

LAND PARTITION SURVEY PARTITION PLAT No. P-32-2001

located in
the Southwest One/Quarter of Section 25
Township 38 South of Range 1 West of the Willamette Meridian
JACKSON COUNTY OREGON

The Isabel M. Brewer Trust
1312 Talent Avenue
Talent, Oregon 97540

SURVEYOR'S CERTIFICATE

I, Martin C. Stewart, registered Professional Land Surveyor of the State of Oregon No. 2057, hereby certify that this plat is conformable to the field notes and the survey has been correctly executed within the requirements and regulations of the State of Oregon and the following is an accurate description of the boundary lines of the parent tract of land as set forth hereon:

All of that tract or parcel of land situated in the Southwest One/Quarter of Section 25, Township 38 South of Range 1 West of the Willamette Meridian in Jackson County, Oregon and being more fully described as follows:

COMMENCING at the re-established corner monument for Donation Land Claims No.70, No.71, No.72, and No.73 being a 3/4 inch iron pipe and situated in said Township and Range; THENCE North 62 degrees 10 minutes 40 seconds West for a distance of 165.36 feet to the True Initial Point of Beginning being a 5/8 inch iron rod situated in the Southwesterly right of way line for Talent Avenue in said County; THENCE North 46 degrees 25 minutes 10 seconds West along said right of way line distance of 163.12 feet to a 2.5 inch bronze disk in concrete for the Initial Point of Meadowood Subdivision; THENCE leaving said right of way line South 43 degrees 18 minutes 10 seconds West for a distance of 280.00 feet to a 3 inch bronze disk in concrete for the Initial Point of Meadowood Subdivision Unit No.2; THENCE South 43 degrees 16 minutes 57 seconds West for a distance of 254.94 feet to a point situated on the Northeastly right of line for the Oregon Central Pacific Railroad; THENCE along a curve to the right having a radius of 2321.83 feet and an arc length of 175.44 feet, being subtended by a chord of South 71 degrees 43 minutes 35 seconds East for a distance of 175.40 feet to a 5/8 inch iron rod situated in said right of way line; THENCE leaving said Railroad right of way, North 43 degrees 48 minutes 48 seconds East for a distance of 459.96 feet to the True Initial Point of Beginning.

Legend

- - found: 5/8" iron rod with a yellow plastic cap marked: "LJ Friar & Asso." as per Partition Plat P-66-1994 (f.s.14088)
- - found: 5/8" iron rod with a yellow plastic cap marked "Swain RLS 759" as per Meadowood Subdivision
- - found: 5/8" iron rod with a yellow plastic cap marked "STEWART LS 2057" as per Meadowood Unit No.2
- - set: 5/8 inch iron rod with yellow plastic cap marked "STEWART LS 2057"
- ▲ - computed location, nothing found nor set
- fence line

D.R.J.Co.-Deed Records of Jackson County, Oregon

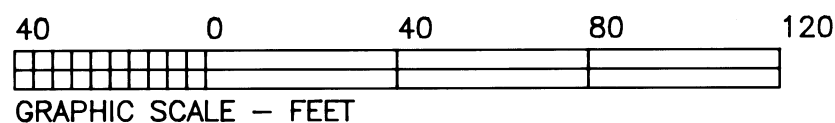
f.s. - filed survey found in the Jackson County Surveyor's Office

Witness Corner as per f.s.9462 bears N 43°18'E 15.00'

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JULY 16, 1983 MARTIN C. STEWART 2057

Surveyor's Registration
Renewal Date is June 30, 2002



Tax Lot 3500 of Assessor's Map 38-1w-25ca

found: 1" iron pipe centerline Arnos & Talent Ave. (not visited this survey)

found: 2.5" bronze disk in concrete 12 inches deep marked: "Meadowood Subdivision Initial Point" "RPLS 756 1980"

Narrative of Survey

Purpose: to create a partition plat
Procedure: utilized an existing control network and all the relevant controlling elements are shown hereon.

Talent Planning Department Date 5/31/01

P.A. # MP 01-1
I hereby certify that this plat is a CAD generated duplicate of the original.

Martin C. Stewart
SURVEYOR

RECORDING

FILED FOR RECORD THIS THE 31 DAY OF May, 2001
AT 10:41 O'CLOCK A.M. AND RECORDED AS PARTITION PLAT No. P-32-2001
OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON
INDEX VOLUME 12, PAGE 32

Nathleen S. Beckett County Clerk
Glenda E. Bartlett Deputy

16942

COUNTY SURVEYOR File No. _____
Examined this 30th day of May, 2001

Roger R. Roberts
Jackson County Surveyor

All taxes, assessments, or any other charges as required by OREGON REVISED STATUTE 92.095 have been paid as of the 31st day of MAY, 2001

