| 7492 | | | QUEEN'S BRANCH SUB-DIVISION |
|---------------------------------|--|---|---|
| | | W.I/16 Sec's. 10/15 Fd I/4 Cor. Sec's /Fd 5/8"Pin 0.16'N. | LOCATED IN N.W. 1/4, SEC. 15, T. 35 S., R. 4W., W.M. |
| Fd. Cor. Sec's | QUEEN'S BRANCH CO. ROAD | | JACKSON COUNTY, OREGON |
| 16 15 | 5 8 9° 24'00" W 1015.00 310. | 115 | DUCLADATION |
| l I | INITIAL POIL 2" x 36". PIP | | DECLARATION |
| | 50'E | | KNOW ALL MEN BY THESE PRESENTS, that we, Warren Larsen and Florence Larsen, are owners in fee simple of land described here and we did cause the same to be surveyed and platted into lots, easements and a private road which is subject to utility ease |
| 1 | SDP11 | · | ments as shown hereon. We hereby designate said Sub-division as QUEENS BRANCH SUB-DIVISION. |
| | Rec. | | IN WITNESS WHEREOF, we have set our hands and seals this 27 day of October 1978. Warran Parsen Florence Parsen |
| | 00 00 00 00 00 00 00 00 00 00 00 00 00 | | WARREN LARSEN ### FLORENCE LARSEN |
| | 88 65.00 PB | . 9.16 | STATE OF OREGON)ss. |
| | NAD Sur | 506 586 | County of Jackson) October 27 A.D. 1978, Personally appeared the above named Warren Larsen and Florence Larsen, and acknowledged the for |
| | 1/4 F RC 909. | * | |
| | 00 00 1 1 VAT 1 VAT 9" W | £60 o | going instrument to be their voluntary act and deed. Before me: |
| | N 89° 24' 00"E | 8 | |
| | 322.22 | 1 | Examined and approved this 97H day of November 1978. |
| 1 | o' naif o ing to | | Rell L Jell |
| | 2 00 8 S 89°24',00'W 28 | 10.00 | Josephine County Surveyor |
| | as lise | | SURVEYORS CERTIFICATE |
| | S 89° 24'00"W | | STATE OF OREGON) |
| | 322.12 | ,09 | County of Jackson) s. I, Edward A. McGinty, being a duly Registered Land Surveyor of the State of Oregon, and being duly sworn, depose and say t |
| | 14.50 8 | 4 | this, Queen's Branch Sub-division plat, correctly represents a survey made under my direction and the following is an accurate description thereof: |
| ļ | Public 4 | | Commencing at the Northeast corner of the Northwest One Quarter of the Northwest One Quarter of Section 15, Township 35 |
| | OF BEARING SUR. NO. 5431 | | South, Range 4 West, Willamette Meridian, Jackson County, Oregon; thence South 89°24' West along the North line thereof, 280.0 feet; thence South 0°09'39"East, (record S.0°18'E.) a distance of 30.0 feet to the initial point, being a 2 inch by |
| 9 = | CONC. MON. 8 B. DISC 99 5 1 280.00' | | 36 inch iron pipe; thence South 89°24'West 382.44 feet to a point on the West line of the East Half of said Northwest One Quarter of the Northwest One Quarter; thence South 0°10'43"East along said line a distance of 2148.62 feet to a point 495 |
| - | 5/8" x 24"1. PIN 2 | | feet North of the South line of the Northwest One Quarter; thence North 89°45'37"East parallel to said line 661.75 feet the East line of the West Half of the Northwest One Quarter; thence North 0°09'39"West along said line 1243.63 feet, from |
| 3 ' | N 89 24 00" E M WI N89 24 E Z | , r. g | which the Northeast corner thereof bears North 0°09'39"West 939.16 feet; thence South 89°24'West 280 feet; thence North 0°09'39"West 909.16 feet to the initial point. |
| 50 | 30 S S S S S S S S S S S S S S S S S S S | 1243 | John Cours Johnson a. M. Tut |
| 0 O N | | 3 | Edwards. M. Gut, Surveyor RECEIVED NOV 22 1978 Subscribed and sworn to before me, this 27 day of October, 1978. |
| DELTA | FADIUS LENGTH CHORD 6 4 20 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 | - 60 - 60 | Edward U.Mc Leut, NOV 22 1978 Subscribed and sworn to before me, |
| (1) 44°24' 55' (2) 97°32'42' | " 20.00' 15.503' 15.12' " A31' (1) 280.00' | 0 0 2 | this 27 day of October 1978. |
| (3) 73°44' 13" (4) 97°32' 55 | ' 50.00' 6,4:347' 60.00' (2)(·)(4) | | SURVEYOR |
| (4) 97 32 33 | 321.86' (3) | | Thomshow countifies there all absences on them well absent house of live Countifies and advances have been hard |
| 1 | Mar 4 2 60 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 | , n | I hereby certify that all charges on tax roll which have a lien for this calendar year have been paid. Examined and approved this |
| | 5 5 5 60 F | 4.6 | By Paved & Gill Ray E. Stewart |
| | 30.00 | | Deputy Director of Assessment & Taxation |
| | 381.75′ ≥ 280,00 N,89°45′37″E 661.75′ | | For Order of the County Court approving this plat see Volume Page By Thomas Dewett Pat Watson |
| 1 - | | /I | Deputy Clerk |
| 148 | | .005 | Filed for record this the 22 nd day of November 1978, at 4:03 PM o'clock. and recorded in Volume 13 of Plats at page 63 of Records of Jackson County, Oregon. |
| con Sec's | N89°45'37"E 13 21.21' | 2 | By Thomas Dewett Pat Watson |
| 6 15 1.3/4"Pipe | | | By Thomas Dewett Pat Watson County Clerk |
| EXAMINED AN | D APPROVED FOR INDIVIDUAL WELLS AND SEWER DISPOSAL | | Examined and approved by the Jackson County Hearings Council in regular session this 16th day of November 1978. |
| | | | By: Paul m. nelson |
| | | | Secretary Chairperson |

