

APPROVALS:

JACKSON COUNTY PLANNING DEPARTMENT

Director: [Signature] DATE: 24 Sept. 04

EXAMINED AND APPROVED THIS 5th DAY OF October, 2004

Surveyor: [Signature] JACKSON COUNTY SURVEYOR

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, THAT WE, ALEXIS A. BOUTACOFF, LINDA C. BOUTACOFF, RALPH J. REEDER AND MARGARET E. REEDER, ARE THE OWNERS OF THE LANDS HEREON DESCRIBED, AND THAT WE HAVE PARTITIONED THE SAME INTO PARCELS SHOWN HEREON, AND THAT THE SIZE OF THE PARCELS AND THE LENGTHS OF ALL LINES ARE PLAINLY SET FORTH AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE PARTITION. WE HEREBY CREATE A 10.00 FOOT WIDE PRIVATE UTILITY EASEMENT ALONG THE WEST AND SOUTH LINES OF PARCEL 3, AS SHOWN HEREON, TO BENEFIT THAT TRACT DESCRIBED WITHIN INSTRUMENT NO. 94-39996 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. WE ALSO CREATE THE 10.00 FOOT WIDE PRIVATE UTILITY EASEMENTS OVER AND ACROSS PARCELS 1, 2 & 3, AS SHOWN HEREON, FOR THE MUTUAL BENEFIT OF SAID SAME PARCELS 1, 2 & 3.

Alexis A. Boutacoff, STATE OF OREGON) COUNTY OF JACKSON) SS

PERSONALLY APPEARED THE ABOVE NAMED ALEXIS A. BOUTACOFF, THIS 29th DAY OF April, 2004, AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

BEFORE ME: [Signature] NOTARY PUBLIC, STATE OF OREGON

COMMISSION NO. 370374 MY COMMISSION EXPIRES 10-7-07

Linda C. Boutacoff, STATE OF OREGON) COUNTY OF JACKSON) SS

PERSONALLY APPEARED THE ABOVE NAMED LINDA C. BOUTACOFF, THIS 29th DAY OF April, 2004, AND ACKNOWLEDGED THE FOREGOING TO BE HER VOLUNTARY ACT AND DEED.

BEFORE ME: [Signature] NOTARY PUBLIC, STATE OF OREGON

COMMISSION NO. 370374 MY COMMISSION EXPIRES 10-7-07

Ralph J. Reeder, STATE OF OREGON) COUNTY OF JACKSON) SS

PERSONALLY APPEARED THE ABOVE NAMED RALPH J. REEDER, THIS 30th DAY OF April, 2004, AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

BEFORE ME: [Signature] NOTARY PUBLIC, STATE OF OREGON

COMMISSION NO. 370374 MY COMMISSION EXPIRES 10-7-07

Margaret E. Reeder, STATE OF OREGON) COUNTY OF JACKSON) SS

PERSONALLY APPEARED THE ABOVE NAMED MARGARET E. REEDER, THIS 30th DAY OF April, 2004, AND ACKNOWLEDGED THE FOREGOING TO BE HER VOLUNTARY ACT AND DEED.

BEFORE ME: [Signature] NOTARY PUBLIC, STATE OF OREGON

COMMISSION NO. 370374 MY COMMISSION EXPIRES 10-7-07

PARTITION PLAT NO. P-64 - 2004 LAND PARTITION SURVEY

LYING SITUATE WITHIN NORTHEAST QUARTER OF SECTION 17 TOWNSHIP 36 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN JACKSON COUNTY, OREGON

FOR ALEX BOUTACOFF

1339 OLD HIGHWAY 234 EAGLE POINT, OREGON 97524

SURVEYOR'S CERTIFICATE

I, SHAWN KAMPMANN, DULY 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 HEREON SHOWN, THIS SAID PLAT BEING A CORRECT REPRESENTATION OF THE SAME, AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES.