William Johnson Deputy Assessor, Department of Assessment
Date 5-31-01

Carol Applegate, Deputy Tax Collector
Date 5-31-01

found: concrete right of way monument (not visited this survey)

D.L.C. No.72 D.L.C. No.73
D.L.C. No.70 D.L.C. No.71

found: 3/4" iron pipe (not visited this survey)

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that I,

Gary R. Brewer, as Successor Trustee of the Isabel M. Brewer, deceased, Trustee under that certain revocable trust known as the Isabel M. Brewer Trust dated August 14, 1992 which is the owner in fee simple of that certain real property as set forth in the Surveyor's Certificate. The said Isabel M. Brewer Trust has caused this real property to be surveyed, partitioned, and for the Parcel Boundaries to be mapped and thereby creating and establishing Parcels No.1 (one), Parcel No.2 (two) and Parcel No.3 (three) as shown hereon. The sizes of the Parcels as well as the course and length of all boundary lines are plainly set forth and this is a correct representation of the partition. Further the said Isabel M. Brewer Trust creates and establishes the private Ingress-Egress easement for the benefit of Parcel No.2 but not limited exclusively thereby, a 15 foot wide non-exclusive Public Utility Easement, and a 10 foot wide private irrigation easement for the exclusive benefit of Parcel No.1 as shown and set forth hereon.

IN WITNESS WHEREOF, I have set my hand and seal this _____ day of _____, 20__.

Gary R. Brewer
GARY R. BREWER

STATE OF OREGON

County of Jackson

A.D. 20

Personally appeared the above named Gary R. Brewer, as successor trustee of the Isabel M. Brewer Trust* and acknowledged the foregoing instrument to be his voluntary act and deed.
Before me:

*AFFID. OF CORRECTION
Doc No. 05-57870
(CS 16942)

Roger R. Roberts
County Surveyor
10/07/05

SURVEYOR

Martin C. Stewart
6370 Highway 66
Ashland, Oregon 97520

SCALE: 1" = 40'
BASIS OF BEARING:

April 23, 2001

file: 81w25c-1.crd & 81w25ca1.pl1
(541) 488-2831
f.s. 5207

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH.BEARING
curve 1	2321.83'	141.71'	3°29'49"	141.68'	S 72°08'33"E
curve 2	2321.83'	33.73'	0°49'57"	33.73'	S 69°58'40"E
curve 3	25.00'	53.71'	123°06'03"	43.96'	S 14°21'53"E
curve 4	25.00'	60.59'	138°51'14"	46.81'	N 34°39'29"E
curve 5	25.00'	10.17'	23°18'03"	10.10'	N 46°25'10"W

*Isabel M. Brewer, deceased, trustee under that certain revocable trust known as the Isabel M. Brewer Trust dated August 14, 1992

Sheet One of One



I, Kathleen S. Beckett, County Clerk for Jackson County, Oregon, certify that the instrument identified herein was recorded in the Clerk records. Kathleen S. Beckett - County Clerk

Affidavit of Correction to comply with Oregon Revised Statute 209.255

16942

Date: June 24, 2005

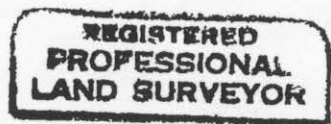
I, Martin C. Stewart, as a registered Professional Land Surveyor, in the State of Oregon (registration No. 2057), do hereby state that I have found a drafting error on that certain Partition Plat survey done for the Isabel M. Brewer Trust that was filed as Partition Plat No. 32-2001 in the "Plat Records" of Jackson County, Oregon and filed as Survey No. 16942 in the Jackson County Surveyor's Office in said Jackson County, Oregon.

The errors to be corrected are to change the legal description and name of the beneficiary of a private irrigation easement. The said Partition Plat states that the irrigation easement in question is set forth in Volume 489 Page 484 of the Deed Records of Jackson County, Oregon. Which it is not, the irrigation easement is a private irrigation easement 10 feet in width to benefit the recipients of the Talent Irrigation District water, which is delivered to them by way of the 10 foot wide private irrigation easement as set forth on said Partition Plat. Therefore the wording on said Plat of "Volume 489 Page 484 D.R.J.Co." and "Talent Irrigation District easement" should be changed to "private irrigation easement"

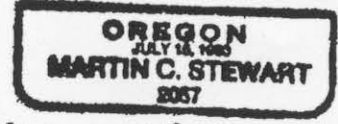
Martin C. Stewart
MARTIN C. STEWART
Professional Land Surveyor No.2057

I, Roger R. Roberts, Jackson County Surveyor, hereby certify that I have examined this Affidavit of Correction, and that the changes are permitted in accordance with Oregon Revised Statute 209.255.

Roger Roberts 7/13/05
ROGER ROBERTS
Jackson County Surveyor



Martin C. Stewart



Expires 06-30-2006

file: C:\msword\afvdcnrt.n.txt

