

MINOR LAND PARTITION

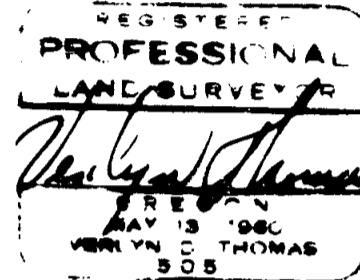
File 82-61-MP

Located in Sec.28, T.36S., R.1W., W.M., Jackson Co., Oregon
February 1983

SURVEYOR'S CERTIFICATE

I, Verlyn Thomas, a duly Registered Land Surveyor of State of Oregon, hereby certify that this map correctly represents a survey made by me or under my direction, and complies with the regulations for "Minor Land Partitions."

Verlyn Thomas
Surveyor



RECORDER'S CERTIFICATE

Filed for record this 11 day of May, 1983, at 11:20' Clock A.m. and recorded in Volume 5, at Page 117 of "Minor Land Partitions" in Jackson County, Oregon.

Jay A. Remiter
Deputy

Kathleen J. Beckett
County Clerk

APPROVALS

Approved by the Jackson County Department of Planning & Development.

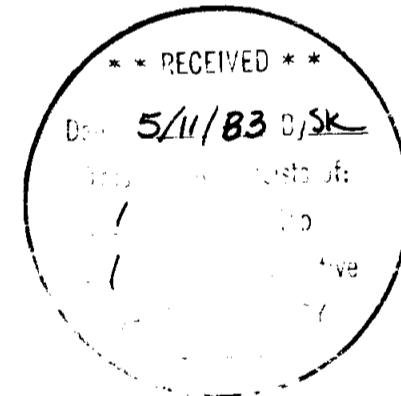
by *John R. Ballwood* date *4/1/83*

All taxes, fees, assessments or other charges as required by O.R.S. 311.280 have been paid as of *May 9*, 1983.

Roy Stewart by *Gene Gordon*
Director of Assessment & Taxation

PARTITIONER

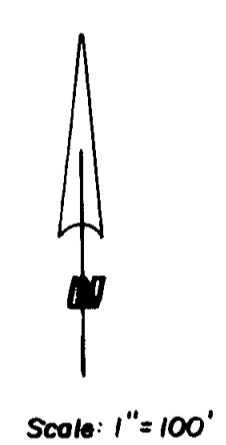
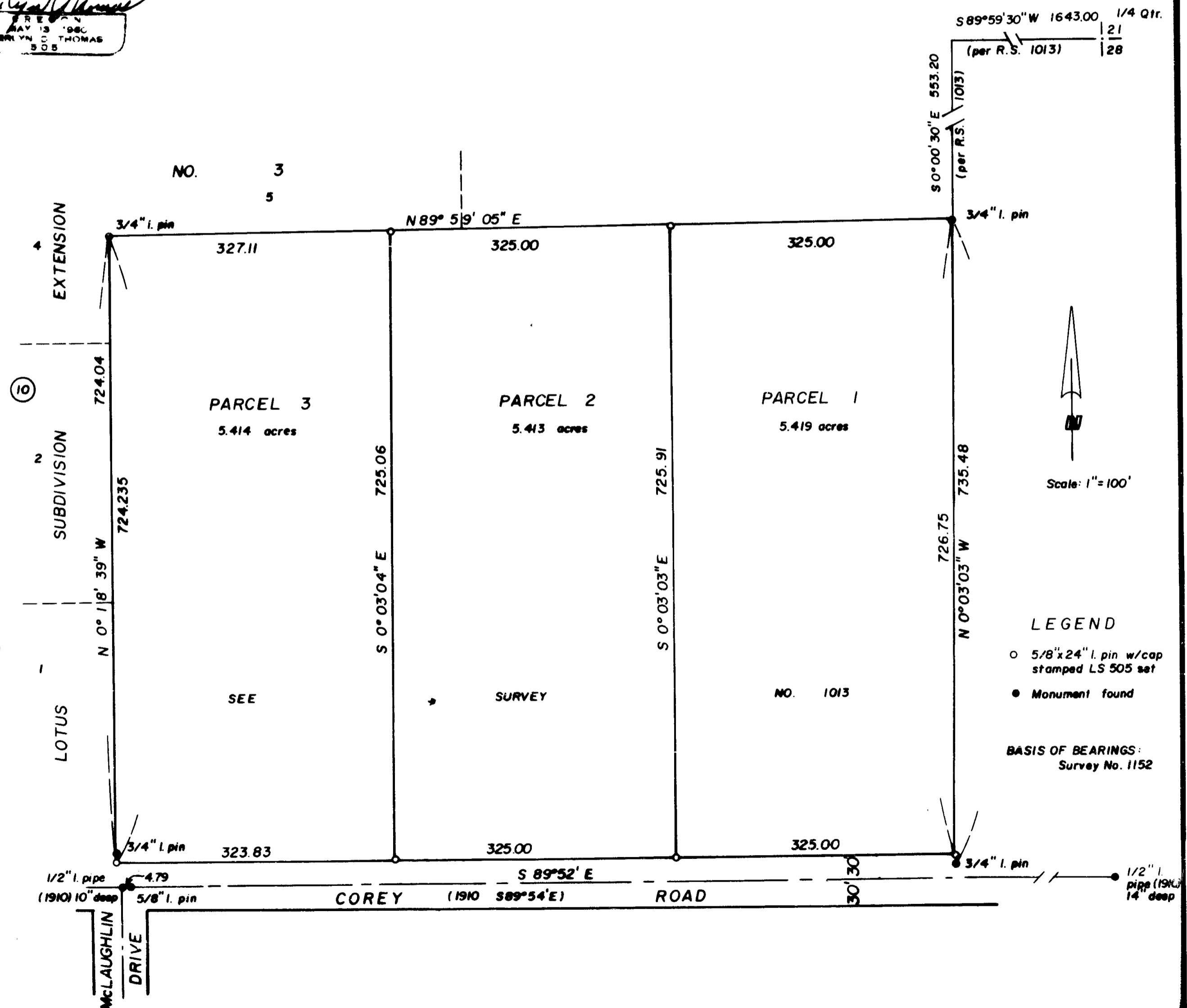
David Hopkins
3900 Pico Drive
Central Point, Oregon



