

PARTITION PLAT No. P-41-2003  
Located in Lot 11 of PLEASANT VALLEY FARM TRACTS and in the  
S.W. 1/4 of Section 15, T.35S.,R.4W., W.M., Jackson County, Oregon

**SURVEY FOR:**  
Richard and Diane Johnson  
P.O. Box 178  
New Castle, CA. 95658-0178

**DATE:**  
April 30, 2003

**SURVEY BY:**  
Kaiser Surveying  
19440 Highway 62  
Eagle Point, OR. 97524

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*G.D.K.*

OREGON  
JULY 16, 1967  
GARY D. KAISER  
No. 803  
EXP. 6-30-03

\*\*\* SURVEYOR'S CERTIFICATE \*\*\*

I, Gary D. Kaiser, a duly registered professional land surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with proper monuments, the land represented on the attached Partition Plat, the boundaries being described as follows:

Commencing at a 5/8" rebar found set for the Southwest corner of Lot 12 of PLEASANT VALLEY FARM TRACTS, a recorded subdivision located in Jackson County, Oregon; thence South 89° 58' 58" West, 60.68 feet to the Southeast corner of Lot 11 of said subdivision; thence along the Westerly right-of-way line of East Evans Creek Road, North 9° 08' 00" East, 1182.29 feet (record = 1180 feet) to a 5/8" rebar with plastic cap found set for the Southeast corner of tract described in Instrument No. 69-09120 of the Official Records of said county and THE INITIAL POINT OF BEGINNING; thence South 70° 21' 30" West, 589.97 feet (record = South 70° 22' 00" West, 590.00 feet) to a 5/8" rebar with plastic cap found set for the Southwesterly corner of said tract; thence North 19° 38' 30" West, 166.20 feet (record = North 19° 38' 00" West, a more or less distance of 200 feet) to intersect the Northwesterly boundary of said Lot 11 of PLEASANT VALLEY FARM TRACTS; thence along said Lot boundary as follows: North 63° 39' 41" East (record = North 63° 41' 00" East), 142.08 feet; thence North 38° 30' 23" East (record = North 38° 31' 40" East), 200.69 feet; thence North 74° 06' 23" East (record = North 74° 07' 40" East), 212.09 feet; thence North 50° 22' 23" East (record = North 50° 23' 40" East), 330.97 feet; thence South 70° 46' 17" East (record = South 70° 45' 00" East), 200.18 feet; thence north 74° 41' 13" East, 148.12 feet (record = North 74° 42' 30" East, 147.12 feet), to intersect the Northerly boundary of the Southwest quarter of Section 15, Township 35 South, Range 4 West of the Willamette Meridian in Jackson County, Oregon; thence along said quarter section boundary, North 89° 43' 23" East (record = North 89° 44' 40" East) 47.86 feet to intersect the Northwesterly right-of-way line of said East Evans Creek Road; thence leaving said subdivision boundary and running along said road line as follows: South 59° 15' 03" West, 18.86 feet; thence 92.28 feet on the arc of a 298.10-foot radius curve right (the long chord bears South 66° 50' 55" West, 91.91 feet); thence South 75° 43' 00" West, 100.70 feet; thence South 57° 28' 28" West, 102.48 feet; thence 333.51 feet along the arc of a 398.10-foot radius curve left (the long chord bears South 37° 33' 55" West, 323.84 feet); thence South 6° 51' 14" East, 32.00 feet; thence South 9° 08' 00" West, 6.79 feet to THE INITIAL POINT OF BEGINNING.

*G.D.K.*  
SURVEYOR

\*\*\* DECLARATION \*\*\*

Known all men by these presents, that RICHARD L. JOHNSON and DIANE E. JOHNSON, as tenants by the entirety an estate in fee simple are the owners of the lands represented on this Partition Plat and more particularly described in Surveyor's Certificate, and have caused the same to be partitioned into parcels as shown on the Partition Plat, and we also hereby create for the benefit of Parcel No. 1 the well and water pumping facilities easement and the septic repair area easement and sewer line easement shown hereon across Parcel No. 2 and we also hereby create for the benefit of Parcel No. 2 that ingress-egress easement and fuelbreak easement shown hereon across Parcel No. 1.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS AND SEALS THIS 06 DAY, OF JUNE, 2003.

*Richard L. Johnson*  
RICHARD L. JOHNSON  
*Diane E. Johnson*  
DIANE E. JOHNSON

California  
STATE OF OREGON  
Placer  
COUNTY OF JACKSON

Personally appeared the above named RICHARD L. JOHNSON and DIANE E. JOHNSON, and acknowledged the foregoing instrument to be their voluntary act and deed.

