

MAJOR LAND PARTITION

Situate in Gov't Lots 1 & 2
The S. 1/2 N. E. 1/4 and the S. E. 1/4 N. W. 1/4 Sec. 1, T. 33 S., R. 2 E., W. M.
Jackson County, Oregon

For

Ralph B. Leiby, Sr. & Annabelle A. Leiby

SURVEYOR'S CERTIFICATE

I, Charles H. Hurst, duly Registered Land Surveyor of the State of Oregon, do hereby certify that this map represents a survey, made by me or under my direction and complies with the regulations for "Major Land Partitions."

Date: July 13, 1979
Charles H. Hurst
Professional Land Surveyor
Ore No. 483

DECLARATION

KNOW ALL MEN BY THESE PRESENTS That we, Ralph B. Leiby, Sr. and Annabelle A. Leiby, husband and wife, are the owners in fee simple of the lands shown hereon (excepting Parcel No. 1) and have caused an existing road to be surveyed and mapped in consideration of benefits accrued from approval by the Jackson County Planning Commission for the creation of an easement for the use of Ingress and Egress to be appurtenant to Parcels 1, 2, 3 & 4, only, as shown hereon.

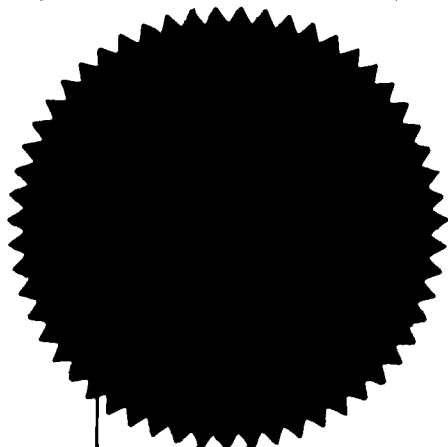
Ralph B. Leiby, Sr. Annabelle A. Leiby

STATE OF OREGON)
County of Jackson)

A.D. 19 1979 Personally appeared the above named
Ralph B. Leiby, Sr. and Annabelle A. Leiby and acknowledged the foregoing instrument to be their free and voluntary and deed. Before me:

Notary Public for Oregon

My commission expires: _____



PARCEL 4
SE 1/4 NW 1/4
39.3 AC. ±

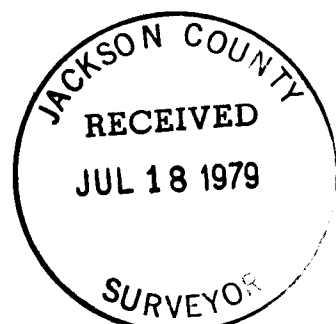
(Excepting that portion thereof
LYING EAST OF THE WEST LINE
OF PARCELS 2 & 3)

Meas. S 89° 56' 04" W 1256.925'
Rec. = S 89° 54' W 1256.9'