Soils information for this property indicate a high ground-water ponding hazard which may require special design standards to overcome.

This property, at the time of final plat recording, was not shown to be suitable for development and will require at a minimum, provision of sewage disposal facilities prior to issuance of building or mobile home set-up permits by the Jackson County Department of Planning and Development.

The above statements placed upon this plat as a condition of approval by the Jackson County Department of Planning and Development.



LEGEND
○ 5/8" x 24" I. pin w/cap stamped LS 505 set
● Monument found
BASIS OF BEARINGS: Survey No. 1152

This is to certify that this tracing is an exact copy of the original plat.

Verlyn Thomas
Surveyor

SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

For: David Hopkins
6900 Pico Drive
Central Point, Oregon

Purpose: To survey and monument a Minor Land Partition according to approved preliminary plat submitted by client.

Procedure: The parent parcel had been surveyed and monumented by J.H. Clabby by a survey dated July, 1956, for Bud Hoover. LOTUS SUBDIVISION EXTENSION NO. 3, which is adjacent to the westerly boundary and a portion of the northerly boundary of the parent tract was also surveyed by J.H. Clabby in August, 1956, for the Hoovers. It is interesting to note that the bearing of the north line of Section 28 is shown on the plat of LOTUS SUBDIVISION as South 89° 59' 30" East, and on Survey No. 1013 as North 89° 59' 30" West. Yet the narrative for Survey No. 1013 states "the north line of Section 28 bears South 89° 59' 30" West", which is then parallel with the bearing as shown on Survey No. 1013 for the north line of the parent tract.

It appears that this error in bearing on the plat of Survey No. 1013 carried over to the plat of said LOTUS SUBDIVISION EXTENSION NO. 3.

This error notwithstanding, the parent parcel had been surveyed and monumented at the same time as said LOTUS SUBDIVISION EXTENSION NO. 3, and the monuments should control.

The exception to this is the location accepted for Corey Road. It is not indicated on Survey No. 1013 what Clabby used to determine the location of Corey Road.

This section of road was surveyed and monumented on the 1910 road survey (Sta. 685+58.8 to Sta. 698+68.8). A check with the County Department of Public Works indicated this to be the only location data they had of record, and to accept this location, as had been previously indicated on Survey No. 1152. The 1/2" pipes set in 1910 for the abovementioned Stations were recovered and accepted as the centerline for this section of Corey Road. The monuments from Survey No. 1013 were accepted for side-line control only.

The three parcel were then monumented as shown on the accompanying plat.

