

\*\*\*\*\* APPROVALS \*\*\*\*\*

PARTITION PLAT NO. P-36-2020

\*\*\*\*\* RECORDING \*\*\*\*\*

FILE M49 E131183 & 439-17-00072-SUB

Located in the S.W. 1/4 of Sec. 27,  
T.39S., R.2E., W.M. Jackson County, Oregon  
(File No. M49 E131183  
& 439-17-00072-SUB)

Filed for record this 17<sup>th</sup> day of November, 20 20 at  
9:24 o'clock A m., and recorded as Partition Plat No. P-36-2020

EXAMINED AND APPROVED this 30 day of October, 20 20.

Meredith Clark  
Jackson County Planning

in "Record of Partition Plats" of Jackson County, Oregon.  
Index Volume 31, Page 36. Document No. 2020-43302, ORJCO.

EXAMINED AND APPROVED this 29 day of October, 20 20.

hot  
Jackson County Surveyor

SURVEY FOR:

FRED ROBERTSON  
2121 OLD GREENSPRINGS HWY.  
ASHLAND, OR 97520

SURVEY BY:

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

Christine D. Walker County Clerk  
Jonas J. Morgan Deputy  
County Surveyor File No. 23187

EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96  
as of Nov. 17, 20 20.

DATE:

OCTOBER 26, 2020

Adam Shanks, Agent  
Assessor, Department of Assessment

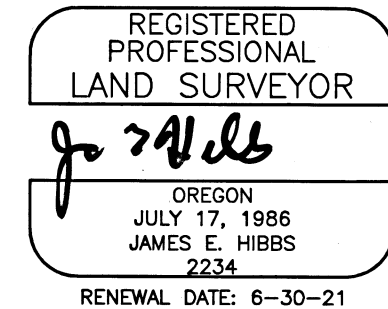
\*\*\*\*\* SURVEYOR'S CERTIFICATE \*\*\*\*\*

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have  
been paid as of November 17, 20 20.

I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HERBY 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 AS FOLLOW:

Bael Davis, deputy  
Tax Collector

The Southwest quarter of the Southwest quarter of Section 27, Township 39 South, Range 2 East,  
Willamette Meridian, Jackson County, Oregon.



\*\*\*\*\* DECLARATION \*\*\*\*\*

Know all men by these presents that JOHN D. HUTCHINSON and BETTY M. HUTCHINSON, are the owners  
in fee of the lands shown on Sheet 2, more particularly described in the Surveyor's Certificate and have  
partitioned the same into the Parcels as shown on Sheet 2 and do hereby make and establish (1) the  
Septic Drainfield Easement (SDE2) for the benefit of Parcel 2 and (2) Private Road Easements (PRE) for  
the benefit of Parcels noted as shown on Sheet 2.

SURVEY NARRATIVE TO COMPLY WITH O.R.S. 205.250

PURPOSE: To survey and monument three parcels created through a Land Partition.  
See JCDS File No. 439-17-00072-SUB and Oregon DLCD #M49 E131183. The parent  
tract being set forth in Doc. 94-43751, ORJCO.

PROCEDURE: The monuments for the Parcels created by this partition were set during  
FS22876. The Parcel corners are positioned per the approved tentative plat and are as  
shown on Sheet 2.

John D. Hutchinson  
JOHN D. HUTCHINSON

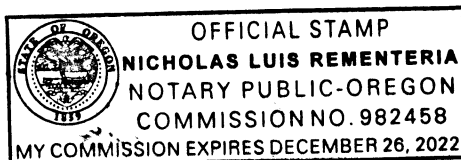
Betty M. Hutchinson  
BETTY M. HUTCHINSON

STATE OF OREGON )  
COUNTY OF JACKSON )ss

PERSONALLY appeared the above named John D. Hutchinson and Betty M. Hutchinson and acknowledged the  
foregoing instrument to be their voluntary act and deed.

Dated this 28<sup>th</sup> day of October, 20 20.

Nicholas Luis Remesteria Notary Public - Oregon  
Commission No. 962459  
My Commission Expires 12/26/22

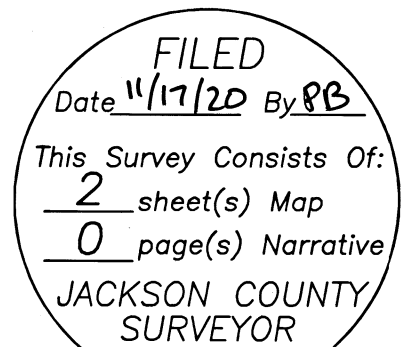


MEASURE 49 STATEMENT:

THIS LAND DIVISION IS PURSUANT TO 2007 STATE BALLOT MEASURE 49 AND  
OREGON DLCD FINAL ORDER #E131183 SIGNED MAY 3, 2010.

