

PARTITION PLAT

NUMBER: P-02-2003

Located in the Northeast One-quarter of Section 20, in Township 37 South, Range 2 West of the Willamette Meridian, Jackson County, Oregon.

PREPARED FOR:

John & Patty G. Schwendener
1916 Old Military Road
Central Point, OR 97502

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, that we, John C. and Patty G. Schwendener, husband and wife and as tenants by the entirety, are the owners in fee simple of the lands as described in the Surveyor's Certificate herewith, hereafter referred to as Declarants, and have caused the same to be partitioned into Parcels 1 and 2, as depicted hereon, and hereby create those easements as defined and depicted hereon. Declarants hereby declare that certain area depicted hereon as EASE-1, at such time that the existing house located on Parcel 2 is to be relocated, or demolished and replaced, shall be placed at the required standard rear-yard setback distance, as defined in the Jackson County Land Development Ordinance, when measured at right angles from the existing fence line. Simultaneously, the owners of Parcel 2 shall be responsible for the initiation and costs associated with a Property Line Adjustment process, being the means to remove the angle points surrounding the exterior of said EASE-1, and adjust the common line between Parcel 1 and 2, to be a continuous and straight line along the existing fence line.

John C. Schwendener 1-14-03
John C. Schwendener Date
Patty G. Schwendener 1-14-03
Patty G. Schwendener Date

SURVEYOR'S CERTIFICATE

I, Cael E. Neathamer, a Registered Professional Land Surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with the proper monuments, as provided by law, the tract of land shown hereon and that this plat is a correct representation of said tract and that the following is an accurate description of the boundary lines of the parent tract of land as set forth hereon:

All that real property being located in the Northeast One-quarter of Section 20, in Township 37 South, Range 2 West of the Willamette Meridian, in Jackson County, Oregon, being more particularly described as follows:

Commencing at the quarter corner common to Sections 17 and 20 in said township and range; thence North 89°40'20" East, along the north boundary of said Section 20, a distance of 1172.40 feet (Record 1172.62 feet), to a 5/8-inch diameter iron pin with an orange plastic cap marked "NEATHAMER LS 56545", being the Initial Point of Beginning; thence leaving said northerly boundary, South 640.15 feet to a 5/8-inch diameter iron pin, being at a point on the northerly right-of-way of Old Military Road; thence along said right-of-way North 89°43'20" East, 163.55 feet (Record 163.54 feet), to a 5/8-inch diameter iron pin, being at a point on the westerly line of tract described in Volume 500 Page 107 of the Deed Records of Jackson County, Oregon; thence leaving said right-of-way, and along last said line, North 00°00'30" West, 640.24 feet (Record 640.28 feet), to a point on aforesaid northerly boundary of said Section 20; thence along said northerly boundary, South 89°40'20" West, 163.46 feet to the Initial Point of Beginning.

Cael E. Neathamer
Surveyor

APPROVAL:

Thomas Rye 1/14/2003
Jackson County Planning Department Date

File Number: 2002-01-MP

APPROVAL:

Examined and approved this 14th day of JANUARY, 2003.

Roger Roberts
County Surveyor

TAX STATEMENT APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF January 14th, 2003.

Jefferson 01/14/03 Janice Clark, Deputy 1/14/03
ASSESSOR Date TAX COLLECTOR Date

RECORDING:

FILED FOR RECORD THIS THE 14 DAY OF JANUARY, 2003 AT 1:57 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT NO. P-02-2003 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON. INDEX VOLUME 14, PAGE 02.

Kathleen S. Beckel Cheryl D. Wilke
COUNTY CLERK DEPUTY

COUNTY SURVEYOR FILE NO. 17632

STATE OF OREGON }
County of Jackson } ss

Personally appeared before me the above named John C. Schwendener and Patty G. Schwendener, and acknowledged the foregoing instrument to be their voluntary act and deed.

WITNESS my hand and seal this 14 day of JANUARY, 2003.

Before me:
Logan Miles
Logan Miles NOTARY PUBLIC-OREGON
COMMISSION NO.: 359839
MY COMMISSION EXPIRES: July 29, 2006

NOTES:

This Partition Plat is subject to the following matters of record:

- 1) Right of way granted to Jackson County, Oregon, now contained within the right of way known as Old Stage Road, by instrument recorded in Volume 169 Page 85 of the Deed Records of Jackson County, Oregon.
- 2) Right(s) of way for the transmission and distribution of electricity, and for other purposes, granted to PacificCorp, and Oregon corporation, or its predecessor in interest, by instrument(s) recorded in Volume 338, Page 202, of the Deed Records of Jackson County, Oregon. Not locatable.
- 3) Right(s) of way for the transmission and distribution of electricity, and for other purposes, granted to PacificCorp, and Oregon corporation, or its predecessor in interest, by instrument(s) recorded in December 26, 1991 as No. 91-31746 of the Official Records of Jackson County, Oregon. Easement located along buried line, located near and along westerly boundary of Parcel 1.
- 4) Restrictive Covenant, subject to the terms and provisions thereof, made pursuant to the provisions of the Jackson County Land Development Ordinance, recorded December 3, 1992, as No. 92-37053, of the Official Records of Jackson County, Oregon.

