

# MAJOR LAND PARTITION

SITUATE IN SECTION 21 & GOV'T. LOTS 5 & 6 OF SECTION 28,  
T. 38 S., R. 3 W., W.M., JACKSON COUNTY, OREGON

EXECUTED FOR:

James A. & Tamara L. Cochran  
J. Robert & Alice M. Cochran

### SURVEYOR'S CERTIFICATE:

I, Charles H. Hurst, a duly registered professional land surveyor of the State of Oregon, hereby certify that this map correctly represents a road survey made by me or under my direction and complies with the regulations governing Major Land Partitions.

Date: 12-30- 1983.

*Charles H. Hurst*  
Surveyor, Oregon No. 483

### DECLARATION:

KNOW ALL MEN BY THESE PRESENTS that we, James A. Cochran and Tamara L. Cochran, husband and wife, and J. Robert Cochran and Alice M. Cochran, husband and wife, are the owners in fee simple of the land shown hereon and have caused said land and a previously surveyed road to be mapped in consideration of the benefits accrued from a private road easement to be appurtenant to Parcel No. 1 hereon shown.

*James A. Cochran*      *Tamara L. Cochran*  
*J. Robert Cochran*      *Alice M. Cochran*

STATE OF OREGON

County of Jackson

Personally appeared the above named individuals and acknowledged the foregoing instrument to be their free and voluntary act and deed.

Subscribed and sworn to before me this 30 day of December, 1983.

*Notary Public for Oregon*      My Commission Expires: \_\_\_\_\_

### APPROVAL CERTIFICATE: (File 82-10-MJP/V)

Examined and approved by the Jackson County Hearings Council for recordation.

Date: 12/30, 1983.

By: *S. Rothbock*  
Senior Planner

### ASSESSOR'S CERTIFICATE:

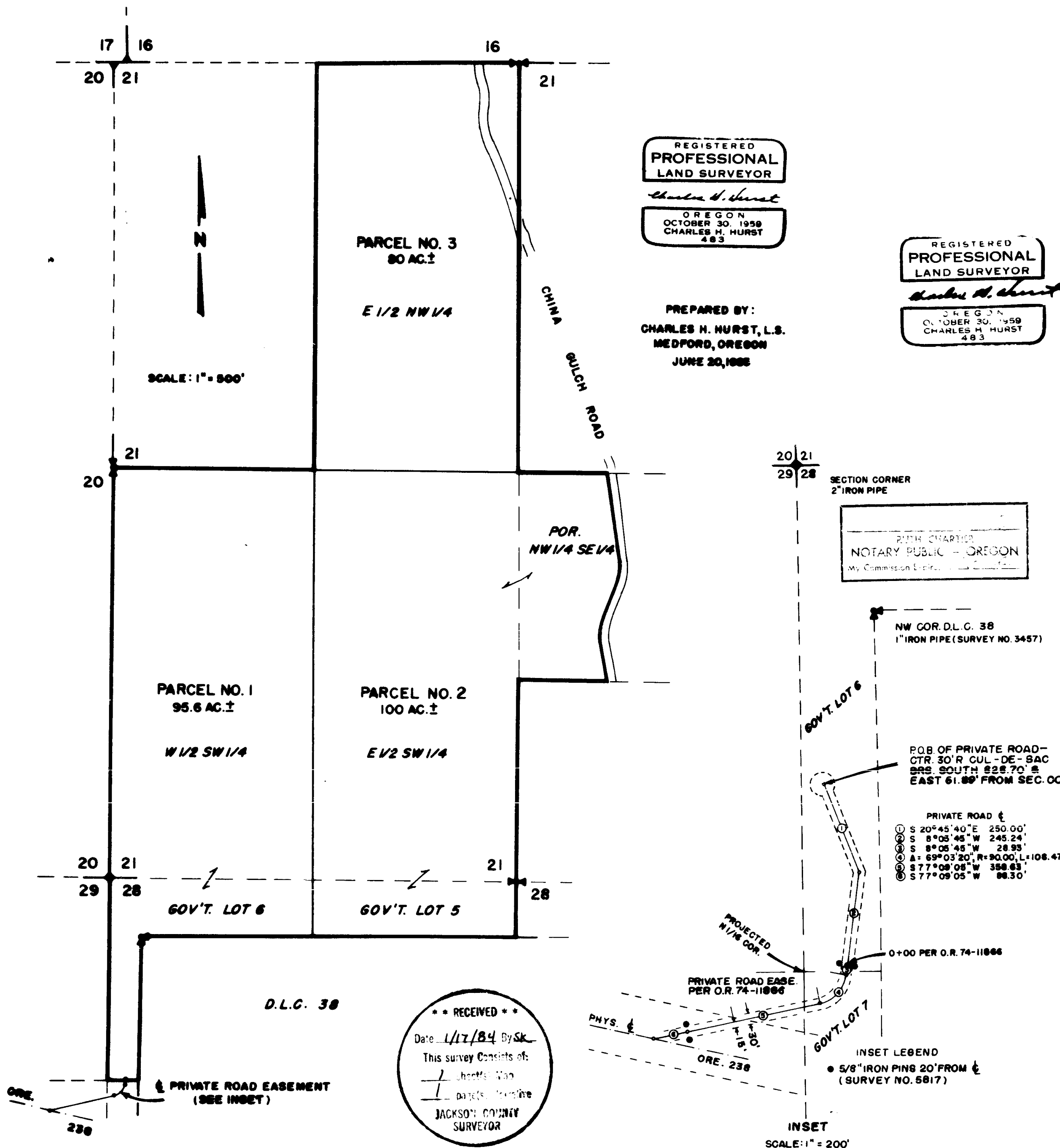
All taxes, fees, assessments, or other charges as required by O.R.S. 311.280 have been paid as of January 12, 1984. *Ray Stewart* Director of Assessment and Taxation

### RECORDER'S CERTIFICATE:

Filed for record this 17 day of January, 1984, at 2:01 o'clock P.M. and recorded in Volume 2 at page 51 of "Major Land Partitions" in Jackson County, Oregon.

### REQUIRED STATEMENT OF QUALIFICATION

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 provisions of sewage disposal facilities and a potable water supply prior to the issuance of building or mobile home set-up permits by the Jackson County Department of Planning and Development.



REGISTERED PROFESSIONAL LAND SURVEYOR

*Charles H. Hurst*

OREGON  
OCTOBER 30, 1958  
CHARLES H. HURST  
483

PREPARED BY:  
CHARLES H. HURST, L.S.  
MEDFORD, OREGON  
JUNE 30, 1983

REGISTERED PROFESSIONAL LAND SURVEYOR

*Charles H. Hurst*

OREGON  
OCTOBER 30, 1958  
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483

SECTION CORNER  
2" IRON PIPE  
RUTH CHARLES  
NOTARY PUBLIC - OREGON  
My Commission Expires: \_\_\_\_\_

NW COR. D.L.C. 38  
1" IRON PIPE (SURVEY NO. 3457)

P.O.B. OF PRIVATE ROAD -  
CTR 30' R CUL-DE-SAC  
BRS SOUTH 228.70' &  
EAST 61.89' FROM SEC. COR.

- PRIVATE ROAD
- ① S 20°45'40"E 250.00'
  - ② S 8°05'45"W 245.24'
  - ③ S 8°05'45"W 28.95'
  - ④ A= 69°03'20", R=90.00', L=108.47'
  - ⑤ S 77°09'05"W 358.83'
  - ⑥ S 77°09'05"W 88.30'

PRIVATE ROAD EASE.  
PER O.R. 74-11886

INSET LEGEND  
● 5/8" IRON PING 20' FROM &  
(SURVEY NO. 5817)

INSET  
SCALE: 1" = 200'

\*\* RECEIVED \*\*  
Date 1/17/84 By SK  
This survey consists of:  
1 sheet Map  
1 page(s) Narrative  
JACKSON COUNTY SURVEYOR

SCALE: 1" = 800'

9839

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH  
209.250 OREGON REVISED STATUTES

Survey for: James A. Cochran  
1354 Grand Avenue  
Medford, Oregon 97504  
&  
J. Robert Cochran  
3571 Oak Pine Way  
Central Point, Oregon 97502

Bearings : As determined for Survey No. 5817

Purpose : Major Land Partition No. 82-10-MJP/V.

Procedure : Portions of Sections 21 and 28 have been segregated  
according to the parcel numbers as shown on the  
attached plat.

The private road shown has been prepared from record  
(Survey No. 5817) and the extension thereof to include  
a cul-de-sac was computed on the basis of traverse data  
from the field notes pertaining to the original survey.

Survey by : Charles H. Hurst  
765 Sunrise Avenue  
Medford, Oregon 97504

January 18, 1984

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Charles H. Hurst*

OREGON  
OCTOBER 30, 1959  
CHARLES H. HURST  
483