BEGINNING AT AN ALUMINUM CAPPED 5/8 INCH IRON PIN ON THE NORTH LINE OF PARCEL 1, PARTITION PLAT NO. P-55-1992 OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON, FILED AS SURVEY NO. 12975 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR; THENCE SOUTH 89°37'00" EAST, ALONG THE SOUTHERLY RIGHT OF WAY OF WEST DUTTON ROAD, AS DESCRIBED IN INSTRUMENT NO. 96-22148 OF THE OFFICIAL RECORDS OF SAID COUNTY, A DISTANCE OF 157.50 FEET TO A 5/8 INCH IRON PIN AT THE NORTHEAST CORNER OF SAID DESCRIBED PARCEL 1; THENCE SOUTH 00°23'00" EAST, ALONG THE EAST LINE OF SAID PARCEL 1, A DISTANCE OF 375.04 FEET (PLAT RECORD SOUTH 00°23'20" EAST, 375.00 FEET) TO A 5/8 INCH IRON PIN AT AN ANGLE POINT, THENCE SOUTH 45°07'45" EAST, ALONG THE ADJUSTED PROPERTY LINE DESCRIBED WITHIN INSTRUMENT NO. 96-03555 OF SAID OFFICIAL RECORDS, A DISTANCE OF 110.05 FEET (DEED RECORD SOUTH 45°08'05" EAST, 110.04 FEET) TO A 5/8 INCH IRON PIN ON THE SOUTHEASTERLY LINE OF SAID DESCRIBED PARCEL 1; THENCE SOUTH 44°51'55" WEST, A DISTANCE OF 637.08 FEET TO A 5/8 INCH IRON PIN AT THE SOUTHWEST

CORNER OF SAID PARCEL 1, THENCE NORTH 00°23'20" WEST, A DISTANCE OF 906.75 FEET (PLAT RECORD NORTH 00°23'20" WEST, 906.65 FEET) TO THE NORTHWEST CORNER OF SAID PARCEL 1, FROM WHICH A 5/8 INCH IRON PIN WITNESS CORNER BEARS SOUTH 00°23'00" EAST, 5.00 FEET; THENCE ALONG THE SOUTHERLY LINE OF WEST DUTTON ROAD AS DESCRIBED WITHIN SAID INSTRUMENT NO. 96-22148, THE FOLLOWING COURSES: SOUTH 89°37'00" EAST, A DISTANCE OF 46.70 FEET TO A 5/8 INCH IRON PIN; THENCE SOUTH 28°25'40" EAST, A DISTANCE OF 45.65 FEET TO A 5/8 INCH IRON PIN; THENCE SOUTH 89°37'00" EAST, PARALLEL WITH AND 70.00 FEET ADJACENT TO AND SOUTH OF THE CENTERLINE OF WEST DUTTON ROAD, A DISTANCE OF 60.00 FEET TO A 5/8 INCH IRON PIN; THENCE NORTH 29°11'40" EAST, A DISTANCE OF 45.65 FEET TO A 5/8 INCH IRON PIN; THENCE SOUTH 89°37'00" EAST, A DISTANCE OF 66.80 FEET, TO THE INITIAL POINT OF BEGINNING.

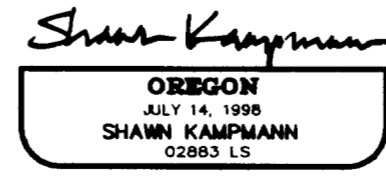
SURVEY NOTES:

THE FOLLOWING EASEMENTS DESCRIBED WITHIN LAND AMERICA LAWYERS TITLE SUBDIVISION GUARANTEE, ORDER NO. 126514, DATED ON MARCH 12, 2004, EXCEPTIONS 11, 20 & 24, ARE BLANKET IN NATURE AND CANNOT BE ACCURATELY DEPICTED AND THEREFORE ARE NOT SHOWN GRAPHICALLY ON THIS PLAT.

