

Filed for record this 9 day of June 1982 at 10:14 o'clock A. M. in Volume 2 page 36 of Major Land Partitions in Jackson County, Oregon.

Waldine Terry
County Clerk
Betty Key Deputy

**MAJOR LAND PARTITION
IN N.E. 1/4 SEC. 17, T. 37S., R. 2 W., W.M.
FOR MURREY DUMAS
M 81-14
DEPT. OF PLAN. & DEV. FILE 81-37-MJP**

BY: EDWARD A. MCGINTY
P.O. BOX 1531
MEDFORD, OREGON
FEB. 20, 1982

• = 5/8" x 24" REBAR
○ = FD 5/8" I.PIN
SCALE 1" = 100'

BEARING SOLAR OBSER.

JACKSON COUNTY PLANNING COMMISSION

Tracts are subject to the following conditions by the Jackson County Department of Planning and Development:

1. This property has not been evaluated for its suitability to handle a sewage disposal system.
2. This property, at the time of final map recording, was not shown to be suitable for development and will require, at a minimum, the provision of a potable water supply prior to the issuance of building or mobile home set-up permits by the Jackson County Department of Planning and Development.
3. Tracts 2 and 3, "Soils data indicates high erosion hazard and sedimentation potential which requires, "Special design standards to remedy."
4. "Prior to the construction of driveway and building pads on lands included within this partition, the location of the same shall be approved by the Jackson County Department of Planning & Development's Senior Soil Scientist. The construction of the building pads and driveways shall meet the requirements of the soil scientist with regard to cuts and fill on steep slopes, erosion control, and other matter within his area expertise which will minimize natural hazards."

Examined and approved by the Jackson County Planning Commission.

By: Gary Shaff Date: May 21, 1982

DEPARTMENT OF ASSESSMENT AND TAXATION

All taxes, fees, assessments or other charges as required by O.R.S 311.280 have paid as of May 24 1982.

Ray Stewart Director of Assessment and Taxation
Helen Burden Deputy

SURVEYOR'S CERTIFICATE

I, Edward A. McGinty, a duly Registered Professional Land Surveyor of the State of Oregon, hereby certify this plat correctly represents a survey, by me, or under my direction, of a private road and the division lines of the Partition, also a partial retracement of previous surveys of record. (see Narrative on file in the county surveyors office). I further certify that the existing travel way is within the right-of-way lines of the private road shown hereon.

Edward A. McGinty
Edward A. McGinty, Land Surveyor

This is an exact copy of the Original

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that we, Murrey Dumas, Jeanette A. Dumas and V. W. Kengla are owners in fee simple (the only individuals consent necessary) of the land shown hereon and designated as Tracts 1, 2 and 3 and that we have caused the division line and partition as shown, and in the consideration of the benefit accruing by reason of the approval by the Jackson County Planning Commission for the creation of a Private Road appurtenant to Tracts 1 and 2, we hereby create a non exclusive easement for ingress and egress or utilities appurtenant to said Tracts 1 and 2, shown hereon. ALSO we do hereby dedicate to public a strip of land abutting the Old Military county road, shown hereon.

IN WITNESS WHEREOF, we have set our hands and seals this 25 day of Feb, 1982.

Murray A. Dumas Murrey A. Dumas
Jeanette A. Dumas Jeanette A. Dumas
V. W. Kengla V. W. Kengla

STATE OF OREGON)
) ss.
COUNTY OF JACKSON)

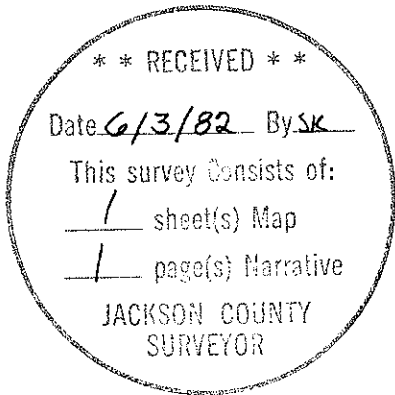
February Before me personally appeared on this 25 day of February, 1982 A.D. the above named Murrey A. Dumas, Jeanette A. Dumas and V. W. Kengla and acknowledged the foregoing instrument to be their voluntary act and deed.

Examined and approved by JACKSON COUNTY PUBLIC WORKS DEPT.
David L. Henderson DATE May 21, 1982

Edward A. McGinty
12/14/85

** RECEIVED **
Date 6/3/82 By SK
This survey consists of:
1 sheet(s) Map
 page(s) Narrative
JACKSON COUNTY
SURVEYOR

Edward A. McGinty
ALL RIGHTS RESERVED
EDWARD A. MCGINTY



SURVEY NO. 9301

SURVEY NARRATIVE
MAJOR LAND PARTITION

For: Murrey A. Dumas
2882 Old Military Rd.
Medford, Or 97501
(81-14)

By: Edward A. McGinty, PLS
P.O. Box 1531
Medford, Or 97501
February, 1982

LOCATION: The N.E. 1/4 of Sec. 17, T37S, R2W., WM
(1981 Tax Lot 101 and 102)

BASIS OF BEARING: Solar Observation traverse line near P.I. of Co. Rd.

PRECEDENCE OF SURVEY:

Old Military Road: The exact location is somewhat vague. In 1926 the county road dept. attempted to re-locate this road on a survey under direction of the County Engineer. This location was discussed with Dale Petrasek of Public Works Dept. The field notes of this survey are in Book 30, Page 51 to 59, also the notes would indicate a bearing was determined by compass.

According to older residence, the East 1/2 of the Northeast 1/4 had been subdivided by a survey in the early 1920's (see county road). Some of the same boundaries are in conflict with some current surveys.

Survey No. 5975 indicates the south line as being the 1/16 line, which is questionable, also it is apparent that no attempt was made, either to locate the true center line, or the more current center line as shown on the county road survey 1926.

The northerly line shown on survey no. 5975 may be somewhat questionable as to title location but is immaterial now as the client is the common owner on each side.

This survey is not in conformation of previous survey but only shows the relationship of the private road and the interior division lines and dedication west of the west line of the Tract to the Old Military Road. No attempt was made to determine the legal status on the exterior boundaries as to possession or other surveys.

Monuments Found:

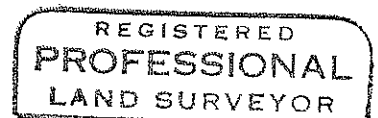
NE. cor. of Sec. 17, being a 2 in. pipe near the Southwest corner of the fence. This location verified by some of the bearing to bearing trees.

The East 1/16 corner between 8/19 according to county survey record being a 5/8 in. iron pin verified by a stump of BT and garage.

Old East 1/16 corner (1920 vintage) found 3/4 in. pipe which was used on the old lots sub-division and old county road survey, also identified by adjoiner.

Survey No. 5975:

Found 5/8 in. iron pin approx. flush with the surface and apparently undisturbed. The West line shown N.4°11'00" E., 333.81 ft. measured N.4°12'49" E., 333.83 feet.



Edward A. McGinty

