

MAJOR LAND PARTITION CREATION OF PRIVATE ROAD

LOCATED IN
D.L.C. NO. 37 in SEC. 2, T.39S., R.1W., W.M.
JACKSON COUNTY, OREGON
FOR

DANIEL BISH and NELSON A. ENGBERG

FILE 82-18-MJP 82-10-V

PT 121+32.60
Fd. 5/8" iron pin on Easterly R/W
per Cty. Rd. notes, N. 3036.17'
& W. 2379.40' from the S.E.
corner of D.L.C. 37

TAX LOT 601 (1.6 Ac.)
Vol. 591, pg. 133
K. A. & WILHELMENI
COULTER

TAX LOT 700 (3.85 Ac.)
Vol. 416, pg. 15
WALTER & GERALDINE
BISH

TAX LOT 203
(3.69 Ac.)
Deed Inst. No.
76-09574
IONA MILLER

TAX LOT 201 (5.01 Ac.)
Deed Inst. No. 78-17912
MARTIN REX & BEVERLY ALICE GOODWIN

TAX LOT 200

TAX LOT 800 (11.2 Ac.)
Deed Inst. No. 76-13668
JAMES L. MOORE

CENTERLINE of 25' NONEXCLUSIVE
PRIVATE ROAD EASEMENT

30' Strip Tax Lots 790 & 1090

TAX LOT 1001
TAX LOT 1004

CENTERLINE WAGNER
CREEK (County) ROAD

PARCEL NO. 1
8.0 ACRES

PARCEL NO. 2
(NEW TAX LOT)
22.0 ACRES

PARCEL NO. 4

PARCEL NO. 3
12.38 ACRES

TAX LOT 900

TAX LOT 100 (59.8 Ac.)
Deed Inst. No. 78-21266
BILLEY L. LANGLEY

TAX LOT 101 (50 Ac.)
Deed Inst. No. 77-06809
JAMES T. & JENNIE A. MCKENZIE

TAX LOT 102 (42 Ac.)
Deed Inst. No. 81-05116
MARK A. & CAROL BRUMBAUGH

CENTERLINE of 25' NONEXCLUSIVE
PRIVATE ROAD EASEMENT
CURVE INFORMATION

NO.	DELTA	RADIUS	LENGTH
1	44°21'12"	70.00'	54.19'
2	64°30'40"	90.00'	101.33'
3	34°31'30"	125.00'	75.32'
4	10°02'27"	650.00'	113.91'
5	65°02'49"	95.00'	107.85'
6	26°17'29"	200.00'	91.77'
7	82°15'34"	75.00'	107.68'
8	47°06'02"	100.00'	82.21'
9	119°21'54"	60.00'	125.00'
10	137°45'15"	35.00'	84.15'
11	14°19'44"	250.00'	62.52'
12	45°47'50"	160.00'	127.89'
13	19°02'00"	230.00'	76.40'

NOTE:
RELEVANT TO PARCELS No 1, 2, & 3:
"This property, at the time of final map recording,
has not been shown to be suitable for development and will
require, at a minimum, the provision of a potable water
supply and of sewage disposal facilities prior to the issuance
of building or mobile home set-up permits by the Jackson
County Department of Planning and Development."

In regards to the historical highwater mark of
Wagner Creek:
Parcels 1 and 3 as shown on map are subject to
flooding based upon the Federal Emergency Management
Agency maps. Development of these parcels must conform
to the Jackson County Land Development Ordinance.

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

PI 136+36.47
Fd. spike flush/A.C. &
5/8" iron pin
R.P.'s per Cty. Rd. notes

Fd. 5/8" iron pin N. 2374.40'
& W. 2837.34' of S.E. Corner
of Sec. 2 per S/N 8201

Set 5/8" iron pin-----point is N 0°00'43"W 2144.34'
from the S.E. Cor. of D.L.C. No. 37
Turn around area
35' E-W
65' N-S

HOFFBUHR/BATH & ASSOCIATES, INC.
219 N. OAKDALE MEDFORD, OREGON
BY: RICHARD L. BATH R.P.L.S. NO. 1069
SCALE: 1"=200' JANUARY 6, 1983
BASIS OF BEARING S/N's 7794 & 8201
● = Found 5/8" iron pin
○ = Set 3/8" x 24" iron pin w/yellow plastic
cap marked "R. BATH L.S. 1069"
S/N = Survey No.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Richard L. Bath
OFFICE
JACKSON COUNTY
SURVEYOR

** RECEIVED **
Date: 9/15/83 By: [Signature]
This survey consists of:
2 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR

EXACT photo copy of the original.
Richard L. Bath
SURVEYOR

SURVEY NO. 9739

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES

SURVEY FOR: Daniel Bish Nelson Engberg
8651 Wagner Creek Rd. 8993 Wagner Creek Rd.
Talent, Or. 97540 Talent, Or. 97540

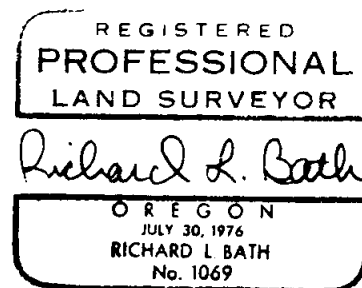
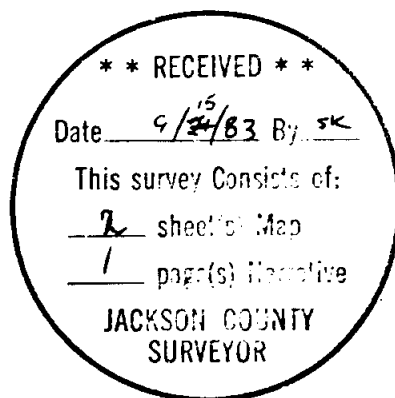
LOCATION: Donation Land Claim No. 37 in Section 2, Town-
ship 39 South, Range 1 West, Willamette Meridian,
Jackson County, Oregon

PURPOSE: To survey, monument, and describe the centerline
of a private road and 3 parcels of land as shown
on the attached Major Land Partition map. This
complies with requirements for approval set forth
in File No.'s 82-18-MJP and 82-10-V, Jackson County
Planning Department

PROCEDURE: Using control established by this office for Survey
No. 8201, monumented the existing private road from Wagner Creek
Road, through the subject property, to the East line of Donation
Land Claim No. 37. The dividing line between Parcel No. 2 and 3 was
positioned and monumented per client's request. A boundary line
agreement was prepared along the South line of the subject property
but a review of the Official Records finds Quit Claim Deeds being
recorded instead of a boundary line agreement (see Document No.'s
83-14468, 83-14469, and 83-15265).

Basis of Bearing - Survey No.'s 7794 and 8201

January 6, 1983



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

MAJOR LAND PARTITION
CREATION OF PRIVATE ROAD

LOCATED IN
D.L.C. NO. 37 in SEC. 2, T.39S., R.1W., W.M.
JACKSON COUNTY, OREGON
FOR

DANIEL BISH and NELSON A. ENGBERG

FILE 82-18-MJP 82-10-V

KNOW ALL MEN BY THESE PRESENTS, that we the undersigned, in consideration of the approval of the Jackson County Hearings Council of the creation of a Private Way, do hereby irrevocably create the non-exclusive private easement shown hereon to provide vehicular and public utility access to 3 parcels of land, as said parcels are designated and shown hereon.

IN WITNESS WHEREOF we have set our hands on the dates shown in the respective jurats.

Kenneth A. Coulter
K. A. COULTER

Wilhelmeni L. Coulter
WILHELMENI L. COULTER

JONA MILLER

STATE OF OREGON)
County of Jackson) ss.

On this 21st day of February, 1983, personally appeared K. A. Coulter and Wilhelmeni L. Coulter and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Cheryl A. Ferns
CHERYL A. FERNS
NOTARY PUBLIC - OREGON
My Commission Expires 12-23-85

Walter E. Bish
Walter E. Bish

Geraldine Bish

MARIE-ROSE GOODWIN

BEVERLY ALICE GOODWIN

STATE OF OREGON)
County of Jackson) ss.

On this 25th day of January, 1983, personally appeared Walter E. Bish and Geraldine Bish and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Cheryl A. Ferns
CHERYL A. FERNS
NOTARY PUBLIC - OREGON
My Commission Expires 12-23-85

Richard G. Lorton
RICHARD G. LORTON

Stephanie A. Lorton
STEPHANIE A. LORTON

James L. Moore
JAMES L. MOORE

STATE OF OREGON)
County of Jackson) ss.

On this 17th day of January, 1983, personally appeared Richard G. Lorton and Stephanie A. Lorton and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Cheryl A. Ferns
CHERYL A. FERNS
NOTARY PUBLIC - OREGON
My Commission Expires 12-23-85

STATE OF OREGON)
County of Jackson) ss.

On this 16th day of February, 1983, personally appeared James L. Moore and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Cheryl A. Ferns
CHERYL A. FERNS
NOTARY PUBLIC - OREGON
My Commission Expires 12-23-85

Daniel Bish
DANIEL BISH

STATE OF OREGON)
County of Jackson) ss.

On this _____ day of _____, 19____, personally appeared Robley L. Langley and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Cheryl A. Ferns
CHERYL A. FERNS
NOTARY PUBLIC - OREGON
My Commission Expires 12-23-85

*** RECEIVED ***
Date 9/15/83 By JK
This survey consists of:
2 sheets of Map
1 parcel's Narrative
JACKSON COUNTY
SURVEYOR

Nelson A. Engberg
NELSON A. ENGBERG

Thelia Ann Engberg
THELIA ANN ENGBERG
by Carlton B. Dilbert
Deputy in fact

STATE OF OREGON)
County of Jackson) ss.

On this 24th day of February, 1983, personally appeared Nelson A. Engberg and Thelia Ann Engberg and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Cheryl A. Ferns
CHERYL A. FERNS
NOTARY PUBLIC - OREGON
My Commission Expires 12-23-85

SURVEYOR'S CERTIFICATE

I, Richard L. Bath, a duly Registered Land Surveyor of the State of Oregon, hereby certify that this map correctly represents the survey made under my direction and complies with the laws of the State of Oregon.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Richard L. Bath
OREGON
JULY 30 1976
RICHARD L. BATH
No. 1069

APPROVALS

Approved by the Jackson County Planning Department.
By: Steph Rothbank Date: 7/21/83

All taxes, fees, assessments or other charges as required by O.R.S. 311.280 have been paid as of September 13, 1983.

Roy E. Stewart Director of Assessment & Taxation
Rui P. Ricci Deputy

RECORDER'S CERTIFICATE

Filed for record this 15 day of September, 1983, at 2:11 O'clock P.M. and recorded in Volume 2, page 53 of the "Major Land Partitions" in Jackson County, Oregon.

Kathleen J. Beckett County Clerk
John H. Baker Deputy

I certify this plot to be a exact photocopy of the original.
Richard L. Bath
SURVEYOR