

# MINOR LAND PARTITION

SITUATE IN LOT 7 OF HAPPY HOLLOW SUBDIVISION

(NW1/4 NW1/4 SEC. 25)

T. 36 S., R. 3 W., W.M., JACKSON COUNTY, OREGON

FOR

GEORGE CLARK

## SURVEYOR'S CERTIFICATE

I, CHARLES H. HURST, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF OREGON, NO. 483, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME IN CONFORMITY WITH LOCAL ORDINANCES AND THE STATUTES OF THE STATE OF OREGON.

*Charles H. Hurst*  
SURVEYOR

## ASSESSOR'S CERTIFICATE

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 311.280 HAVE BEEN PAID AS OF Aug 20, 1982.

*Ray Stewart*  
DIRECTOR OF ASSESSMENT & TAXATION

## APPROVAL CERTIFICATE (81-80MP)

EXAMINED AND APPROVED BY THE JACKSON COUNTY PLANNING AND DEVELOPMENT DEPARTMENT.

DATE Sept 18, 1982. BY Stephen Rothrock

## RECORDER'S CERTIFICATE

FILED FOR RECORD THIS 24<sup>th</sup> DAY OF September, 1982, AT 2:59 O'CLOCK P M. IN VOLUME 5 AT PAGE 63 OF "MINOR LAND PARTITIONS" OF JACKSON COUNTY, OREGON.

BY *Pauline E. McAnnam*  
DEPUTY  
*Waldene Terry*  
COUNTY CLERK

**NOTE:** CHAPTER 5, SECTIONS 05.090 & 05.100 OF THE JACKSON COUNTY LAND DIVISION ORDINANCE REQUIRES THE FOLLOWING STATEMENT:

"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 AND DEVELOPMENT."

\* EXISTING DWELLINGS ON THE PARCELS SHOWN HEREON ARE LOCATED OUTSIDE OF THE MINIMUM SETBACK DISTANCE FROM NEW PARTITION LINES IN CONFORMITY WITH WITH CHAPTER 280, SEC. 280.050 (4) SR-2.5 OF THE JACKSON COUNTY ZONING ORDINANCE.

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250  
OREGON REVISED STATUTES

Survey for: George Clark  
6355 Foley Lane  
Gold Hill, Oregon 97525

Survey by : Charles E. Hurst  
304 South Wolly  
Medford, Oregon 97501

Bearings : O.S.F.D. record (SW'ly. line of Foley Lane as monumented).

Purpose : Minor Land Partition No. 81-80 MP.

Procedure

Reference is made to the narrative for Survey No. 7951 and the procedure adopted and as outlined therein.

Said procedure again was utilized in that the 5/8" iron pin monument previously set on the east line of Lot 11 at record distance of 23.70 feet from the 1/2" iron pin P.T. on the southwesterly line of Blackwell Hill Road was held for prorata control.

The location of a 5/8" iron pin found to have been set for the Happy Hollow quarter corner (not shown on the attached plat) was evaluated for use in prorating lot dimensions Westerly thereof along the north line of Happy Hollow Subdivision as well as hold a bearing rotate therefrom.

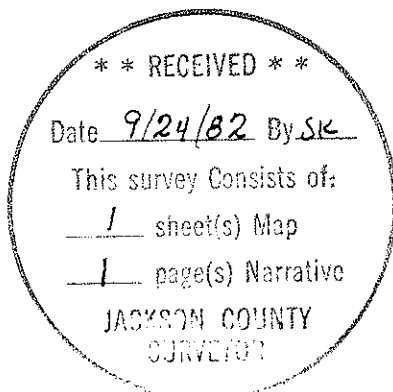
However, with respect to existing fencelines, it appeared that the measured deficiency found to exist along said north line between the section corner and the 5/8" iron pin hereinabove first mentioned still remained a viable option to prorate against record.

The curve data shown on the official plat for Happy Hollow Subdivision contains mathematical discrepancies which tend to compromise the integrity of record lot line distances along the north line of Lots 24 and 25. These discrepancies were not resolved when a 1/2" iron pin P.C. on the north line of Blackwell Hill Road was found to bear 28.3 feet North from the Happy Hollow section line as opposed to a record distance of 30.00 feet.

It appears that any survey procedure utilized in the retracement of old work which is inconsistent with the official record can be subject to some degree of professional opinion.

Accordingly, the client is advised that any uncertainty relative to the location of original lot lines can best be resolved by mutual agreement with adjoining property owners.

August 31, 1982.



Charles H. Hurst

