

OWNER  
Santo Cominos  
5236 Coleman Creek Road  
Medford, Oregon 97501

LAND PARTITION SURVEY

PARTITION PLAT No. P-29-2017

(FILE NO. 439-16-00077-SUB)

LOCATED IN  
The N.W.. 1/4 of Sec. 20, T.38S., R.1W., W.M.  
Jackson County, Oregon

FOR  
SANTO COMINOS

APPROVAL:

[Signature] 10/5/17  
JACKSON COUNTY PLANNING DEPARTMENT DATE  
FILE NO. 439-16-00077-SUB

APPROVAL

Examined and Approved this 3<sup>rd</sup> day of October, 2017.

[Signature]  
Jackson County Surveyor

COUNTY SURVEYOR File No. 22381.

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that Santo Cominos and Michele Cominos are the owners of the real property represented on this partition plat and more particularly described in the SURVEYOR'S CERTIFICATE, and have caused the same to be partitioned into parcels as shown on the partition plat and does hereby dedicate to the public, for public use, the public utility easement as shown on the partition plat.

[Signature]  
SANTO COMINOS

[Signature]  
MICHELE COMINOS

STATE OF OREGON }  
COUNTY OF JACKSON } SS.

PERSONALLY APPEARED THE ABOVE NAMED SANTO COMINOS AND MICHELE COMINOS AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

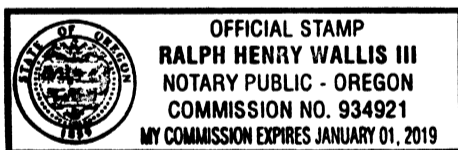
DATED THIS DAY OF OCT. 3 2017,

Ralph Henry Wallis III

[Signature] NOTARY PUBLIC - OREGON

Commission No. 934921

My Commission Expires Jan 01, 2019



RECORDING

Filed for record this the 17<sup>th</sup> day of October, 2017  
at 9:14 o'clock A.M. and recorded as Partition Plat No.

P-29-2017 of the Records of Partition Plats in Jackson

County, Oregon. Index Volume 28, Page 29.

[Signature]  
County Clerk

[Signature]  
Deputy

All taxes, fees, assessments or other charges as required  
by O.R.S. 92.095 have been paid. as of 10/16/17.

[Signature]  
Assessor

10/16/17  
Date

[Signature]  
Tax Collector

10/16/17  
Date

SURVEYORS CERTIFICATE:

I Darrell L. Huck, a duly Registered Surveyor of the State of Oregon, do hereby certify that this map correctly represents a survey made by me, or under my direction, and complies with the regulations for land partitions and the following is an accurate description of the parent tract of land as set forth hereon:

BEGINNING at the Northwest corner of the Southeast quarter of the Northwest quarter of Section 20 in Township 38 South, Range 1 West of the Willamette Meridain, Jackson County, Oregon; thence EAST 370.0 feet; thence SOUTH 436.08 feet (record 430.0 feet) to the center of Coleman creek road, thence, Southwesterly along the center of said road, 480.0 feet to the west line of said Quarter-quarter; thence NORTH 785.43 feet (record 760.0 feet) to the point of beginning.

[Signature]  
Surveyor

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250  
OREGON REVISED STATUTES

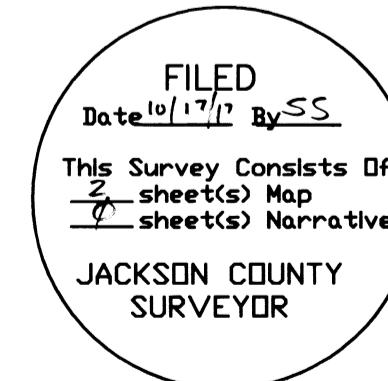
PURPOSE: To survey and monument a land partition of that property described in Instrument No. 2016-001178 of the Official Records of Jackson County, Oregon, and as approved by the Jackson County Planning Department (File NO.439-16-00077-SUB)

