

PARTITION PLAT No. P-35-2014

located in the
NORTHEAST QUARTER OF SECTION 22,
TOWNSHIP 36 SOUTH, RANGE 4 WEST,
WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON
for

I, Herbert A. Farber, do hereby certify
that this is an exact copy of the original.

Herbert A. Farber

Surveyor's Certificate:

I, Herbert A. Farber, a duly registered Professional Land Surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with proper monuments, as provided by law, the tract of land hereon shown, this plat being a correct representation of the same, and the following is an accurate description of the boundary lines:

The Tract previously described in Instrument Number 2013-029294 of the Official Records of Jackson County, Oregon being more particularly described as follows:

COMMENCING at the North Quarter Corner of Section 22, Township 36 South, Range 4 West of the Willamette Meridian, Jackson County, Oregon; thence South 00°08'07" East, 30.15 feet to a point on the Southerly Right of Way of Wards Creek Road; thence along said right of way along a non-tangent curve to the left having a radius of 1939.86 feet, through a central angle of 0°13'58" and an arc length of 7.88 feet (the long chord of which bears South 89°37'29" East, 7.88 feet) to a 5/8 inch iron pin; thence South 89°44'29" East, 17.18 feet to a 5/8 X 30 inch iron pin with a yellow plastic cap marked "FARBER PLS 2189" being the POINT OF BEGINNING and the INITIAL POINT; thence continuing along said right of way South 89°44'29" East, 400.60 feet; thence leaving said right of way South 00°08'41" East (record South 00°05'25" East), along the East line of the tract described in 2013-029294 of the Official Records of Jackson County, Oregon, 1299.09 feet to a 1/2 inch iron pipe; thence North 89°43'00" West, along the South line of said Tract, 425.88 feet (record North 89°39'50" West, 425.70 feet) to a 1 1/2 inch iron pipe; thence North 00°08'07" West, 1298.92 feet to a point on the Southerly right of way of said Wards Creek Road; thence along said right of way along a non-tangent curve to the left having a radius of 1939.86 feet, through a central angle of 0°13'58" and an arc length of 7.88 feet (the long chord of which bears South 89°37'29" East, 7.88 feet) to a 5/8 inch iron pin; thence South 89°44'29" East, 17.18 feet to the POINT OF BEGINNING.

Declaration:

KNOW ALL MEN BY THESE PRESENTS, that John R. Hanson and Cynthia J. Hanson, as tenants by the entirety are owners of the lands hereon described, and that they have partitioned the same into parcels as shown hereon and that the number and size of the parcels and the courses and lengths of the lines are plainly set forth and that this plat is a correct representation of the Partition.

John R. Hanson
John R. Hanson

Cynthia J. Hanson
Cynthia J. Hanson

Approvals:

Examined and approved by Jackson County Department of Planning and Development, File No. SUB2014-00033 this 31st day of DECEMBER, 2014.

K. M. ...
Planning Director

Examined and approved by the Jackson County Surveyor this 22nd day of December, 2014.

Scott ...
County Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of December 31st 2014

Patricia ... 12/31/14
Tax Collector Date

Janet ... 12/31/14
Assessor Deputy Date

Recorder:

Filed for record this 31st day of December, 2014 at 3:21 o'clock P. M. and recorded as Partition Plat No. P-35-2014 of the Records of Jackson County, Oregon, Index Volume 25, Page 35.

Christine D. Walker Jean Shipe
County Clerk Deputy

County Surveyor's File No. 21626

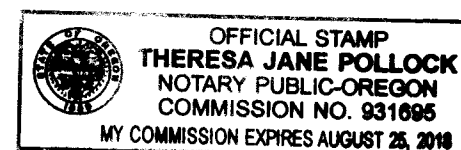
Easement Notes:

- Easement notes are per Ticor title Document order 470314037133--TTJA37 Dated October 15, 2014.
- The overhead telephone line easement recorded in Volume 188 Page 418 of the Deed Records of Jackson County, Oregon is shown hereon.
- The underground telephone line easement recorded in Volume 280 Page 100 of the Deed Records of Jackson County, Oregon is not locatable.
- The Right of Way easement recorded as Instrument Number 1967-01227 of the Official Records of Jackson County, Oregon is not located on this property.