- EASEMENTS AND RIGHTS OF WAY RESERVED BY THE UNITED STATES AS CONTAINED WITHIN VOLUME 325, PAGE 83 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.
RIGHT-OF-WAY FOR TRANSMISSION OF ELECTRICITY AND FOR OTHER PURPOSES GRANTED TO PACIFICORP, AS CONTAINED WITHIN INSTRUMENT NO. 94-44172, OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
RIGHT-OF-WAY FOR TRANSMISSION OF ELECTRICITY AND FOR OTHER PURPOSES GRANTED TO PACIFICORP, AS CONTAINED WITHIN INSTRUMENT NO. 97-39108, OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.



** RECEIVED ** Date 10/05/04 By [Signature] This survey consists of 2 sheet(s) Map 0 page(s) Narrative JACKSON COUNTY SURVEYOR



RENEWAL DATE: 6/30/2005

RECORDING:

FILED FOR RECORD THIS 05 DAY OF October, 2004 AT 1:37 O'CLOCK PM AND RECORDED AS PARTITION PLAT NO. P-64-2004 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON, INDEX VOLUME 15, PAGE 64.

County Clerk: [Signature] COUNTY CLERK Deputy: [Signature] DEPUTY

COUNTY SURVEYOR FILE NO. 18451

TAX STATEMENT APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF October 5th, 2004, 2004.

Tax Collector: [Signature] 10/5/04 DATE

Assessor: [Signature] 10/5/04 DATE

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

PURPOSE: TO SURVEY AND MONUMENT A LAND PARTITION OF THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 96-03555 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AND FILED AS PLANNING ACTION NO. 2002-5-MP WITH THE JACKSON COUNTY PLANNING DEPARTMENT.

PROCEDURE: UTILIZING A LEICA TCRA 1103 ELECTRONIC ROBOTIC TOTAL STATION WITH RANGING PRISMS AND ASHTECH PROMARK 2 GPS RECEIVERS, I SURVEY AND MONUMENT THE PARTITION AS SHOWN. THE SUBJECT PROPERTY IS DESCRIBED AS ALL OF PARCEL 1, PARTITION PLAT NO. P-55-1992 OF THE PLAT RECORDS OF JACKSON COUNTY, LESS AND EXCEPTING THAT PORTION OF A PROPERTY LINE ADJUSTMENT DESCRIBED WITHIN O.R. 96-03555 AND ALSO LESS AND EXCEPTING THAT PORTION OF A RIGHT OF WAY FOR ROAD PURPOSES DESCRIBED WITHIN O.R. 96-22148 OF THE OFFICIAL RECORDS OF SAID COUNTY. I RETRACED THE BOUNDARY OF SAID PARCEL 1, SAID ADJUSTED PROPERTY LINE AND THE RIGHT OF WAY OF WEST DUTTON ROAD AND FIND THE RECOVERED MONUMENTS TO BE IN CONFORMANCE WITH THE PLAT AND DEED RECORDS, WITH THE EXCEPTION OF SURVEY NO. 15791 PERFORMED BY JACKSON COUNTY PUBLIC WORKS, WHICH INCORRECTLY SHOWS THE LOCATION OF A TURNAROUND AT THE MOST WESTERLY END OF WEST DUTTON ROAD ON THE FILED MAP OF SURVEY. THE MONUMENTS RECOVERED ON THE GROUND SATISFACTORILY FIT THE DEEDED RIGHT OF WAY DESCRIPTION WITHIN O.R. 96-22148, BUT DOES NOT COINCIDE WITH THE LOCATION AND CONFIGURATION SHOWN ON THE FILED MAP. THE BASIS OF RIGHT OF WAY STATIONING WAS THE NORTHEAST CORNER OF SECTION 17 SHOWN TO BE STATION 24+00.82, 10.00' RIGHT OF CENTERLINE ACCORDING TO SAID MAP. AS AN ADDITIONAL NOTE, AN APPARENT BUILDING ENCROACHMENT WAS FOUND AT THE MOST SOUTHEASTERLY CORNER OF THE SUBJECT PROPERTY AND IS CURRENTLY BEING REMEDIED BY A TEMPORARY ACCESS LICENSE UNTIL A PROPERTY LINE ADJUSTMENT CAN BE COMPLETED BETWEEN THE AFFECTED PARTIES.