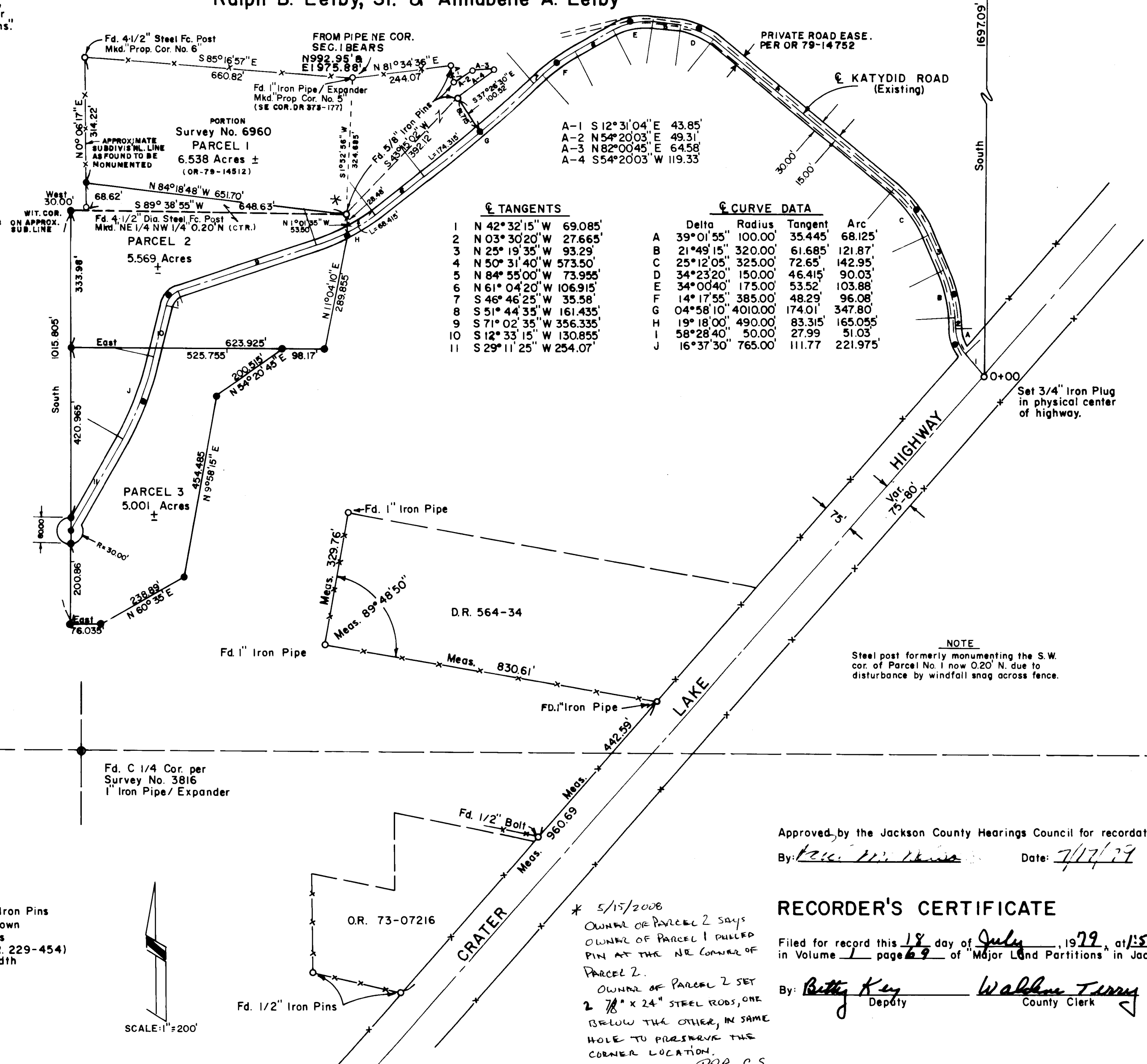
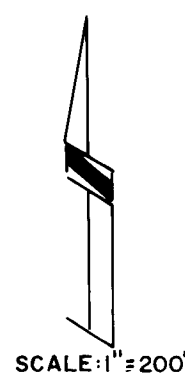
Fd. CW 1/16 Cor. per
Survey No. 3816
1" Iron Pipe / Expander

Fd. C 1/4 Cor. per
Survey No. 3816
1" Iron Pipe / Expander

Survey by: Charles H. Hurst
Medford, Oregon



LEGEND
● Set 5/8" X 24" Iron Pins
○ Fd. Mon., as shown
-x- Existing Fences
--- R/W Ease. (D.R. 229-454)
Unspecified width



- A-1 S 12° 31' 04" E 43.85'
- A-2 N 54° 20' 03" E 49.31'
- A-3 N 82° 00' 45" E 64.58'
- A-4 S 54° 20' 03" W 119.33'