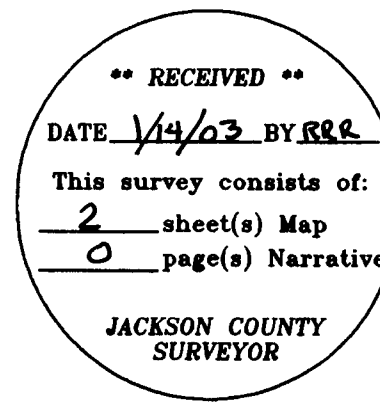
NARRATIVE:

Purpose: To survey and monument Client's property pursuant to the conditionally approved Tentative Partition Plat, File Number 2002-01-MP, as approved by the Jackson County Roads, Parks and Planning Services on February 7, 2002.

Procedure: Utilizing a Nikon DTM-520 Total Station, and a Ranger 200R Data Collector with TDS software, all found monuments, as depicted hereon, were tied in a closed loop traverse. Based on said traverse, Surveys Numbered 1117 and 2106 on file in the Jackson County Surveyor's Office, Documents Numbered 89-18487, of the Official Records of Jackson County, Oregon, and the approved Tentative Partition Plat, the resultant boundaries were computed and monumented as depicted hereon.

I hereby certify that this is an exact copy of the original.

Cael E. Neathamer
Surveyor



Cael E. Neathamer
OREGON
JULY 09, 2001
CAEL E. NEATHAMER
56545

Renewal Date 12/31/04

PREPARED BY: Neathamer Surveying, Inc.
100 East Main St., Suite N
P.O. Box 1674
Medford, Oregon 97501
Phone (541) 732-2869
FAX (541) 732-1382

