  
PHONE: (541) 772-2782  
EMAIL: LJFRIAR@CHARTER.NET  
WWW.FRIARANDASSOCIATES.COM

RECORDING

Filed for record this 13<sup>th</sup> day of November, 20 13 at 2:55 o'clock P. m., and recorded as Partition Plat No. P-30-2013 in "Record of Partition Plats" of Jackson County, Oregon.

Index Volume 24, Page 30. Document No. 2013-038735, ORJCO.

Christine D. Walker County Clerk  
Jean Shingle Deputy  
County Surveyor File No. 21366

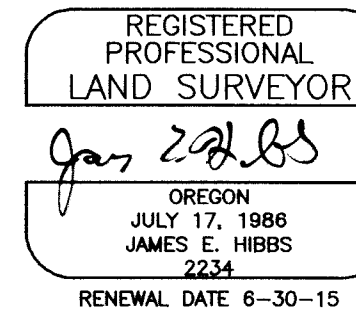
SURVEYOR'S CERTIFICATE

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 the Northwest corner of the Southeast one-quarter of the Northwest one-quarter of Section 12, Township 38 South, Range 1 West, Willamette Meridian, Jackson County, Oregon; thence along the West line of said quarter-quarter, South 00°10'24" East, 1328.345 feet to the Southwest corner thereof; thence along the West line of the Northeast one-quarter of the Southwest one-quarter of said Section 12, South 00°10'28" East, 428.655 feet to the Southwest corner of that tract described in Document No. 83-14407, Official Records of Jackson County, Oregon; thence along the South line thereof, South 89°59'08" East, 1570.54 feet (record EAST, 1570.0 feet) to the Southeast corner thereof; thence along the East line thereof, North 00°08'52" West, 1757.00 feet (record NORTH, 1757.0 feet) to the Northeast corner thereof; thence along the North line of the Southwest one-quarter of the Northeast one-quarter of said Section 12, North 89°59'08" West, 250.00 feet to the Northwest corner thereof; thence along the North line of the Southeast one-quarter of the Northwest one-quarter of said Section 12, North 89°59'08" West, 1321.335 feet to the point of beginning.

SHEET INDEX

SHEET 1: SIGNATURE PAGE  
SHEET 2: OVERALL SURVEY - 1"=400'  
SHEET 3: DETAIL OF PROPERTY - 1"=100'



MEASURE 49 STATEMENT:

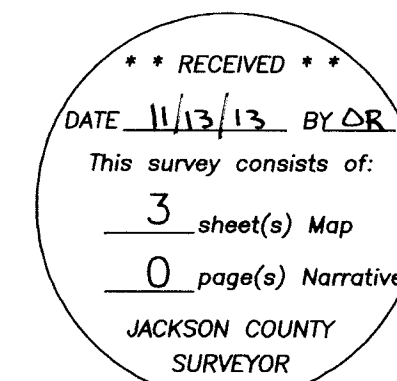
THIS LAND DIVISION IS PURSUANT TO 2007 STATE BALLOT MEASURE 49 AND OREGON DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT ORDER NO. D135025 SIGNED ON JANUARY 3, 2011.

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

PURPOSE: To survey and monument one parcel and graphically depict the un-surveyed parcel created through a Land Partition. See JCDDP File No. SUB2012-00015\_MP and M49 #D135025. The parent tract is described in Doc. #83-14407, ORJCO.

PROCEDURE: Using Trimble R6 GPS receivers, made ties to the monuments as shown on Sheet 2 to control this Survey. Subdivided the Section and used deed record data as shown on Sheet 2 to compute the exterior of the subject tract. The North and West boundaries (being called out as South and West from the NW corner of the tract, were held along the fractional section lines as adjoining deeds made calls to these lines. The South line was held at deed record distance South from the Northwest and Northeast corner. The North and South lines are called to be 1570.0' in length. A normal quarter-quarter would be 1320' in length. The adjoinder deed (Doc. 90-26226, ORJCO) calls for an exception of 250' easterly from the fractional section line. Adding the 1320' and the 250' would yield 1570' which is the call in the subject property deed. Therefore I held the East line at 250' easterly from the fractional section line which I believe is the intent of the deed. Made ties to improvements which serve to fix the location of the homesite approved under the Measure 49 application and the 5 acre Parcel. Computed the corners of the 5 acre parcel and set monuments at the locations shown on Sheets 2 & 3.

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.  
*[Signature]*  
SURVEYOR



**SURVEY FOR:**

**SURVEY BY:**

GEORGE T. QUINOWSKI  
3555 PAYNE ROAD  
MEDFORD, OR 97504

L.J. FRIAR & ASSOCIATES, P.C.  
CONSULTING LAND SURVEYORS  
P.O. BOX 1947  
PHOENIX, OREGON 97535  
PHONE: (541) 772-2782  
EMAIL: LJFRIAR@CHARTER.NET  
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(Partially Surveyed)

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of Section 12, T.38 S., R.1 W., W.M.

Jackson County, Oregon

(JCDS File #SUB2012-00015\_MP)  
(& M49 #D135025)

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*James E. Hibbs*  
OREGON  
JULY 17, 1986  
JAMES E. HIBBS  
2234  
RENEWAL DATE 6-30-15

\*\*\* RECEIVED \*\*\*  
DATE 11/13/13 BY DR  
This survey consists of:  
3 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

**DATE:**

AUGUST 21, 2013

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

*J. T. Quinowski*  
SURVEYOR

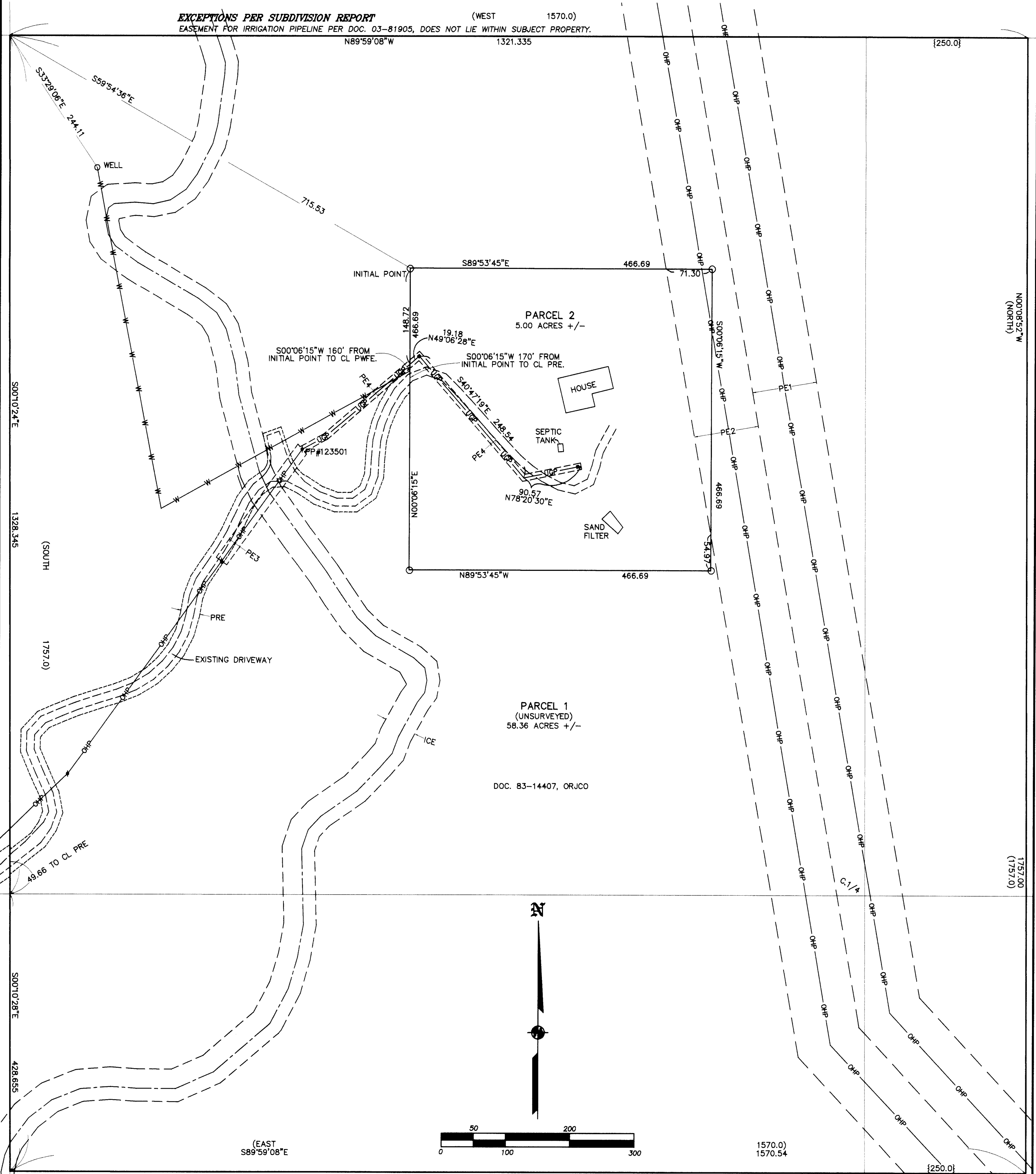
**MEASURE 49 STATEMENT:**

THIS LAND DIVISION IS PURSUANT TO 2007 STATE BALLOT MEASURE 49 AND OREGON  
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT ORDER NO. D135025 SIGNED  
ON JANUARY 3, 2011.

