

PARTITION PLAT NO. P-16-2004

Located within Donation Land Claim No. 69, being within the Northwest One-quarter of Section 25, and in the Northeast One-quarter of Section 26, Township 38 South, Range 1 West of the Willamette Meridian, in the City of Talent, Jackson County, Oregon.

PREPARED FOR:

RANDY SCHMELZER
704 Foss Road
Talent, Oregon
97540

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, that GERALDINE SCHMELZER is the owner in fee simple of the lands as described in the "SURVEYOR'S CERTIFICATE" herewith, and have caused the same to be partitioned into Parcels 1 and 2.

Geraldine Schmeltzer 3-26-04
GERALDINE SCHMELZER - ~~BEEN~~ DATE

STATE OF OREGON }
County of Jackson } ss

Personally appeared before me the above named Geraldine Schmeltzer who acknowledged the foregoing instrument to be her voluntary act and deed.

WITNESS my hand and seal this 26 day of March, 2004.

Before me:
Tiffany L. Pool
Tiffany L. Pool NOTARY PUBLIC-OREGON
COMMISSION NO.: 369620
MY COMMISSION EXPIRES: June 15, 2007

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 depicted 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 more particularly described as follows:

Commencing at a point in Township 38 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon, from which the corner common to Donation Land Claim Numbers 70, 71, 72 and 73 bears South 82°25'04" East, 12.93 feet (Record: South 83°00' East, 13.2 feet); thence North 46°26'20" West, 1947.00 feet (Record: North 46°30' West, 1947.0 feet); thence North 46°56'20" West, 1326.80 feet (Record: North 47°00' West, 1326.8 feet); thence North 44°03'40" East, 306.00 feet (Record: North 44°00' East, 306.0 feet); for the Initial Point and the True Point of Beginning; thence North 44°03'40" East, 532.00 feet (Record: North 44°00' East, 532.00 feet), to a point on the southwesterly line of tract of land described in Volume 443, Page 81, of the Deed Records of Jackson County, Oregon; thence along said southwesterly line and the extension thereof, North 46°56'20" West, 130.96 feet (Record: North 47°00' West), to a point intersecting the southwesterly line of Volume 219, Page 113, of the Deed Records of Jackson County, Oregon, also being a point on the westerly right of way line of the Relocated U.S. Highway 99; thence along last said line and right of way, North 52°42'20" West, 129.93 feet; thence leaving said line and right of way, South 44°03'40" West, 518.94 feet (Record: South 47°00' East); thence South 46°56'20" East, 260.00 feet (Record: South 47°00' East, 260.00 feet), to the True Point of Beginning.

Cael E. Neathamer
Surveyor

NARRATIVE:

Purpose: To survey and monument Client's property pursuant to the conditionally approved Tentative Partition Plat, File Number MP 03-07, as approved by the City of Talent Planning Department on November 13, 2003.

Procedure: Utilizing a Trimble 5700 Global Positioning System (GPS) with a TSCe data collector (Trimble Survey Controller software); a Nikon DTM-520 Total Station with a Ranger 200-R Data Collector (TDS software), all found monuments were tied in a closed loop traverse or by redundant ties. Records utilized for this survey: VOL. 219, PG. 113; VOL. 443, PG. 81; VOL. 539, PG. 122; Survey's Numbered 2461, 11124 and 13997; and, Oregon State Highway Department Drawing Number 5B-7-22 (also filed as Roll Map 103/4 in the office of the Jackson County Surveyor).

Utilizing the tie to the corner common to Donation Land Claim Numbers 70, 71, 72 and 73, the found monuments, Survey Number 11124 and Survey Number 13997, establish the Point of Beginning and the southeasterly line of the subject tract. Deed turning angles and distances were held, utilizing said established Point of Beginning, back to said DLC corner, resulting in a distance of 12.93' versus the record 13.2', as depicted hereon.

Utilizing the found monuments, Drawing Number 5B-7-22, and Survey Numbers 2461 and 11124, established the centerline and right of way of the Relocated U.S. Highway 99, and the northerly boundary of the subject tract along said right of way. The found monument at station 165+00, 50.00' right, as referenced on SN 2461, was utilized to establish centerline stationing.

Utilizing said ties and records, and the Volumes and Pages listed herein, establish the exterior boundaries of the subject tract. From which, establish Parcels 1 and 2, and monument the boundaries thereof, as depicted hereon.

NOTES:

Utilities shall have the right to install, maintain, and operate their equipment above and below ground and all other related facilities within the Public Utility Easements identified on this plat map as may be necessary or desirable in providing utility services within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees and vegetation that may be placed within the PUE. The utility may require the lot owner to remove all structures within the PUE at the lot owner's expense, or the utility may remove such structures at the lot owner's expense. At no time may any permanent structures be placed within the PUE or any other obstruction which interferes with the use of the PUE without the prior written approval of the utilities with facilities in the PUE.

