

PARTITION PLAT No. P- 33 - 2015

MINOR PARTITION FILE No. 439-15-00006-SUB

LOCATED IN

SOUTHWEST QUARTER OF SECTION 22  
DONATION LAND CLAIM No. 38  
TOWNSHIP 36 SOUTH, RANGE 4 WEST, W.M.  
JACKSON COUNTY, OREGON

APPROVALS

MINOR PARTITION FILE No. 439-15-00006-SUB

KAMashy 9/9/15  
Jackson County Development Services Date

Examined and approved this 8<sup>th</sup> day of September, 2015

Scott J...  
Jackson County Surveyor

DECLARATION

Know all men by these presents that I, Deborah Daves, 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 length and direction of all lines are plainly set forth and that this is a correct representation of the partition. I hereby create that 14 ft. by 16 ft. easement for access to and use and maintenance of that well, pumphouse and related equipment as shown hereon for the use and benefit of Parcel 1. I hereby dedicate for public use the 10 ft. wide Public Utility Easement, as shown on Sheet 2, for installation, construction and maintenance of electricity, gas, and telephone facilities and for cable television.

Deborah Daves  
Deborah Daves

ACKNOWLEDGEMENT

STATE OF OREGON } SS  
COUNTY OF JACKSON }

Personally appeared before me the above named Deborah Daves, on this 11<sup>th</sup> day of September 2015, who acknowledged the foregoing to be her voluntary act and deed.

Notary Signature Kathy Barrowcliff

Notary Public - Oregon Kathy Barrowcliff

Commission No. 924029

My commission expires January 16, 2018

SURVEYORS 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 pertinent 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:

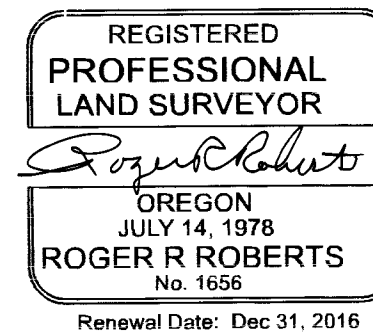
A tract of land being in Section 22 and in Donation Land Claim No. 38 of Township 36 South, Range 4 West of the Willamette Meridian, in Jackson County, Oregon, and being more particularly described as follows:

Commencing at the northwest corner of Donation Land Claim No. 38, in said township and range; thence South 00°04'46" West (deed record South) along the west boundary of said Claim, a distance of 149.80 feet to a 5/8 inch diameter iron rebar set for the northwest corner of that tract described in Document No. 2000-04315 of the Official Records of said Jackson County, for the INITIAL POINT OF BEGINNING; thence continuing along the west boundary of said Claim South 00°04'46" West 193.62 feet (deed record South 192.4 feet) to a point on the south boundary of that tract of land described in Volume 181, Page 171 of the Jackson County Deed Records; thence along said south boundary North 61°56'00" East 1043.67 feet (deed record 1053.7 feet) to a point on the westerly boundary of the right of way of Rogue River Highway 99, said point being the southeasterly corner of the tract described in said Instrument No. 2000-04315 of said Official Records; thence along said westerly right of way boundary North 26°55'20" West 169.80 feet to the northeasterly corner of said described tract; thence along the north boundary of said described tract South 61°59'27" West 955.73 feet (deed record South 61°56'00" West 963.20 feet) to the point of beginning.

Containing 3.91 acres, more or less.

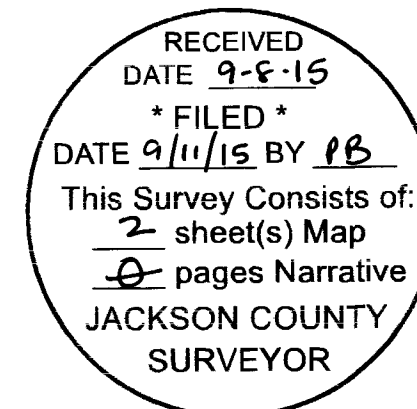
Prepared by:

Roger Roberts  
3365 Green Acres Drive  
Central Point, Oregon 97502  
(H) 541-664-5146  
(C) 541-261-9891  
email: roger1656@gmail.com



I hereby certify that this is an exact copy of the original plat now recorded in the Office of the Jackson County Clerk