THIS IS AN EXACT COPY OF QUEEN'S BRANCH SUB-DIVISION Lewert 4. Mc Graty

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PROFESSIONAL

MCGINTY

SURVEY NO.

SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209-250

Survey for:

Mr. Warren Larson 375 Queens Branch Rd.

Rogue River, Oregon 97537

Survey by:

Edward A. McGinty, R.S.

Medford, Oregon October, 1978

Basis of Bearing:

Survey No. 5431

Solar Observation

Location of Survey:

NW. 1/4 of Sec. 15, T35S, R4W.

QUEEN BRANCH SUB-DIVISION

Precedence of Survey:

At corner of Sections 9, 10, 15 and 16 and at the 1/4 corner Sections 10/15 found a conc. mon. and brass disc. and monument case. The location being previously checked on Survey No. 5431 data except for a monument change.

The 1/4 corner betw. Section 15/16 is a monument as called for, being a 3/4 inch iron pipe, now 6 ins. deep being southerly of fence corner and further verified by rough chain to B T.

The West 1/6 cor. betw. 10/15 found a 5/8 inch iron pin 0.16 ft. North of the Section line (note, the location of this monument has long been accepted, since early 1930's also is well within the standards practice).

The position held being 0.16 ft. south and by EDM distance would indicate mid point betw. Sec. cor. and 1/4 cor. would be 0.25 ft. East.

By utilizing data of C. Hurst and survey No. 2841 which sub-divided the Northwest 1/4, the Easterly and Southerly line were determined. (conference with C. Hurst on the West center 1/6 cor., that the monument initially set was miscalculated by being 1.28 ft. too far West, which he plans to reset).

The West line of Sub=division being identical to survey No. 920, a line of aquiescent long standing and agrees closely with Survey No. 2841 also within the standards practice.

AT the Northwest corner of sub-division found a 2 in. pipe approx. flush with the surface being 0.05 ft. North, and at the Southwest corner found an iron bolt North $0^{\circ}10^{\circ}43^{\circ}W$, 7.40 ft.

At the Southeast corner of the Sub-division found a 5/8 in. iron pmn North 86°32' West, 1.55 ft., found a 5/8 in. iron pin N.1°38'27"W., 77.62 ft., found a 1 1/2 in. iron pipe N.0°07'E., 77.84 ft. and the fence corner bears East 0.50 ft. and North 1.0 ft. West of fence line. The monument at the southerly line being approx. 1.0ft. south of fence along the Easterly portion and 2 to 7 ft. along the westerly portion depending on which old fence is used. This was discussed k with client about adjoiners possible claims.

NOV S S 1818