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

- 1) Easement for transmission and distribution of electricity, granted to PacifiCorp, an Oregon corporation, or its predecessor in interest, by instrument recorded June 18, 1938 in Volume 217, Page 446, Jackson County, Oregon, Deed Records (existing power lines depicted hereon).

APPROVALS:

Planning File Number: MP 03-07

John Dan 03/26/04
City of Talent Planning Department Date

Joseph D. Stahel 3/26/04
City of Talent Engineer Date

Examined and approved this 29th day of March, 2004.

Roger Roberts
Jackson 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 MARCH 31, 2004.

William Deane Deputy 3-31-04 Jamice Clark, Deputy 3/31/04
ASSESSOR Date TAX COLLECTOR Date

RECORDING:

FILED FOR RECORD THIS THE 31ST DAY OF MARCH, 2004 AT 9:50 O'CLOCK A.M. AND RECORDED AS PARTITION PLAT NO. P-16-2004 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON. INDEX VOLUME 15, PAGE 16.

Kathleen S Beckett Barbara Shaw
COUNTY CLERK DEPUTY

COUNTY SURVEYOR FILE NO. 18202

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

Cael E. Neathamer
Surveyor

REGISTERED PROFESSIONAL LAND SURVEYOR

Cael E. Neathamer

OREGON
JULY 09, 2001
CAEL E. NEATHAMER
58545

Renewal Date 12/31/04

PREPARED BY: Neathamer Surveying, Inc.
100 East Main St., Suite N
P.O. Box 1584
Medford, Oregon 97501
Phone (541) 732-2869
FAX (541) 732-1382

DATE: March 24, 2004 PROJECT NUMBER: 03044
Sheet 1 of 2 © MYN

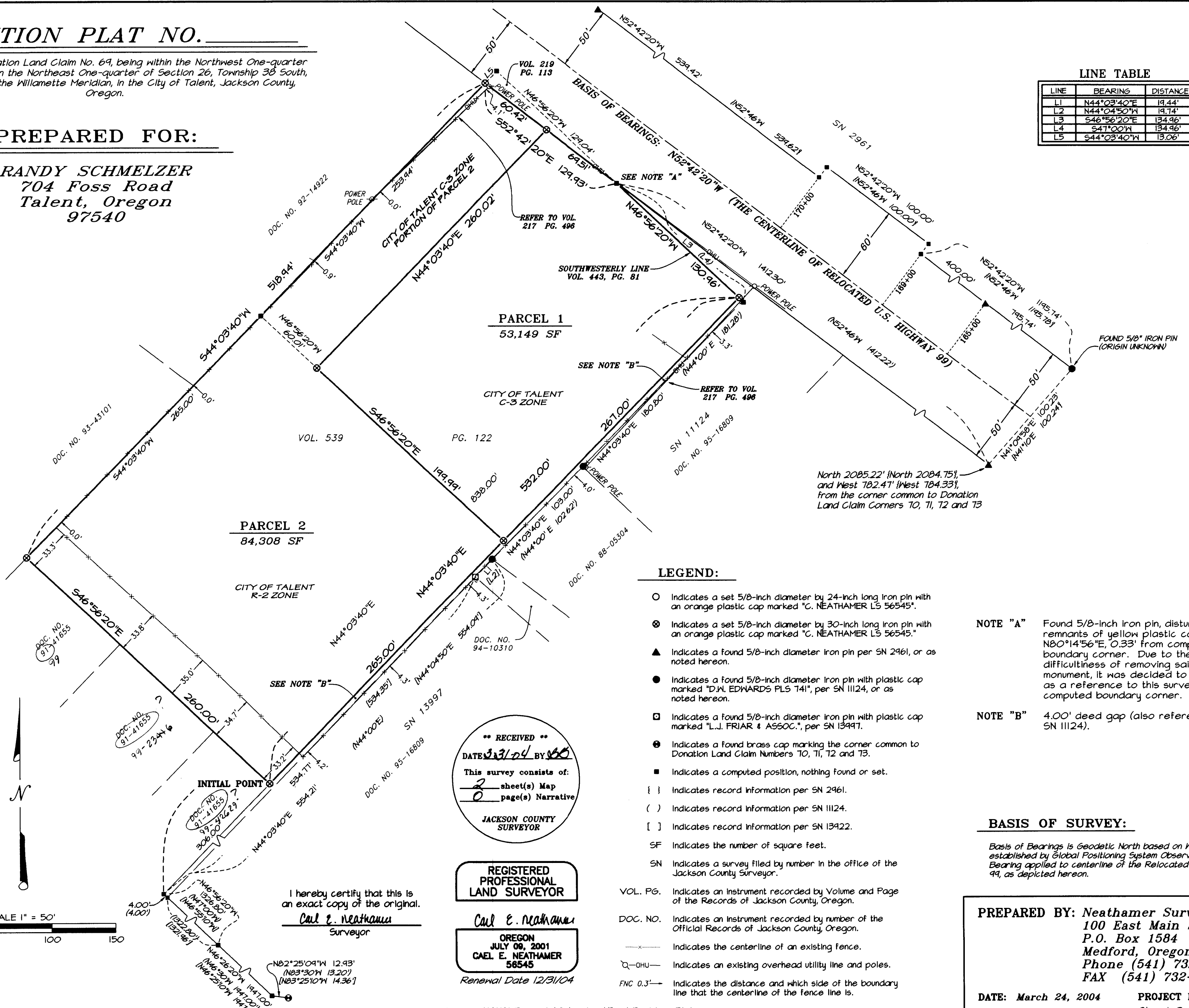
PARTITION PLAT NO.