Subscribed and sworn to before me this 6th day of June, 2003.

*[Signature]*  
NOTARY PUBLIC - OREGON  
COMMISSION NO. 1239690  
MY COMMISSION EXPIRES 10-25-03

\*\*\* APPROVALS \*\*\*

Approved by the Jackson County Department of Planning and Development (File No. 2002-14-MP).

BY: *Morgan J. Wilson* DATE: July 1, 2003

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

*[Signature]*  
COUNTY SURVEYOR

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of the 9th day of July, 2003.

*[Signature]* 7-9-03 ASSESSOR DATE  
*[Signature]* 7/9/03 TAX COLLECTOR DATE

\*\*\* RECORDER'S CERTIFICATE \*\*\*

Filed for record, this 9th day of July, 2003, at 3:37 o'clock P m, and recorded as Partition Plat No. P-41-2003 of the Records of Jackson County, Oregon  
Index Volume 14 Page 41

BY: *[Signature]* COUNTY CLERK  
*[Signature]* DEPUTY

COUNTY SURVEYOR FILE NO. 17833

I HEREBY CERTIFY THAT THIS IS A  
PHOTOCOPY OF THE ORIGINAL PLAT  
*G.D.K.*  
SURVEYOR

\*\* RECEIVED \*\*  
Date 7-9-03 By [Signature]  
This survey consists of:  
2 sheet(s) Map  
1 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

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NORTHERLY BOUNDARY LOT 11 PVFT. GRAPHICALLY, THE PLAT SHOWS THIS BOUNDARY TO BE IN EVANS CREEK BUT THE DEDICATION DOES NOT CALL TO THE CREEK. THE BOUNDARY AS SHOWN HERE IS FROM FILED SURVEY No. 16159. I RAN AN INDEPENDANT CLOSURE ON LOT 11 AND I AM IN AGREEMENT WITH THE SURVEY 16159 LOCATION.

10-FOOT WIDE SEWER LINE EASEMENT BENEFITING PARCEL No. 1

SEPTIC REPAIR AREA EASEMENT BENEFITING PARCEL No. 1

WELL AND WATER PUMPING FACILITIES EASEMENT BENEFITING PARCEL No. 1

INGRESS-EGRESS EASEMENT BENEFITING PARCEL No. 2

RIGHT-OF-WAY DEED INST. No. 73-16671 O.R. DESCRIPTION TIED TO NORTH 1/4 CORNER SECTION 15, LOCATION SHOWN COMPUTED FROM DESCRIPTION AND MAP No. 13/4 IN COUNTY SURVEYORS OFFICE ROLL MAP FILES.

**LEGEND**

- △ = Found Monument as Indicated
- = Found 5/8" Rebar with Plastic Cap - S.N. 16159
- = Set 5/8" x 24" Rebar with Plastic Cap marked "KAISER RLS 803"
- S.N. = Filed Survey Number County Surveyors Office
- PVFT = PLEASANT VALLEY FARM TRACTS
- ( )<sub>1</sub> = Record/S.N. 16159
- ( )<sub>2</sub> = Record/Inst. No. 69-09120 O.R.
- ( )<sub>3</sub> = Record/Map No. 13/4 County Surveyor role map files
- ( )<sub>4</sub> = Record/PVFT
- ( )<sub>5</sub> = Calculated values using data on R/W deed Inst. No. 73-16671 O.R. and Role map No. 13/4
- P- = Overhead Power Line
- x-x- = Fence

**EASEMENTS**

1. Evans Valley Irrigation District per Inst. No. 67-01626 O.R. No visible irrigation facilities.
2. A current title report indicates a power easement recorded in Vol. 515, Page 165 D.R.. Existing overhead power lines are shown

NOTE: Conditions of the approval from Jackson County Planning Land use Case File No. 2002-14-MP apply to all Parcels within this Partition.

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

PURPOSE: Partition Survey of tract described in Inst. No. 69-09120 O.R.  
PROCEDURE: Information on PLEASANT VALLEY FARM TRACTS and Filed Survey Nos. 7399, 14476 and 16159 and county role map 13/4 and Inst. Nos. 69-09120 O.R. and 73-16671 O.R. was used to compute the outside boundary of the subject property.

I HEREBY CERTIFY THAT THIS IS A PHOTOCOPY OF THE ORIGINAL PLAT  
*J.C.K.*  
SURVEYOR

\*\* RECEIVED \*\*  
Date 7-9-03 By J.C.K.  
This survey consists of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR