

MAJOR LAND PARTITION AND CREATION OF A PRIVATE ROAD, LOCATED IN THE WEST 1/2 OF SECTION 2, T37S R4W, W.M., JACKSON COUNTY, OREGON

Owner & Developer: David & Jo Ann Kirkwood
8650 Rogue River Hwy., Grants Pass, Oregon 97526
APPROVED BY THE JACKSON COUNTY PLANNING COMMISSION

By Henry S. Gay, Secretary Date August 4, 1976

RECORDER'S CERTIFICATE
Filed for record this 4th day of August, 1976 in Volume 1
Page 117 of "MAJOR LAND PARTITIONS" in Jackson County, Oregon.

Paul Chapman
County Clerk

ENGINEER'S CERTIFICATE
I, Robert M. Thompson, a duly Registered Engineer in the State of Oregon, hereby certify that this map correctly represents a survey made by me or under my direction and complies with the regulations for Major Partitions.

Robert M. Thompson
Registered Engineer No. 3683

DECLARATION
Know all men by these presents that we, David and Jo Ann Kirkwood are the owners in fee simple of the land shown hereon and have caused said land to be surveyed and mapped for the purpose of creating a private road to provide access to Parcels numbered 1, 2, and 3 as shown hereon.

David Kirkwood
Jo Ann Kirkwood

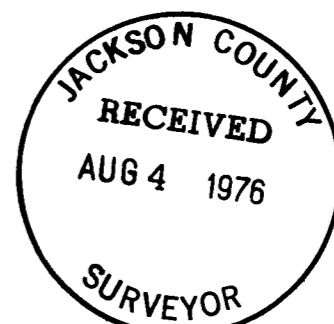
STATE OF OREGON)
COUNTY OF Jackson) ss.

Before me this 4th day of August, 1976 personally appeared the above named David Kirkwood and Jo Ann Kirkwood and acknowledged the foregoing instrument to be their voluntary act and deed.

My Commission Expires 9-28-76

Notary Public for Oregon

Linda K. Savage



NOTES:
o INDICATES MONUMENTS FOUND.
● INDICATES 5/8" IRON ROD SET IN THIS SURVEY.
BEARINGS FROM RECORD OF MONS. OBSERVED IN MY PREVIOUS SURVEY NO. 4532.



MAJOR LAND PARTITION & CREATION OF A PRIVATE ROAD IN THE W/2 OF SECTION 2, T.37S, R.4W, W.M., JACKSON COUNTY, OREGON

SCALE: = 1 INCH = 200 FEET JULY 6, 1976.

OWNER & DEVELOPER:
DAVID AND JO ANN KIRKWOOD,
8560 ROGUE RIVER HWY.,
GRANTS PASS, OREGON 97526.

ENGINEER:
ROBERT M. THOMPSON & ASSOC.
1140 ACACIA LANE,
GRANTS PASS, OREGON 97526.

MAJOR LAND PARTITION & CREATION OF A PRIVATE ROAD
IN THE W1/2 OF SECTION 2, T37S, R4W, W.M.,
JACKSON COUNTY, OREGON

Narrative description to comply with Par. 209.250, O.R.S.

for: David & Jo Ann Kirkwood, 8560 Rogue River Hwy., Grants Pass, Oregon 97526

Purpose: To partition the Kirkwood property into 3 parcels, and create a private road easement access to same.

Procedure:

This survey is based upon monuments set during my Survey No. 4532 in 1971, which subdivided the section in such a manner as to establish the coordinate position of the center, and certain 1/16 corners. In this new survey, additional, and some of the older corners, as necessary, were occupied and tied together by electronic survey methods, using Tellurometer CA-1000 and Kern one-second theodolite equipment. The coordinate positions of additional corners to be set, plus the necessary line bearings and distances were then computed. Additional new corners as required were then set on the ground as indicated on my map, from the hubs established during my electronic survey.

The North line of Parcel No. 1 (also the North line of the Kirkwood property) was adjoined by a 400 foot wide parcel of very ancient description, carried forward to this day from Vol. 85 Page 5 of the Deed Records. The description of this 400 foot wide parcel was full of such ambiguities as "more or less" distances to ill-described points. My analysis of the description, compared to evidence found on the ground, led to the conclusion that the intent was, that the 400 foot strip was intended to abut the south line of Govt. Lot 4. This reasoning caused my placement of the Southeast corner of said 400 foot strip to fall in line with an old East-West fence, but no method could be found which would cause the Southwest corner of the strip to fall on said fence.

Data for controlling corners occupied or set during this survey for Kirkwood are as follows:

West 1/4 Corner, found 1" I. Pipe & B.T.'s per County Surveyor
Renewal of 1929, & Survey No. 4532

10" W. Oak S 18°E 12.5 ft., healed faces

8" Mahogany N 28°30'W 13.6 ft., dim "BT" scribe visible

6" W. Oak N 79°00'W 25.6 ft., healed faces

N1/16S 3 & 2, found 3/4" I. Pipe & B.T.'s per Survey No. 5070

12" D. Fir N 70°15'E 11.0 ft., scribe vis., dist. to face

9" Madrone S 21°12'W 26.3 ft. scribe vis., dist. to face

4W1/16S, found 1" I. Pipe 5' E'ly of cor. fences N,S,E.

12" B. Oak N 64°15'E 67.9 ft., scribe vis.

14" B. Oak S 55°45'E 54.8 ft., scribe vis.

SW Section cor., found 3/4" I. Pipe w/tag "R.S. 404", in stone mound, & B.T.'s

O.B.T. Y. Pine snag S 89°30'W 63.7 ft., scribe vis.

O.B.T. Madrone N 27°00'E 37.8 ft., face rotted

O.B.T. W. Oak stub S 47°30'E 26.1 ft., no scribe

C.S. 6" W. Oak N 76°00'W 34.5 ft., face healed

C.S. 14" W. Oak S 19°00'W 69.4 ft., scribe vis.

W1/16S2/11 Set 5/8 inch I. Rod, scribed B.T.'s:

9" W. Oak N 43°00'E 18.2 ft. "W1/16S 2 BT"

10" W. Oak S 56°00'E 32.42 ft. "W1/16S 11 BT"

SI/4S, found 1" Pipe, flush, & O.B.T. stumps per 1927 Co. Surv. renewal,

B.T.'s per Surv. No. 4532:

18" B. Oak S 66°00'W 20.7 ft., faces healed

16" Y. Pine N 48°30'E 51.5 ft., scribe vis.

July 6, 1976

