

***** APPROVALS *****

FILE M49 E125114 & SUB2013-00039

EXAMINED AND APPROVED this 3RD day of FEBRUARY, 20 14

KAMuall
Jackson County Planning

EXAMINED AND APPROVED this 7TH day of FEBRUARY, 20 14

Orin Palomby (DEPUTY)
Jackson County Surveyor

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of February 7th, 20 14

Ann Wright, Deputy
Assessor, Department of Assessment

Richard D. V. Deputy
Tax Collector

***** DECLARATION *****

Know all men by these presents that I, RUTH E. DAWSON, 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 Sheet 2.

Ruth E. Dawson
RUTH E. DAWSON
By Gary Stanley Dawson, Attorney-In-Fact

STATE OF OREGON)
COUNTY OF JACKSON)ss

PERSONALLY appeared the above named Gary Stanley Dawson and acknowledged the foregoing instrument to be his voluntary act and deed and was signed on behalf of Ruth E. Dawson.

Dated this 16th day of December, 20 13

Esmeralda Angulo
Esmeralda Angulo Notary Public - Oregon
Commission No. 4163745
My Commission Expires November 29, 2015

MEASURE 49 STATEMENT:

THIS LAND DIVISION IS PURSUANT TO 2007 STATE BALLOT MEASURE 49 AND OREGON DLDC FINAL ORDER #E125114 SIGNED FEBRUARY 25, 2009.

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

James P. Hibbs
SURVEYOR

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

PARTITION PLAT NO. P-5-2014

Located in D.L.C. #97, in Lot 1, Block 2 of MOUNTAIN SUNSET SUBDIVISION & in the SE 1/4 of Sec. 34, T.37S., R.2W., W.M. Jackson County, Oregon (File No. M49 E124114 & SUB2013-00039)

SURVEY FOR:

RUTH DAWSON
3457 BELLINGER LANE
MEDFORD, OR 97501

SURVEY BY:

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

DATE:

OCTOBER 25, 2013

***** RECORDING *****

Filed for record this 7th day of February, 20 14 at 9:15 o'clock A.M., and recorded as Partition Plat No. P-5-2014

in "Record of Partition Plats" of Jackson County, Oregon.

Index Volume 25, Page 5, Document No. 2014-003015, ORJCO.

Christine D. Walker
County Clerk

Naomi L. Cook
Deputy

County Surveyor File No. 21408

***** 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:

Commencing at the Northwest corner of Donation Land Claim No. 97, Township 37 South, Range 2 East, Willamette Meridian, Jackson County, Oregon; thence along the West line of said Claim, South 00°09'31" West, 42.22 feet to the South line of Bellinger Lane set forth in Document No. 95-23551, Official Records of Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence continue along said West line, South 00°09'31" West, 548.08 feet to the Northwest corner of that tract described in Document No. 01-48454, said Official Records; thence along the North line of said tract, North 89°56'53" East, 368.70 feet to the West line of Minear Road; thence along said West line, North 00°09'28" East, 564.40 feet to the South line of Bellinger Lane set forth in Document No. 95-23551, said Official Records; thence along said South line the following six (6) courses: North 82°38'24" West, 20.75 feet; thence North 89°53'16" West, 75.91 feet; thence South 78°48'10" West, 50.99 feet; thence North 89°53'14" West, 100.00 feet; thence South 78°48'10" West, 50.99 feet; thence North 89°53'14" West, 72.22 feet to the initial point of beginning.

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

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

PURPOSE: To survey and monument three parcels created through a Land Partition. See JCDS File No. SUB2013-00039 and Oregon DLDC #M49 E125144. The parent tract being set forth in Vol. 584, Pg. 504, JCDR.