PROJECT NUMBER: 02032 DATE: January 13, 2003

Sheet 1 of 2 © CEN

PARTITION PLAT

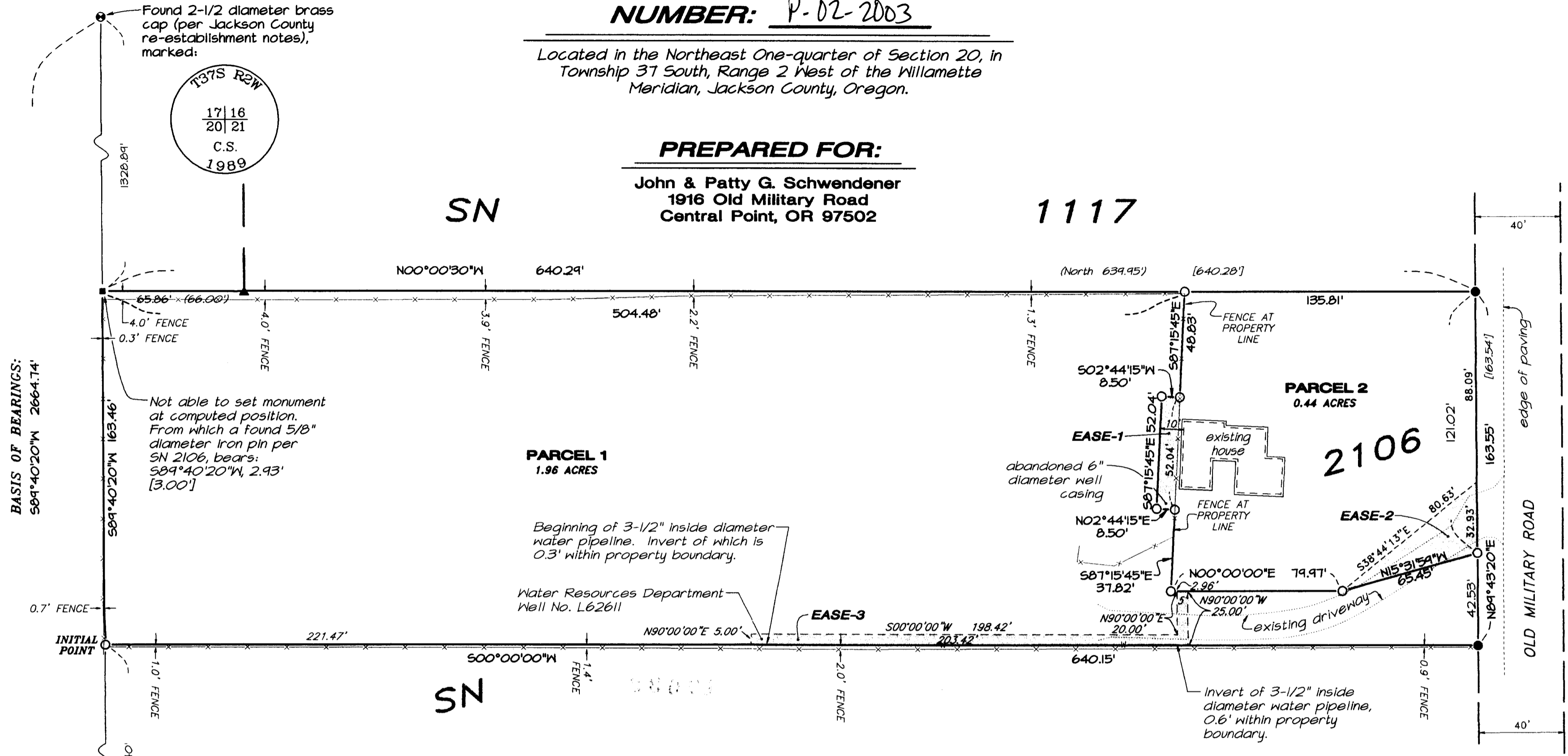
NUMBER: P-02-2003

Located in the Northeast One-quarter of Section 20, in Township 37 South, Range 2 West of the Willamette Meridian, Jackson County, Oregon.

PREPARED FOR:

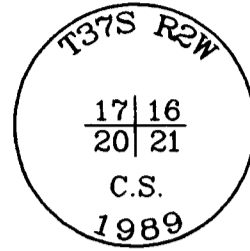
John & Patty G. Schwendener
1916 Old Military Road
Central Point, OR 97502

1117



BASIS OF BEARINGS:
S89°40'20"W 2664.74'

Found 2-1/2 diameter brass cap (per Jackson County re-establishment notes), marked:



Not able to set monument at computed position. From which a found 5/8" diameter Iron pin per SN 2106, bears: S89°40'20"W, 2.93' [3.00']

PARCEL 1
1.96 ACRES

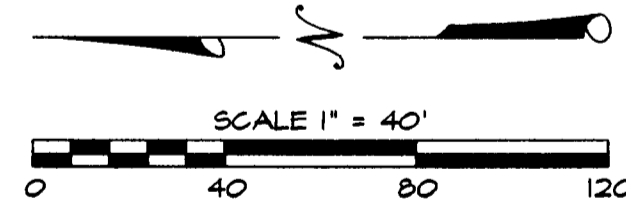
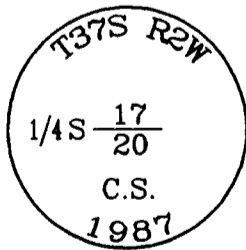
PARCEL 2
0.44 ACRES

2106

Legend:

- Indicates a set 5/8 inch diameter Iron pin, 30 inches in length, with an orange plastic cap marked "C NEATHAMER LS 56545", the top set flush with the surface.
- Indicates a found brass cap monument as noted hereon.
- ▲ Indicates a found 5/8 inch diameter Iron pin. Refer to SN 1117.
- Indicates a found 5/8 inch diameter Iron pin. Refer to SN 2106.
- Indicates a computed position, no monument found or set.
- () Indicates record information as per SN 1117.
- [] Indicates record information as per SN 2106.
- SN Indicates a survey filed by number in the office of the Jackson County Surveyor.
- SF Indicates the number of square feet within a closed area such as a parcel.
- 2.9' FENCE Indicates the distance and which side from the boundary line that the centerline of fence line is.
- x— Indicates the centerline of an existing fence.
- EASE-1 Indicates a landscape and fence easement for the use and benefit of Parcel 1 (containing 442.32 square feet)
- EASE-2 Indicates an access easement for the use and benefit of Parcel 1 (containing 1039.62 square feet).
- EASE-3 Indicates an easement for a water well, distribution pipeline and facilities necessary, for the use and benefit of Parcel 2 (containing 1117.08 square feet).

Found 2-1/2 diameter brass cap (per Jackson County re-establishment notes), marked:



I hereby certify that this is an exact copy of the original.
Carl E. Neathamer
Surveyor

Basis of Bearings:

Survey Number 2106, as filed in the office of the Jackson County Surveyor. Basis applied to the Northeast corner and the North One-quarter corner of Section 20, as depicted hereon.

**** RECEIVED ****
DATE 1/14/03 BY RRB
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

Carl E. Neathamer
OREGON
JULY 08, 2001
CAEL E. NEATHAMER
56545
Renewal Date 12/31/04

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100 East Main St., Suite N
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