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

James E. Hibbs  
SURVEYOR



**SURVEY FOR:**

FRED ROBERTSON  
2121 OLD GREENSPRINGS HWY.  
ASHLAND, OR 97520

**DATE:**

OCTOBER 26, 2020

**PARTITION PLAT NO. P-36-2020**

Located in the S.W. 1/4 of Sec. 27,  
T.39S., R.2E., W.M. Jackson County, Oregon  
(File No. M49 E131183  
& 439-17-00072-SUB)

**SURVEY BY:**

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**EASEMENTS PER SUBDIVISION REPORT**

- EASEMENT FOR IRRIGATION DITCH AND CANALS PER V.154, P.8, JCDR DOES NOT LIE WITHIN SUBJECT TRACT.
- EASEMENT FOR TRANSMISSION OF ELECTRICITY PER VOL. 94, PG. 208, VOL. 170, PG. 570 & VOL. 577, PG. 181, JCDR. SPECIFIC LOCATION NOT GIVEN.
- EASEMENT FOR TRANSMISSION OF ELECTRICITY PER VOL. 167, PG. 133, JCDR. SHOWN.

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

*J. S. A. J.*  
SURVEYOR

**LEGEND:**

- ⊙ = FD. COUNTY SURVEYOR'S BRASS CAPPED MONUMENT PER 1979 RE-ESTAB'S.
- ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. STEWART LS2057 PER FS12469.
- ⊙ = FD. 2" GALV. IRON PIPE & 2.5" BRASS DISK MKD. 1995 LS2057 PER FS15470.
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER FS22876.

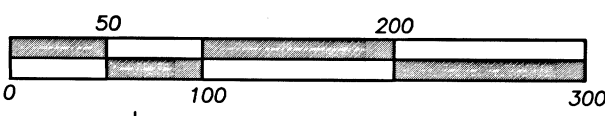
- JCDR = JACKSON COUNTY DEED RECORDS.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- SDE2 = SEPTIC DRAINFIELD EASEMENT FOR PARCEL 2 PER THIS PLAT.
- PRE = PRIVATE ROAD EASEMENT PER THIS PLAT.
- DR = DEED RECORD DATA.
- FS = FILED SURVEY #.
- C1/L1 = SEE COURSE DATA TABLE.

**BASIS OF BEARINGS:**

SURVEY NO. 12469 AS SHOWN HEREON.