**SEE LEGEND ON SHEET 2**

**EXCEPTIONS PER SUBDIVISION REPORT**

(WEST 1570.0)  
EASEMENT FOR IRRIGATION PIPELINE PER DOC. 03-81905, DOES NOT LIE WITHIN SUBJECT PROPERTY.  
N89°59'08"W 1321.335

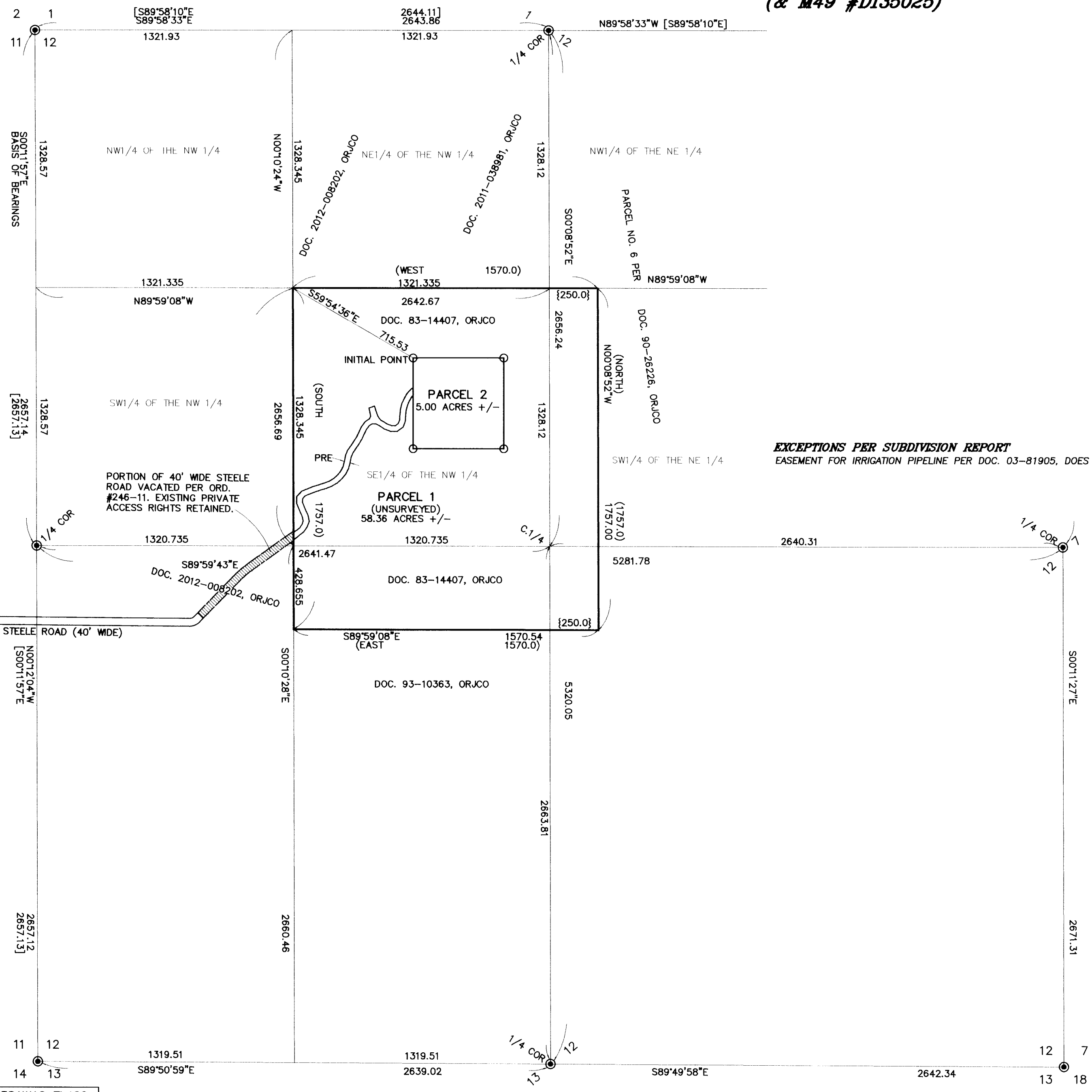


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 3555 PAYNE ROAD  
 MEDFORD, OR 97504

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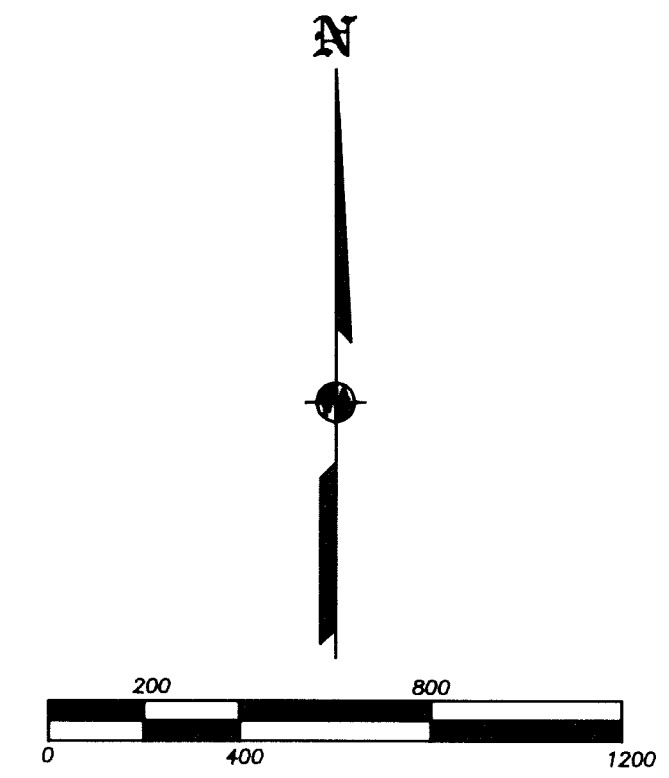
**DATE:**  
 AUGUST 21, 2013



- LEGEND:**
- ⊙ = FD. COUNTY SURVEYOR'S BRASS CAPPED MONUMENT PER RE-ESTAB'S.
  - = SET 5/8" X 30" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
  - JCDR = JACKSON COUNTY DEED RECORDS.
  - ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
  - WC = WITNESS CORNER MONUMENT.
  - { } = RECORD DATA PER DOC, 83-14407, ORJCO.
  - [ ] = RECORD DATA PER DOC, 90-26226, ORJCO.
  - FS = FILED SURVEY #.
  - OHP- = OVERHEAD POWER LINE.
  - X- = FENCE LINE.
  - UGP- = UNDERGROUND POWER LINE.
  - W- = APPROX. LOCATION OF WATER LINE AND CENTERLINE OF PWFE.
  - PWFE = 10' WIDE PRIVATE WATER FACILITIES EASEMENT FOR PARCEL 2.
  - PRE = 30' WIDE PRIVATE ROAD EASEMENT FOR PARCELS 1 & 2. FOLLOWS EXIST DRIVEWAY.
  - ICE = 50' WIDE IRRIGATION CANAL EASEMENT PER V.143, P.565 & V.276, P.516, JCDR.
  - PE1 = 100' WIDE POWER LINE EASEMENT PER V.167, P.138, JCDR.
  - PE2 = 100' WIDE POWER LINE EASEMENT PER V.439, P.424, JCDR.
  - PE3 = 20' WIDE POWER LINE EASEMENT PER DOC. 2008-025499, ORJCO.
  - PE4 = 10' WIDE POWER LINE EASEMENT PER DOC. 2008-025499, ORJCO.
  - CL = CENTERLINE.

**BASIS OF BEARINGS:**  
 WEST LINE SECTION 12 PER FS20414 AS SHOWN ON SHEET 2.  
 UNIT OF MEASUREMENT = FEET  
 SHEET 2 SCALE: 1" = 400' SHEET 3 SCALE: 1" = 100'

**EXCEPTIONS PER SUBDIVISION REPORT**  
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\*\* RECEIVED \*\*

DATE 11/13/13 BY DR

This survey consists of:

3 sheet(s) Map

0 page(s) Narrative

JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

*James E. Hibbs*

OREGON  
 JULY 17, 1986  
 JAMES E. HIBBS  
 2234

RENEWAL DATE 6-30-15

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.  
*James E. Hibbs*  
 SURVEYOR