I HEREBY CERTIFY THAT THIS PLAT IS AN EXACT COPY OF THE ORIGINAL. [Signature] SURVEYOR

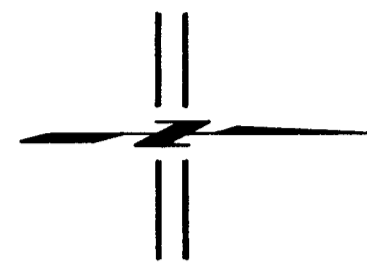
SURVEYED BY: POLARIS LAND SURVEYING LLC P.O. BOX 459 ASHLAND, OREGON 97520 (541) 482-5009

DATE: MARCH 26, 2004 PROJECT NO. 051-02

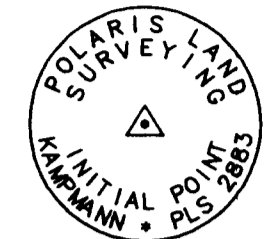
PARTITION PLAT NO. P- 64 - 2004 LAND PARTITION SURVEY

LYING SITUATE WITHIN
NORTHEAST QUARTER OF SECTION 17
TOWNSHIP 36 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN
JACKSON COUNTY, OREGON

FOR
ALEX BOUTACOFF
1339 OLD HIGHWAY 234
EAGLE POINT, OREGON 97524



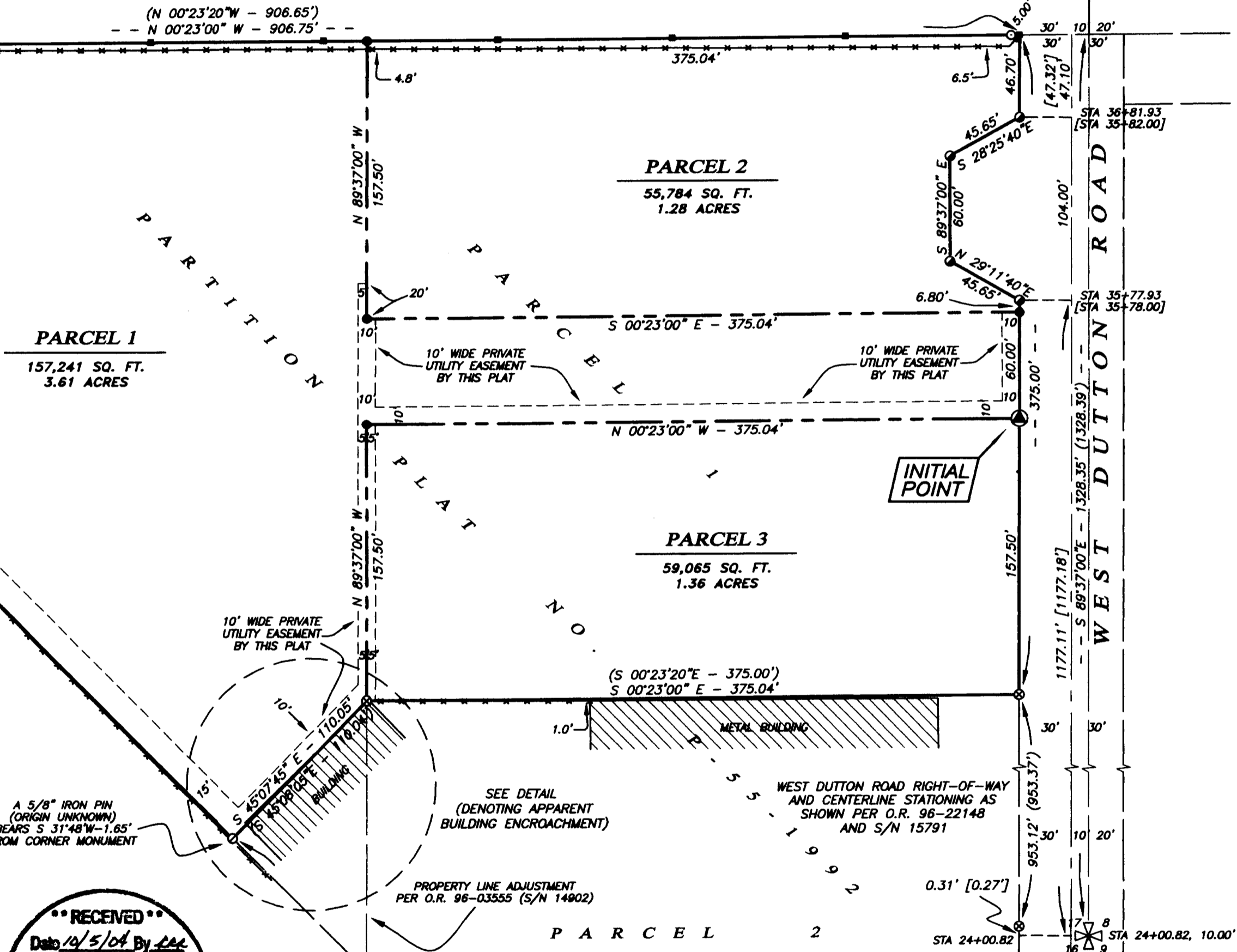
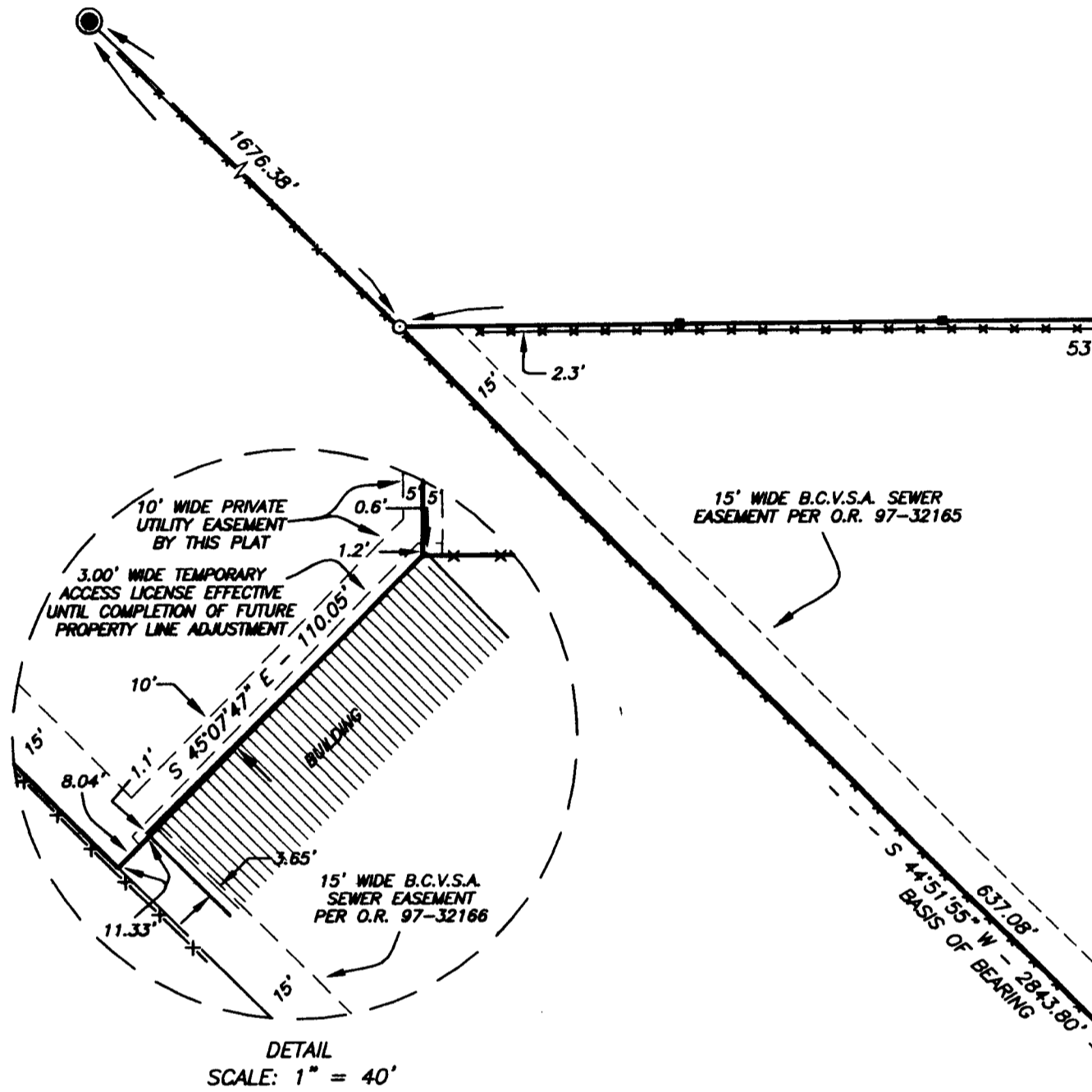
SCALE: 1" = 60'



