

MINOR LAND PARTITION

LOCATED IN
SW 1/4 of SEC. 16, T.40S., R.2E., W.M.
JACKSON COUNTY, OREGON

FOR
HARRY L. WEMPEN

(RE: MINOR PARTITION 82-46 MP)

R/W Monument at
sta. 458+41.13 R.S.C.
332.0' left of ζ

1/4 SECTION COR.
Fd. Brass cap
w/BT's per S/N 5318

APPROVALS:

Approved by the Jackson County Planning Department

By Ray Stewart Date September 1, 1982

All taxes, fees, assessments, or other charges as required by O.R.S.
311.280 have been paid as of Sept 10, 1982.

Ray Stewart
Director of Assessment &
Taxation

Gene Gordon
Deputy

Calc. tie from W. 1/4 Cor. B S. 1/4 Cor. of Section 16 = S45°23'03"E 3704.33'
S/N 8804 & S/N 6623 = S45°21'45"E 3704.52'

RECORDER'S CERTIFICATE:

Filed for record this 10th day of September, 1982, at
3:45 O'Clock P.M. and recorded in Volume 5, page 60
of the "Minor Land Partition" records of Jackson County, Oregon.

Waldene Terry
County Clerk

Pauline E. McConack
Deputy

"This property, at the time of final map recording, was not shown to be suitable for development and will require at a minimum, provision of sewage disposal facilities and a potable water supply prior to issuance of building or mobile home set-up permits by the Jackson County Department of Planning & Development." (Parcel No. 2)

Soils on this property have a high erosion hazard and sediment potential.

The access to Parcel No. 2 will be by way of the panhandle.

The above information was included as a requirement for final plat approval.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Richard L. Bath

RECEIVED
SEP 1 1982

HOFFBUHR/BATH & ASSOCIATES, INC.
219 N. OAKDALE MEDFORD, OREGON
BY: RICHARD L. BATH R.P.L.S. NO. 1069
SCALE: 1"=200' SEPTEMBER 1, 1982

- = Set 5/8" x 24" Iron pin w/yellow cap marked "R. BATH L.S. 1069"
 - = Fd. 5/8" Iron pin per S/N 5530
 - = Fd. 5/8" Iron pin w/alum. cap marked "O.S.H.D."
- S/N = Survey No.

The basis for bearing of
1-5 R/W was by tie between
monuments:
458+41.13 R.S.C. (332.0')
485+65.47 P.S. (230.0')
calc. = N12°26'49"W 2403.77'
meas. = N13°39'13"W 2405.66'
↓ 1°12'24" ↓

WEST = 1191.5' (calc.)
708.30'

PARCEL NO. 1
± 30.0 AC.

Rec. & Meas. N89°30'04"E 1519.01'
BASIS OF BEARING

Vol. 278, pg. 279/Inst. No. 77-09278

calc. N89°29'15"E 2650.48' (Rec. N89°30'04"E)

The Westerly R/W line of Old Highway 99
(Siskiyou Highway) was established parallel with
and 30.00 feet from the existing mean centerline
of the pavement.

1/4 SECTION CORNER
Fd. 1 1/4" Iron pipe leaning to N.W.
w/nail & brass tag in mound of rock
w/BT's painted red

** RECEIVED **

Date 9/10/82 By SK

This survey consists of:
1 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR

SURVEY NO. 9400

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES

SURVEY FOR: Harry L. Wempen
5480 Old Highway 99 South
Ashland, Oregon 97520

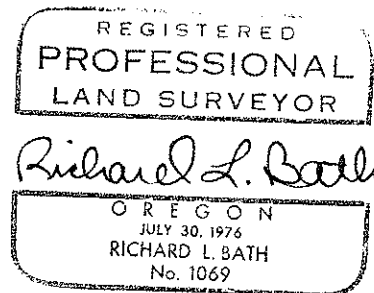
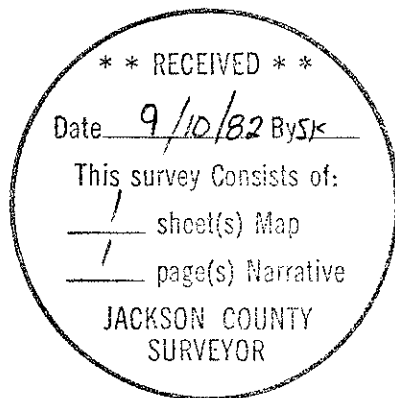
LOCATION: Southwest one-quarter (1/4) of Section 16,
Township 40 South, Range 2 East, Willamette
Meridian, Jackson County, Oregon

PURPOSE: To survey, monument, and describe two parcels
and prepare a minor land partition map per
Jackson County requirements set forth in
Minor Partition 82-46 MP file

PROCEDURE: Survey control from Survey No.'s 5318, 5530, 6623,
and 8804, and right of way monumentation of Interstate Highway No.
5 as shown on the attached map. The dividing line between Parcels
No. 1 and 2 was determined by client's request based on Parcel No.
1 being approximately 30.0 acres. The railroad information was
based on a map supplied by our client and acquired from Southern
Pacific Railroad. Siskiyou Highway was based on the existing center-
line and tied into Survey No. 5530.

Basis of Bearing: Survey No. 5530

September 1, 1982



Richard L. Bath
Hoffbuhr/Bath & Associates, Inc.
219 North Oakdale
Medford, Oregon 97501