☉ TANGENTS

- 1 N 42° 32' 15" W 69.085'
- 2 N 03° 30' 20" W 27.665'
- 3 N 25° 19' 35" W 93.29'
- 4 N 50° 31' 40" W 573.50'
- 5 N 84° 55' 00" W 73.955'
- 6 N 61° 04' 20" W 106.915'
- 7 S 46° 46' 25" W 35.58'
- 8 S 51° 44' 35" W 161.435'
- 9 S 71° 02' 35" W 356.335'
- 10 S 12° 33' 15" W 130.855'
- 11 S 29° 11' 25" W 254.07'

☉ CURVE DATA

	Delta	Radius	Tangent	Arc
A	39° 01' 55"	100.00'	35.445'	68.125'
B	21° 49' 15"	320.00'	61.685'	121.87'
C	25° 12' 05"	325.00'	72.65'	142.95'
D	34° 23' 20"	150.00'	46.415'	90.03'
E	34° 00' 40"	175.00'	53.52'	103.88'
F	14° 17' 55"	385.00'	48.29'	96.08'
G	04° 58' 10"	4010.00'	174.01'	347.80'
H	19° 18' 00"	490.00'	83.315'	165.055'
I	58° 28' 40"	50.00'	27.99'	51.03'
J	16° 37' 30"	765.00'	111.77'	221.975'

NOTE
Steel post formerly monumenting the S.W. cor. of Parcel No. 1 now 0.20' N. due to disturbance by windfall snag across fence.

Approved by the Jackson County Hearings Council for recordation.

By: [Signature] Date: 7/17/79

RECORDER'S CERTIFICATE

Filed for record this 18 day of July, 1979, at 1:59 O'Clock P.M.,
in Volume 1 page 69 of "Major Land Partitions" in Jackson County, Oregon.

By: Betty Key Deputy Walden Terry County Clerk

* 5/15/2008
OWNER OF PARCEL 2 SAYS
OWNER OF PARCEL 1 PULLED
PIN AT THE NE CORNER OF
PARCEL 2.
OWNER OF PARCEL 2 SET
2 7/8" X 24" STEEL RODS, ONE
BELOW THE OTHER, IN SAME
HOLE TO PRESERVE THE
CORNER LOCATION.
ARR, C.S.

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES

Survey for: Ralph B. Leiby, Sr. and Annabelle A. Leiby
44345 Highway No. 62
Prospect, Oregon 97536

Survey by : Charles H. Hurst
304 South Holly
Medford, Oregon 97501

Bearing : Based on the solar observation taken for Survey No. 6960.

Purpose : Major Land Partition: road creation and 4 parcels.

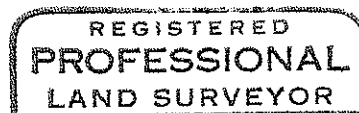
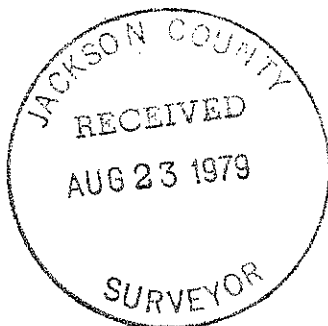
The southwest corner of Survey No. 6960, the center of a 4½" diameter steel fence post, was held as a closing corner point. 5/8" iron pin closing corners to subdivisional lines were set immediately North and West of said post, the center of which subsequently was found to be North 0.20 feet resulting from wire tension caused by a snag across the fence.

Parcel No. 1 no longer conforms in part to the original survey as a result of line changes required for septic approval of Parcel No. 2.

According to local residents, the corners of tracts 564-34 and OR 73-07216 were monumented during the course of an unrecorded survey by a local unlicensed individual, now deceased, prior to conveyance. Lack of right-of-way monumentation by the Bureau of Public Roads and inconsistencies found in the above unrecorded survey precluded the determination of the northwesterly line of Crater Lake Highway at this time.

Centerline tangent No. 6 on the attached plat should read "S 61°04'20" W" in accordance with Instrument No. 79-14752 of Official Records, Jackson County, Oregon. Parcel No. 4 of the above named instrument should read "Southeast Quarter of the Northwest Quarter" in accordance with the attached plat.

July 18, 1979



Charles H. Hurst