PROCEDURE: The northwest corner of the property being partitioned is located at the Northwest 1/16 corner of Section 20. The northwest quarter of Section 20 was previously surveyed and monumented per Survey No. 2109, wherein the North 1/16 corner and the Centerwest 1/16 corners were monumented. Surveyor George Burrell accepted and held the monumented 1/16 lines for his Survey No. 4727. I held the monuments as found at the North 1/16 corner and the Centerwest 1/16 corner and held the record bearings, as noted on Survey No. 2109 to compute the Northwest 1/16 corner, which is in agreement with the monuments from Survey No. 4727, being located on the north-south 1/16 line. The location of the Northwest 1/16 corner as computed, falls in an oak tree. The computed east-west center 1/16 line was extended easterly from the Northwest 1/16 corner, deed record distance to compute the northeast property corner. The east property boundary was then held parallel to the west line as monumented. The south boundary, according to deed description, calls to the centerline of Coleman Creek Road. The approximate centerline was measured from ties made to the existing physical location of the road and an alignment was computed as shown. A search of county road records was made to determine the correct right-of-way width of Coleman Creek Road. Commissioners Journal, Volume 13, Page 465 describes a 60' right of way for that portion of Coleman Creek road being located in the northeast quarter of Section 20. For lack of better information, I show a 60' right of way, which is consistent with the petition noted above. The Partition Parcel boundary was computed according to client's direction and monuments were set as shown.

Equipment used: Trimble S6 Robotic instrument.

NOTE:

- 1. PROPERTY MAY BE SUBJECT TO RESERVATION FOR WATER RIGHTS FOR MINING, AGRICULTURE, MANUFACTURING OR OTHER PURPOSES PER VOL. 23, PAGE 282 D.R.
- 2. PROPERTY IS SUBJECT TO DEED RESTRICTION PER INSTRUMENT NO. 2016-023464 O.R.



REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]  
OREGON  
FEBRUARY 4, 1983  
DARRELL L. HUCK  
2023  
Expires 6/30/2019