Roger R. Roberts  
Surveyor



RECORDING

Filed for Record this 11<sup>th</sup> day of September 2015 at 3:25 O'clock P.M and Recorded as Partition Plat No. P- 33 -2015 of the Records of Partition Plats in Jackson County, Oregon INDEX VOLUME 26 . PAGE 33

Christine D. Walker Janet J. Morgan  
County Clerk Deputy

TAX STATEMENT APPROVAL

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of September 11, 2015

Larry Walker deputy 9.11.15  
Tax Collector Date  
Jan. Wright, Deputy 9/11/15  
Assessor Date

COUNTY SURVEYOR FILE No. 21799

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

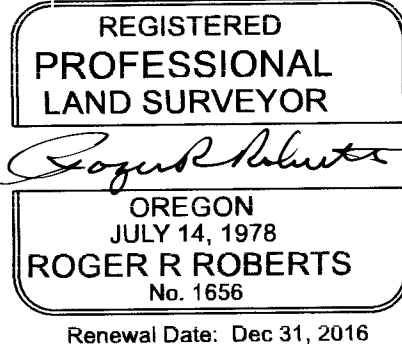
PURPOSE: To create a final plat for the minor partition division of the parent tract into two parcels, as approved by Jackson County Development Services File No. 439-15-00006-SUB

PROCEDURE: The large tract of land described in Deed Record Volume 181, Page 171, recorded in 1930, was created out of the southwest quarter of Section 22 and a portion of Donation Land Claim No. 38. The tract that is the subject of this partition and survey was created out of said tract of land, and which adjoins a portion of the west boundary and a portion of the southeasterly boundary of that large tract. Pipe monuments of unknown origin were found along these lines, as reported in Filed Survey No. 4829 in 1972.

A retracement of said southeasterly boundary and its southwesterly prolongation produced four monuments along this line, all being in excellent alignment, and the resulting distances between monuments were reasonable. This line was therefore held for the basis of bearing, using the bearing given in Deed Record Vol. 181, Page 171, being North 61°56'00" East. This bearing coincides with the bearing given for this line in the current deed for the subject property, being Instrument No. 2006-063364 of the Official Records of Jackson County.

All monuments found are in excellent condition. The monument marking the northwest corner of DLC 38 lies in a wetland area, consisting of blackberry brambles and cattails. No bearing trees were evident, and due to the wetland conditions little effort was expended in searching for them.

SURVEY BY: Roger R. Roberts  
3365 Green Acres Drive  
Central Point, Oregon 97502  
Cell Ph: 541-261-9891  
email: roger1656@gmail.com



