

MINOR LAND PARTITION

LOCATED IN
NW 1/4 of SEC. 28, T.35S., R.2W., W.M.
JACKSON COUNTY, OREGON

FOR
E. J. SHAFFER

(RE: MINOR PARTITION 82-41 MP)

SECTION CORNER
Fd. 3/4" I. pipe 8" below
asphalt surface
verified B.T.'s
Fd. 1/2" pipe + S89°E 29.14'
Fd. 5/8" rebar + N89°W 52.32'
per Ja. Co. corner report
by Misk & Schultz on
Feb. 15, 1979

Survey No. 2177

Fd. 1/2" Iron pipe for the 1/16 Cor.
per S/N 2177

60' Strip per
INST. NO. 77-27056

PARCEL NO. 1
± 5.18 AC. (net)

PARCEL NO. 2
± 21.8 AC. (net)

PARCEL NO. 3
35.0 AC. (net)

Survey No. 4648

Monument bears
N70°44'34"E 1480.08' from 28 29
(Record B Measured)

APPROVALS :

Approved by the Jackson County Planning Department

By Steve Matheson Date October 19, 1982

All taxes, fees, assessments, or other charges as required by O.R.S.
311.280 have been paid as of October 25, 1982.

Ray Stewart
Director of Assessment &
Taxation

Gene Mendes
Deputy

RECORDER'S CERTIFICATE

Filed for record this 9 day of November, 1982, at
2:17 O'Clock P. M. and recorded in Volume 5, page 74
of the "Minor Land Partition" records of Jackson County, Oregon.

Waldene Terry
County Clerk

Joy A Ramites
Deputy

**** RECEIVED ****
Date 11/9/82 By SK
This survey consists of:
1 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR

HOFFBUHR/BATH & ASSOCIATES, INC.
219 N. OAKDALE MEDFORD, OREGON
BY: RICHARD L. BATH R.P.L.S. NO. 1069
SCALE: 1" = 200' AUGUST 18, 1982
BASIS OF BEARING = VALLEY VISTA ESTATES
UNIT NO. 1
● = Fd. 5/8" Iron pin per Survey No. 4648
○ = Set 5/8" x 24" Iron pin w/yellow cap
marked "R. BATH L.S. 1069"
S/N = Survey No.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Richard L. Bath

OREGON
JULY 26, 1976
RICHARD L. BATH
No. 1069

1/4 CORNER

Fd. H & T over brass cap per
Ja. Co. 1962 re-estab

"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."

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

I CERTIFY THIS TO BE
AN EXACT COPY OF THE ORIGINAL

Richard L. Bath
Surveyor

SURVEY NO. 9448

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES

SURVEY FOR: E. J. Shaffer
3400 Valley Vista Drive
Central Point, Oregon 97502

LOCATION: Northwest one-quarter (1/4) of Section 28,
Township 35 South, Range 2 West, Willamette
Meridian, Jackson County, Oregon

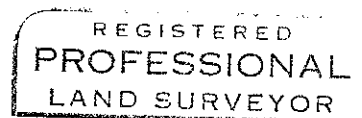
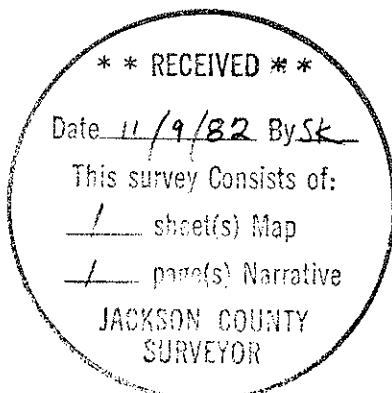
PURPOSE: To survey, monument, and describe the parcels
and comply with the conditions as set forth
in Jackson County File 82-41-MP as shown on
the accompanying map.

PROCEDURE: Using control established by this office for Survey
No. 4648, and additional control from Valley Vista Estates, Unit No.
1, and Survey No. 2177, inclosed subject property with a traverse,
tying in the Northwest section corner and the West one-quarter (1/4)
corner of Section 28. The North and East boundary of the subject
property were not surveyed and are approximate as shown on the map.
The interior dividing lines were determined in the field by our
client and descriptions for each parcel were prepared accordingly.

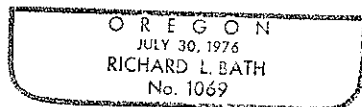
As of the writing of this narrative negotiations between Mr.
Shaffer and the County Road Department have begun concerning that
portion of Duggan Road which falls in the Northwest portion of
Section 28 and the 30 foot strip owned by the county per Volume 188,
page 394. At this time, there is not a legal document of record
that shows the county owning property in Section 28 for Duggan Road
other than the aforesaid 30 foot strip which is not being used for
road purposes.

Basis of bearing: Valley Vista Estates
Unit No. 1

August 18, 1982



Richard L. Bath



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