State of Oregon)
ss
County of Jackson)

The foregoing instrument was acknowledged before me this 19 day of December, 2014, by John R. Hanson

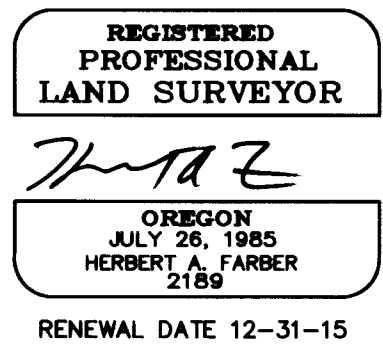
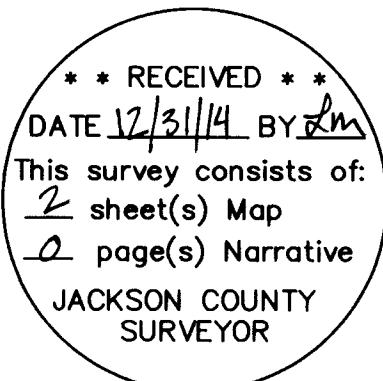
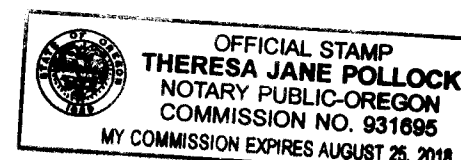
Notary Public for Oregon Theresa J. Pollock
My commission expires 8-25-18



State of Oregon)
ss
County of Jackson)

The foregoing instrument was acknowledged before me this 19 day of December, 2014, by Cynthia J. Hanson.

Notary Public for Oregon Theresa J. Pollock
My commission expires 8-25-18

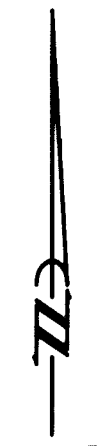


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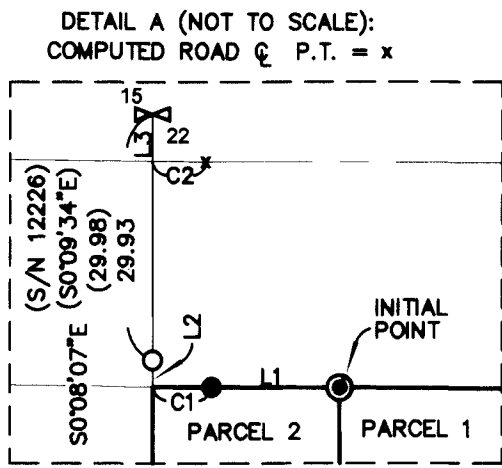
located in the
NORTHEAST QUARTER OF SECTION 22,
TOWNSHIP 36 SOUTH, RANGE 4 WEST,
WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON

for
AMERICAN BUILDING COMPANY

1588 UPLAND PLACE
MEDFORD, OREGON 97504

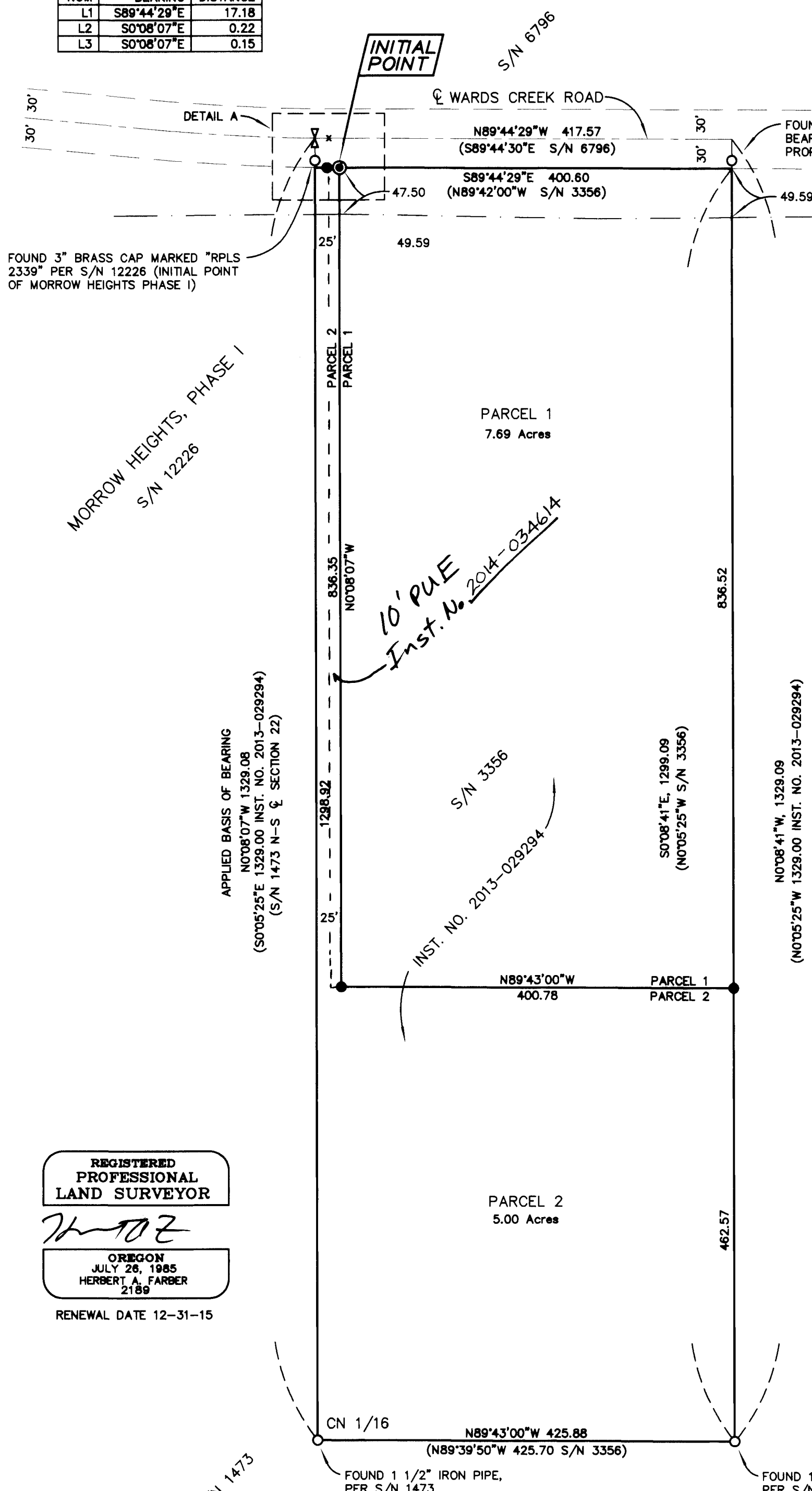
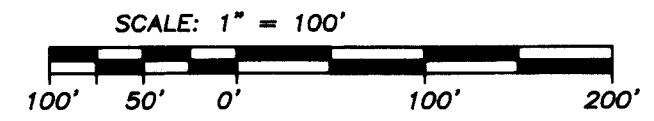


BASIS OF BEARING IS
TRUE NORTH, NAD
83/91 DATUM, AS
DERIVED BY GLOBAL
POSITIONING SYSTEM
OBSERVATIONS AS
SHOWN HEREON.



NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	0°13'58"	7.88	1939.86	S89°37'29"E	7.88
C2	0°14'33"	8.08	1909.86	S89°37'13"E	8.08

NUM	BEARING	DISTANCE
L1	S89°44'29"E	17.18
L2	S0°08'07"E	0.22
L3	S0°08'07"E	0.15



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

Purpose: This survey was conducted to fulfill the conditions of approval for this partition as outlined by Jackson County in File No. SUB2014-00033 and the laws of the State of Oregon.

Procedure: The monuments shown as found hereon were tied for this survey by this office with Trimble GPS and Robotic Instruments. The North boundary, being the south line of Wards Creek County Road was located by inverting the coordinate values on filed S/N 6796 from the Jackson County Roads map dated April 1975. The key point in this survey is the tie to the perpetuated position of the North 1/4 corner of Section 22 per Jackson County Re-estab notes to determine the location of the alignment of the road resulting from the inverses previously mentioned. This resolution for the location of the County Road was used in the performance of S/N 19079 and S/N 20091. This process included a number of attempts to find any two monuments that could be used to determine the road location. All of the scenarios of fixing the survey met with a poorer location for the road verses holding the record tie for the quarter corner and the existing bearing of S/N 6796 which fit reasonably well with all of the monuments located and shown on those surveys. The monuments established on S/N 3356 predated the road legalization done in 1975. The West boundary was established by holding the alignment between the found North 1/4 corner of Section 22 and the found 1 1/2" iron pipe at the center north 1/16 corner which is believed to have been set on S/N 1473 and was held on S/N 1475, S/N 3356 and called to in Inst. No. 2013-029294. The West boundary distance runs from the intersection of said Wards Creek Road right of way and the established alignment stated above to the said found 1 1/2" iron pipe. The South boundary was established using the position of the found monuments shown hereon. The East boundary alignment was established using found monuments as well but the distance is controlled by the right of way location of said Wards Creek Road. Four monuments were set as shown hereon.

LEGEND

- ∇ = FOUND 2 1/2" BRASS CAP - MARKING THE QUARTER CORNER COMMON TO SECTION 15 AND SECTION 22, PER JACKSON COUNTY RE-ESTAB NOTES (5TH RE-ESTABLISHMENT, FEBRUARY 5, 2008.)
 - \circ = FOUND MONUMENT, AS DESCRIBED
 - \odot = SET 5/8" x 30" IRON PIN w/ YELLOW PLASTIC CAP MARKED "FARBER PLS 2189" (INITIAL POINT)
 - \bullet = SET 5/8" x 24" IRON PIN w/ YELLOW PLASTIC CAP MARKED "FARBER PLS 2189"
 - x = COMPUTED P.T. (WARDS CREEK ROAD) PER S/N 6796
 - S/N = RECORD FILED SURVEY NUMBER
- RECORD SURVEY DATA IS SHOWN IN PARENTHESIS ADJACENT TO MEASURED SURVEY DATA WHERE APPLICABLE.
- INST. NO. = INSTRUMENT NUMBER AS RECORDED IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Herbert A. Farber
OREGON
JULY 26, 1985
HERBERT A. FARBER
2189

RENEWAL DATE 12-31-15

I, Herbert A. Farber, do hereby certify
that this is an exact copy of the original.

Herbert A. Farber

** RECEIVED **
DATE 12/31/14 BY *LM*
This survey consists of:
2 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY
SURVEYOR

Surveyed by:
FARBER & SONS, INC. dba
FARBER SURVEYING
PO BOX 5286
431 OAK STREET
CENTRAL POINT, OREGON 97502
(541) 664-5599

DATE: OCTOBER 31, 2014
JOB NO.: 1148-03
ROGUE EVANS\WARD CREEK\BIRD\MICRO\FINAL PLATS\ PARTITION 103114.DWG
DRAWN BY: LSH ORIG. DATE: 10/31/2014 (REVISED BY: haf DATE: 12-17-14)