PROCEDURE: Made ties to existing monuments as shown on Sheet 2 to control this Survey. Computed the centerline and right of way of Bellinger Lane per FS16726 and Doc. 95-23551, ORJCO. The centerline and R/W of Minear Road was determined using the found subdivision monument and position of the 5/8" iron pin per FS6097 as computed per FS16726. The north line of Doc. 01-48454, ORJCO was computed at proportionate distance along the West line of Mountain Sunset Subdivision and holding this line parallel to the North line of DLC #97 as shown on the official plat. The parcel corners were computed per the approved tentative plat nad monuments were set as shown on Sheet 2.

** RECEIVED **
DATE 2-7-14 BY *LM*
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

SHEET 1 OF 2
12197FM

SURVEY FOR:

RUTH DAWSON
3457 BELLINGER LANE
MEDFORD, OR 97501

SURVEY BY:

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SUNSET SUBDIVISION & in the SE 1/4 of Sec. 34,
T.37S., R.2W., W.M. Jackson County, Oregon
(File No. M49 E124114
& SUB2013-00039)

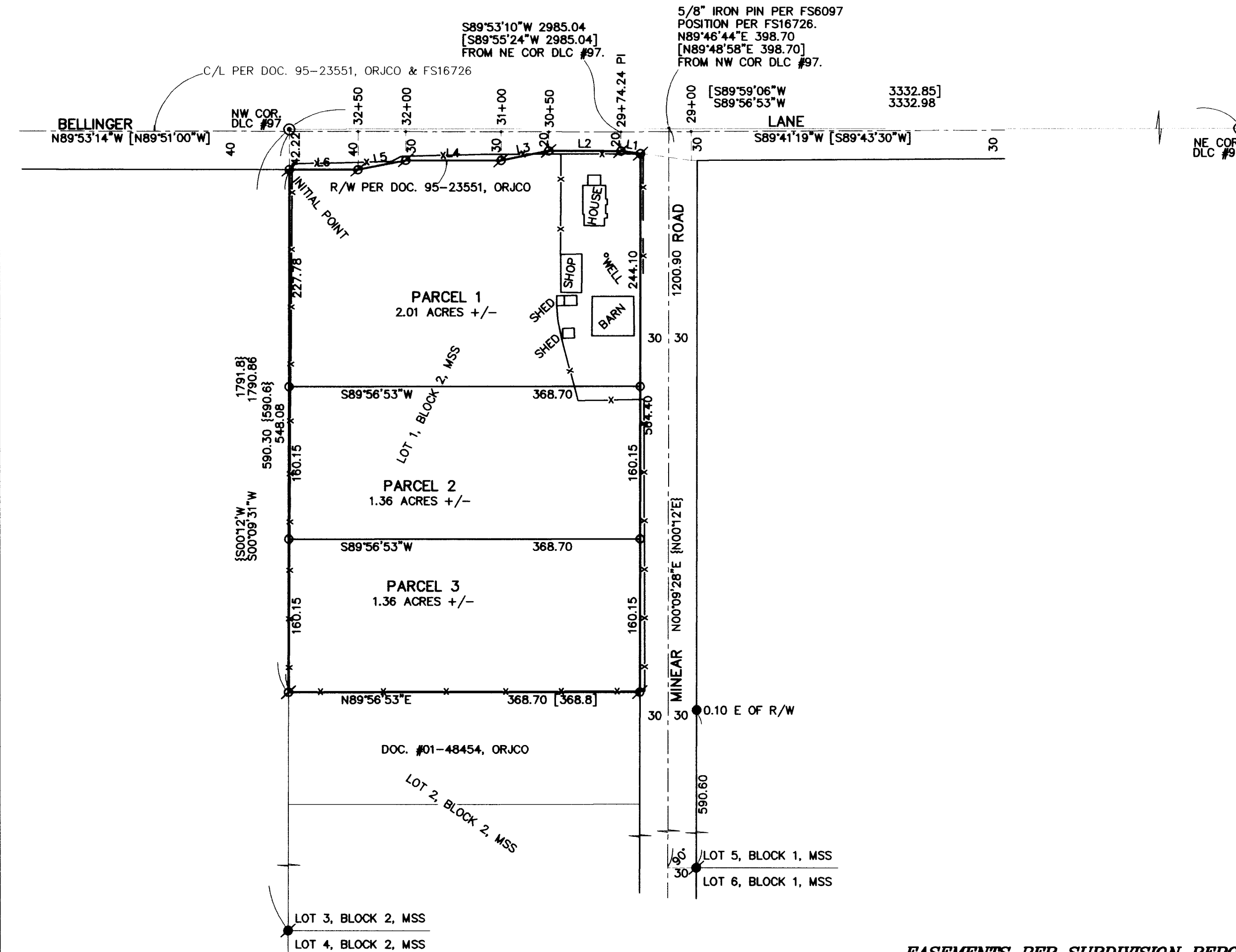
LEGEND:

- ⊙ = FD. COUNTY SURVEYORS BRASS CAPPED MONUMENT AND ACCESSORIES.
- ⦿ = FD. 1.5" IRON PIPE PER MSS.
- = FD. 5/8" IRON PIN PER FS6097.
- ∅ = SET 5/8" X 30" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- = SET 5/8" X 24" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.

- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- FS = FILED SURVEY #.
- JCDR = JACKSON COUNTY DEED RECORDS.
- [] = RECORD DATA PER FS16726.
- [L] = SEE COURSE DATA TABLE.
- { } = PLAT RECORD DATA PER MSS.
- MSS = MOUNTAIN SUNSET SUBDIVISION.

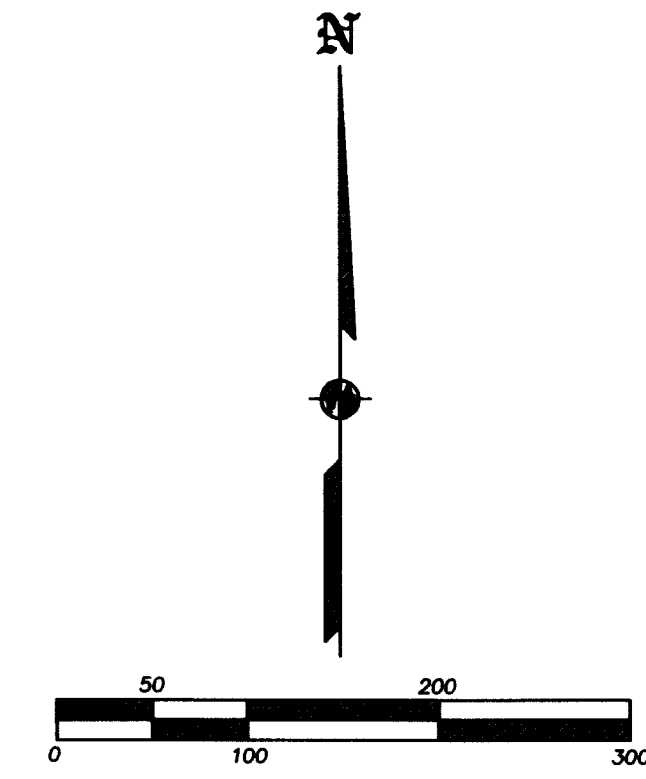
BASIS OF BEARINGS: TRUE NORTH BASED ON GPS MEASUREMENTS.

UNIT OF MEASUREMENT: FEET SCALE: 1" = 100'



COURSE DATA TABLE

NUM	BEARING	DISTANCE
L1	N82°38'24\"W	20.75
L2	N89°53'16\"W	75.91
L3	S78°48'10\"W	50.99
L4	N89°53'14\"W	100.00
L5	S78°48'10\"W	50.99
L6	N89°53'14\"W	72.22



EASEMENTS PER SUBDIVISION REPORT
1) EASEMENT FOR IRRIGATION DITCH AND CANALS PER V.130, P.92, JCDR
DOES NOT LIE WITHIN SUBJECT TRACT.

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J. Friar
SURVEYOR

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PROFESSIONAL
LAND SURVEYOR
James E. Hibbs
OREGON
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