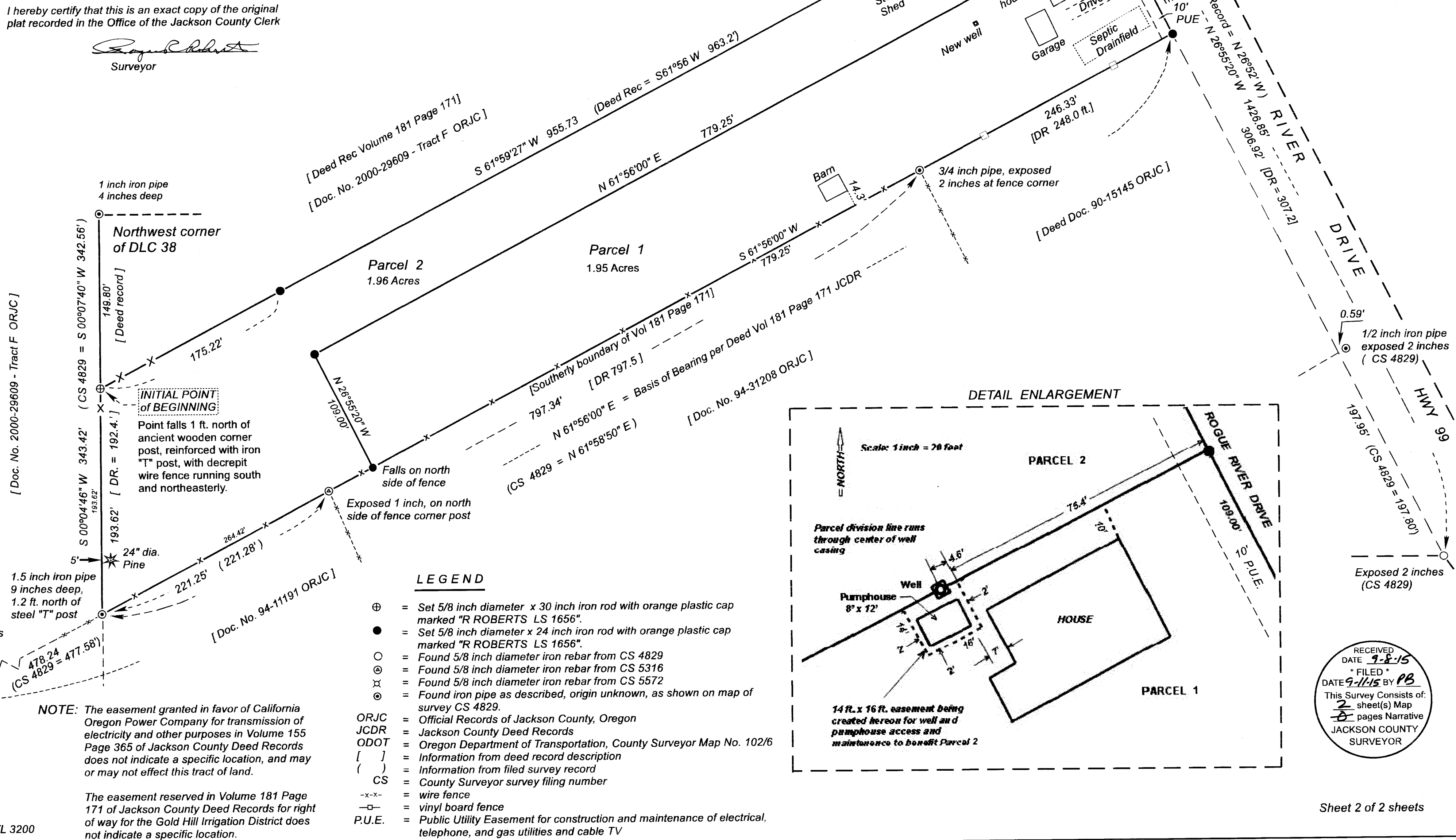
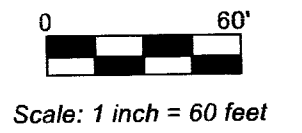
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*Roger R. Roberts*  
Surveyor

**PARTITION PLAT No. P- 33 - 2015**  
MINOR PARTITION 439-15-00006-SUB  
Located in  
SOUTHWEST QUARTER OF SECTION 22  
TOWNSHIP 36 SOUTH, RANGE 4 WEST, W.M.  
JACKSON COUNTY, OREGON

For  
**Deborah Daves**  
P.O. Box 501  
Gold Hill, Oregon 97525  
Property address:  
5145 Rogue River Drive  
Gold Hill, Oregon 97525

August, 2015



**LEGEND**

- ⊕ = Set 5/8 inch diameter x 30 inch iron rod with orange plastic cap marked "R ROBERTS LS 1656".
- = Set 5/8 inch diameter x 24 inch iron rod with orange plastic cap marked "R ROBERTS LS 1656".
- = Found 5/8 inch diameter iron rebar from CS 4829
- ⊙ = Found 5/8 inch diameter iron rebar from CS 5316
- ⊗ = Found 5/8 inch diameter iron rebar from CS 5572
- ⊙ = Found iron pipe as described, origin unknown, as shown on map of survey CS 4829.
- ORJC = Official Records of Jackson County, Oregon
- JCDR = Jackson County Deed Records
- ODOT = Oregon Department of Transportation, County Surveyor Map No. 102/6
- [ ] = Information from deed record description
- ( ) = Information from filed survey record
- CS = County Surveyor survey filing number
- x-x- = wire fence
- = vinyl board fence
- P.U.E. = Public Utility Easement for construction and maintenance of electrical, telephone, and gas utilities and cable TV

**NOTE:** The easement granted in favor of California Oregon Power Company for transmission of electricity and other purposes in Volume 155 Page 365 of Jackson County Deed Records does not indicate a specific location, and may or may not effect this tract of land.

The easement reserved in Volume 181 Page 171 of Jackson County Deed Records for right of way for the Gold Hill Irrigation District does not indicate a specific location.