Located within Donation Land Claim No. 69, being within the Northwest One-quarter of Section 25, and in the Northeast One-quarter of Section 26, Township 38 South, Range 1 West of the Willamette Meridian, in the City of Talent, Jackson County, Oregon.

PREPARED FOR:

RANDY SCHMELZER
704 Foss Road
Talent, Oregon
97540

LINE	BEARING	DISTANCE
L1	N44°03'40"E	19.44'
L2	N44°04'50"W	19.74'
L3	S46°56'20"E	134.96'
L4	S47°00"W	134.96'
L5	S44°03'40"W	13.06'



North 2085.22' (North 2084.75', and West 782.47' (West 784.33'), from the corner common to Donation Land Claim Corners T0, T1, T2 and T3

LEGEND:

- Indicates a set 5/8-inch diameter by 24-inch long iron pin with an orange plastic cap marked "C. NEATHAMER LS 56545".
- ⊗ Indicates a set 5/8-inch diameter by 30-inch long iron pin with an orange plastic cap marked "C. NEATHAMER LS 56545".
- ▲ Indicates a found 5/8-inch diameter iron pin per SN 2961, or as noted hereon.
- Indicates a found 5/8-inch diameter iron pin with plastic cap marked "D.W. EDWARDS PLS 741", per SN 11124, or as noted hereon.
- ◻ Indicates a found 5/8-inch diameter iron pin with plastic cap marked "L.J. FRIAR & ASSOC.", per SN 13997.
- ⊙ Indicates a found brass cap marking the corner common to Donation Land Claim Numbers T0, T1, T2 and T3.
- Indicates a computed position, nothing found or set.
- { } Indicates record information per SN 2961.
- () Indicates record information per SN 11124.
- [] Indicates record information per SN 13922.
- SF Indicates the number of square feet.
- SN Indicates a survey filed by number in the office of the Jackson County Surveyor.
- VOL. PG. Indicates an instrument recorded by Volume and Page of the Records of Jackson County, Oregon.
- DOC. NO. Indicates an instrument recorded by number of the Official Records of Jackson County, Oregon.
- — — Indicates the centerline of an existing fence.
- OHU — Indicates an existing overhead utility line and poles.
- FNC 0.3' — Indicates the distance and which side of the boundary line that the centerline of the fence line is.

- NOTE "A"** Found 5/8-inch iron pin, disturbed with remnants of yellow plastic cap, bears N80°14'56"E, 0.33' from computed boundary corner. Due to the difficulty of removing said monument, it was decided to use this as a reference to this survey's computed boundary corner.
- NOTE "B"** 4.00' deed gap (also referenced on SN 11124).

BASIS OF SURVEY:

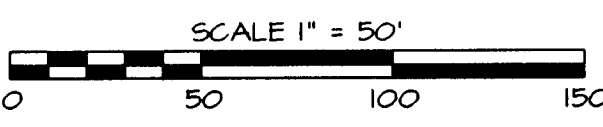
Basis of Bearings is Geodetic North based on NGS Datum, established by Global Positioning System Observations. Bearing applied to centerline of the Relocated US Highway 99, as depicted hereon.

"RECEIVED"
DATE 3/31/04 BY [Signature]
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

CAEL E. NEATHAMER
OREGON
JULY 09, 2001
CAEL E. NEATHAMER
58545
Renewal Date 12/31/04

I hereby certify that this is an exact copy of the original.
CAEL E. NEATHAMER
Surveyor



PREPARED BY: Neathamer Surveying, Inc.
100 East Main St., Suite N
P.O. Box 1584
Medford, Oregon 97501
Phone (541) 732-2869
FAX (541) 732-1382

DATE: March 24, 2004 **PROJECT NUMBER: 03044**
Sheet 2 of 2 © MVM