23016

PARTITION PLAT No. P-07-2020

Located in S.W.1/4 of Section 1, T.36S.,R1W.,W.M., Jackson County, Oregon

SURVEY FOR:	DATE:	SURVEY BY:
Hanscom Family Attn.: Edward Hanscom 4896 East Douglas Fir Steet Boise, ID. 83716	January 6, 2020	Kaiser Surveying 2178 Butte Falls Hwy. Eagle Point, OR. 97524

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

Bary D. Kaiser
SURVEYOR

***** SURVEYOR'S CERTIFICATE *****

I, Bary D. Kaiser, a duly registered professional land surveyor of the State of Oregon, do hereby certify that I have correctly surveyed the land represented on the attached Partition Plat, the boundaries being described as follows:

Lot 22 of EAGLE HEIGHTS FRUIT FARMS ADDITION, in Jackson County, Oregon, according to the Official Plat thereof, recorded in Volume 1, Page 45 of Plat Records.

Bary D. Kaiser
SURVEYOR

***** DECLARATION *****

Known all men by these presents that I, EDWARD ALVIN HANSCOM, Administrator of the Estate of Harry Alvin Hanscom in the Circuit Court of the State of Oregon, for Jackson County, Case No. 17PB09621, am the owner of the lands represented on this Partition Plat and more particularly described in Surveyor's Certificate, and have caused the same to be partitioned into parcels as shown on the Partition Plat as shown on sheet 2.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 7 DAY, OF February, 20 20.

Edward Alvin Hanscom
EDWARD ALVIN HANSCOM, Administrator of the Estate of Harry Alvin Hanscom

STATE OF OREGON)
COUNTY OF JACKSON) ss

Personally appeared before me the above named EDWARD ALVIN HANSCOM, Administrator of the Estate of Harry Alvin Hanscom in the Circuit Court of the State of Oregon, for Jackson County case number 17PB09621, and acknowledge the foregoing instrument to be his voluntary act and deed.

Subscribed and sworn to before me this 7 day of February, 20 20.

(SIGN) Jacob L Mayer
Jacob L Mayer (PRINT) NOTARY PUBLIC – OREGON
COMMISSION NO. 975987
MY COMMISSION EXPIRES 6/19/2022

OFFICIAL STAMP
JACOB LEE MAYER
NOTARY PUBLIC-OREGON
COMMISSION NO. 975987
MY COMMISSION EXPIRES JUNE 19, 2022

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Bary D. Kaiser
OREGON
JULY 15, 2003
BARY D. KAISER
No. 52923
EXP. 6-30-21

* * RECEIVED * *
Date 2/21/2020 By PB
This survey consists of:
2 sheet(s) Map
6 page(s) Narrative
JACKSON COUNTY SURVEYOR

***** APPROVALS *****

Examined and approved by Jackson County Development Services (439-19-00019 SUB). the 7th day of February, 20 20.

JACKSON COUNTY PLANNING DIRECTOR

Examined and approved this 7th day of February, 20 20.

Scott Fin
JACKSON COUNTY SURVEYOR

Examined and approved as required by O.R.S. 92.100 this 21st day of February, 20 20.

Ashley Thompson, agent — 2/21/2020
ASSESSOR — DATE

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of the 21 day of February, 20 20.

Deputy — 2.21.2020
TAX COLLECTOR — DATE

***** RECORDER'S CERTIFICATE *****

Filed for record, this 21st day of February, 20 20, at 2:47 o'clock P. m, and recorded as Partition Plat No. P-07-2020 of the Records of Partition Plats in Jackson County, Oregon.

Index Volume 31 Page 07.

BY: Christine D. Walker — Tonya L. Morgan
COUNTY CLERK — DEPUTY

COUNTY SURVEYOR FILE NO. 23016.

361W01C Tax Lot No. 100

23016

SHEET 2 OF 2

PARTITION PLAT No. P-07-2020

Located in S.W.1/4 of Section 1, T.36S.,R1W.,W.M., Jackson County, Oregon

SURVEY FOR:
Hanscom Family
Attn.: Edward Hanscom
4896 East Douglas Fir Street
Boise, ID. 83716

DATE:
January 6, 2020

SURVEY BY:
Kaiser Surveying
2178 Butte Falls Hwy.
Eagle Point, OR. 97524

I HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT
Bary D Kaiser
SURVEYOR

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

PURPOSE: Partition survey of the clients property located in Section 1, Township 36 South, Range 1 West of the Willamette Meridian, being described as Parcel 4 in Instrument No. 2019-035809 O.R..

PROCEDURE: Equipment used to perform survey was a Nikon DTM522 total station, a Trimble R8 GPS receiver and Trimble TSC2 data collector. The subject property is described as Lot 22 of EAGLE HEIGHTS FRUIT FARMS ADDITION, the boundary was determined using information from the plat of said EAGLE HEIGHTS FRUIT FARMS ADDITION and from File Survey No. 5384. Survey ties were made to found Government corners as shown hereon, Lot boundaries were then computed by the method used on said Survey No. 5384, which used Sectional subdivision corners to be the outside corners of EAGLE HEIGHTS FRUIT FARMS ADDITION. The Lot corners of said Addition were then proportionally computed.

Stevens Road right-of-way lines were located by making survey ties to found monuments and information shown on Filed Survey Nos. 5384, 9186 and 17915. Stevens Road right-of-way was established at this location through County Court Order dated October 23, 1964 (see Commissioners Journal Volume 62, Page 93), and surveyed on said Filed Survey No. 9186 in accordance with this Court Order. The South boundary of Lot 22 was found to fall within the Stevens Road right-of-way as shown hereon. The subject property along with the Parcel boundaries were monumented as shown.

The parcel boundaries were located as directed by the client and County Approval.

EASEMENTS ON CURRENT TITLE REPORT NOT SHOWN ON ANNEXED MAP

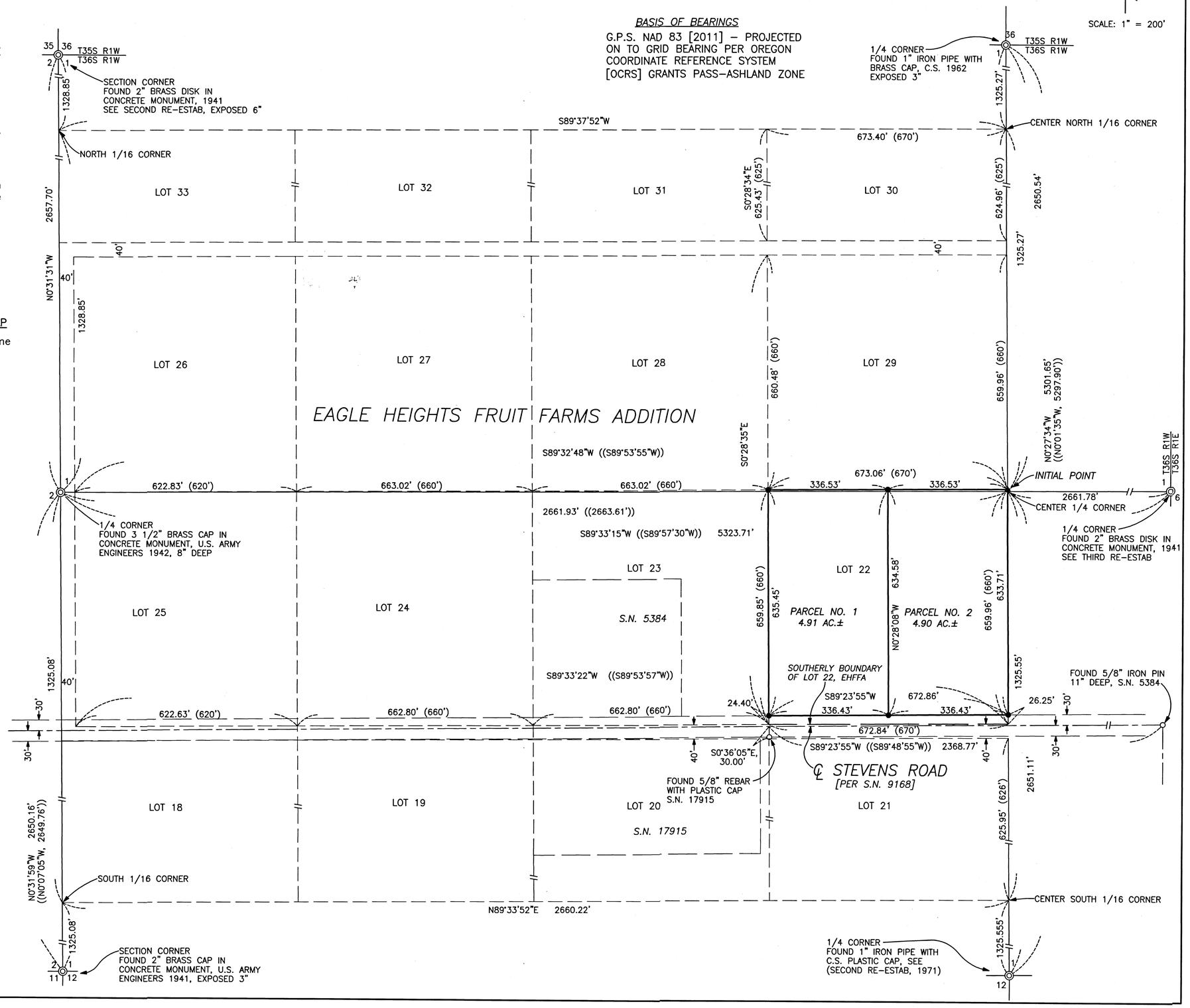
1. Property is subject to land patent document recorded in Volume 14, Page 386 D.R. pertaining to water and mineral rights.

LEGEND

◎ = Found Government Corners as noted
○ = Found Monument as Indicated
● = Set 5/8" x 24" Rebar with Orange Plastic Cap marked "B. KAISER LS 52923"
▲ = Set 5/8" x 30" Rebar with Orange Plastic Cap marked "B. KAISER LS 52923"
S.N. = Filed Survey Number County Surveyors Office
C.S. = County Surveyor
R.M. = Reference Monument
EHFFA = EAGLE HEIGHTS FRUIT FARMS ADDITION
( ) = Record/EAGLE HEIGHTS FRUIT FARMS ADDITION
(( )) = Record/S.Nos. 5384 and/or 17915

BASIS OF BEARINGS
G.P.S. NAD 83 [2011] – PROJECTED ON TO GRID BEARING PER OREGON COORDINATE REFERENCE SYSTEM [OCRS] GRANTS PASS-ASHLAND ZONE

SCALE: 1" = 200'



* * RECEIVED * *
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2 sheet(s) Map
01 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
Bary D Kaiser
OREGON JULY 15, 2003 BARY D. KAISER No. 52923
EXP. 6-30-21

361W01C Tax Lot No. 100

23016