I certify this plat to be an exact copy of the original  
[Signature]  
SURVEYOR

(16074 pt sh2.dwg)  
SHEET 1 OF 2

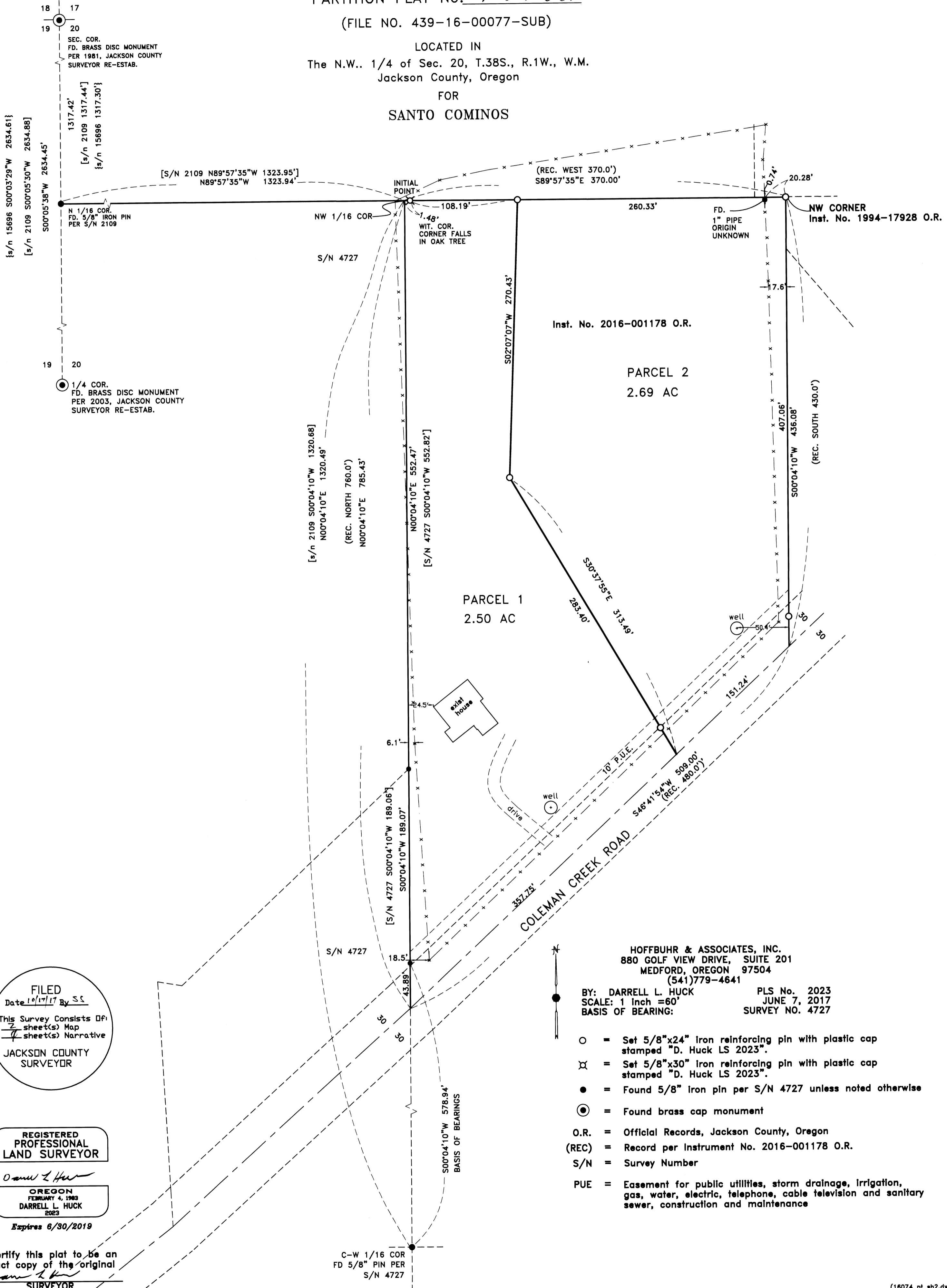
# LAND PARTITION SURVEY

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LOCATED IN  
The N.W. 1/4 of Sec. 20, T.38S., R.1W., W.M.  
Jackson County, Oregon

FOR  
**SANTO COMINOS**



**FILED**  
Date 10/17/17 By SS  
This Survey Consists Of:  
2 sheet(s) Map  
1 sheet(s) Narrative  
JACKSON COUNTY  
SURVEYOR

**REGISTERED  
PROFESSIONAL  
LAND SURVEYOR**  
*Darrell L. Huck*  
OREGON  
FEBRUARY 4, 1989  
DARRELL L. HUCK  
2023  
Expires 6/30/2019

I certify this plat to be an  
exact copy of the original  
*Darrell L. Huck*  
SURVEYOR

HOFFBUHR & ASSOCIATES, INC.  
880 GOLF VIEW DRIVE, SUITE 201  
MEDFORD, OREGON 97504  
(541)779-4641  
BY: DARRELL L. HUCK PLS No. 2023  
SCALE: 1 Inch = 60' JUNE 7, 2017  
BASIS OF BEARING: SURVEY NO. 4727

- = Set 5/8"x24" iron reinforcing pin with plastic cap stamped "D. Huck LS 2023".
- ⊗ = Set 5/8"x30" iron reinforcing pin with plastic cap stamped "D. Huck LS 2023".
- = Found 5/8" iron pin per S/N 4727 unless noted otherwise
- ⊙ = Found brass cap monument
- O.R. = Official Records, Jackson County, Oregon
- (REC) = Record per Instrument No. 2016-001178 O.R.
- S/N = Survey Number
- PUE = Easement for public utilities, storm drainage, irrigation, gas, water, electric, telephone, cable television and sanitary sewer, construction and maintenance