UNIT OF MEASUREMENT = FEET

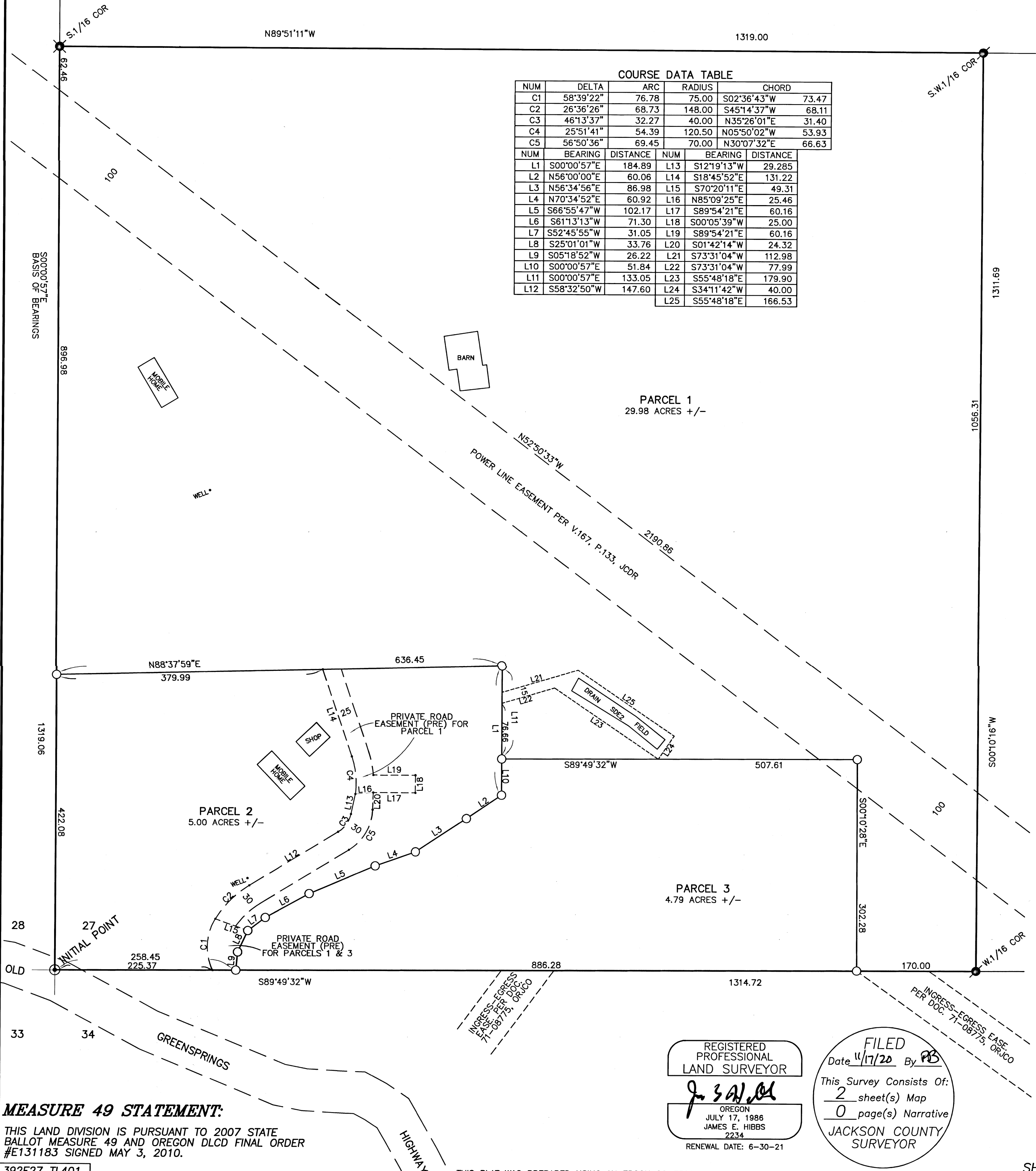
SCALE: 1" = 100'



COURSE DATA TABLE					
NUM	DELTA	ARC	RADIUS	CHORD	
C1	58°39'22"	76.78	75.00	S02°36'43"W	73.47
C2	26°36'26"	68.73	148.00	S45°14'37"W	68.11
C3	46°13'37"	32.27	40.00	N35°26'01"E	31.40
C4	25°51'41"	54.39	120.50	N05°50'02"W	53.93
C5	56°50'36"	69.45	70.00	N30°07'32"E	66.63

NUM	BEARING	DISTANCE	NUM	BEARING	DISTANCE
L1	S00°00'57"E	184.89	L13	S12°19'13"W	29.285
L2	N56°00'00"E	60.06	L14	S18°45'52"E	131.22
L3	N56°34'56"E	86.98	L15	S70°20'11"E	49.31
L4	N70°34'52"E	60.92	L16	N85°09'25"E	25.46
L5	S66°55'47"W	102.17	L17	S89°54'21"E	60.16
L6	S61°13'13"W	71.30	L18	S00°05'39"W	25.00
L7	S52°45'55"W	31.05	L19	S89°54'21"E	60.16
L8	S25°01'01"W	33.76	L20	S01°42'14"W	24.32
L9	S05°18'52"W	26.22	L21	S73°31'04"W	112.98
L10	S00°00'57"E	51.84	L22	S73°31'04"W	77.99
L11	S00°00'57"E	133.05	L23	S55°48'18"E	179.90
L12	S58°32'50"W	147.60	L24	S34°11'42"W	40.00
			L25	S55°48'18"E	166.53



**MEASURE 49 STATEMENT:**

THIS LAND DIVISION IS PURSUANT TO 2007 STATE BALLOT MEASURE 49 AND OREGON DLCD FINAL ORDER #E131183 SIGNED MAY 3, 2010.

392E27 TL401

REGISTERED PROFESSIONAL LAND SURVEYOR  
*J. S. A. J.*  
OREGON  
JULY 17, 1986  
JAMES E. HIBBS  
2234  
RENEWAL DATE: 6-30-21

FILED  
Date 11/17/20 By *RS*  
This Survey Consists Of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

THIS PLAT WAS PREPARED USING AN EPSON SC-T5200 WITH EPSON T6925 INK ON MILANO JPC4M2 POLYESTER FILM.