MONUMENT DETAIL
2" ALUMINUM CAP ON
5/8"x 30" IRON PIN

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY WAS THE NORTHWESTERLY LINE OF THE U.S. VETERAN'S ADMINISTRATION DOMICILIARY TRACT, HAVING A RECORD BEARING OF SOUTH 44°51'55" WEST, AS REFERENCED BY SURVEY NO. 6359, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.



LEGEND

- 2 1/2" BRASS CAP SECTION CORNER AS DESCRIBED IN ASPHALT PER JACKSON COUNTY SURVEYOR RE-ESTAB. NOTES (RECOVERED)
- 3" BRASS CAP IN CONCRETE PER S/N 6359 (RECOVERED)
- 5/8" IRON PIN w/ YELLOW PLASTIC CAP MARKED "D. HOFFBUHR LS 1640" PER S/N 12975 (RECOVERED)
- 5/8" IRON PIN w/ YELLOW PLASTIC CAP MARKED "JACKSON CO. PUBLIC WORKS" PER S/N 15791 (RECOVERED OUT OF POSITION)
- 5/8" IRON PIN w/ RED PLASTIC CAP MARKED "D. MINNECI LS 2349" PER SUBDIVISION PLAT IN PROGRESS (RECOVERED)
- 5/8" IRON PIN IN CONCRETE PER S/N 9396 (RECOVERED)
- 5/8"x 24" IRON PIN w/ ORANGE PLASTIC CAP MARKED "KAMPMANN PLS 2883" (ESTABLISHED)
- 5/8"x 30" IRON PIN w/ 2" ALUMINUM CAP STAMPED "INITIAL POINT" PER MONUMENT DETAIL (ESTABLISHED)
- 3" DIAMETER STEEL POST
- PROPERTY LINE
- PARTITION LINE
- BOUNDARY LINE
- CENTERLINE
- EASEMENT LINE
- FENCELINE
- S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
- O.R. OFFICIAL RECORDS, JACKSON COUNTY RECORDER
- D.R. DEED RECORD VOLUME/PAGE, JACKSON COUNTY RECORDER
- W.C. WITNESS CORNER AS DESCRIBED
- () SURVEY RECORD DATA PER S/N 12975 & 14902
- [] DEED RECORD DATA PER O.R. 96-22148

RECEIVED
Date 10/5/04 By [Signature]
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

I HEREBY CERTIFY THAT THIS PLAT IS AN EXACT COPY OF THE ORIGINAL.
[Signature]
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]
OREGON
JULY 14, 1998
SHAWN KAMPMANN
02883 LS

RENEWAL DATE: 6/30/2005

SURVEYED BY:
POLARIS LAND SURVEYING LLC
P.O. BOX 459
ASHLAND, OREGON 97520
(541) 482-5009
DATE: MARCH 26, 2004
PROJECT NO. 051-02

FILE: SURVEYS\051-02\PARTITION PLAT.DWG SHEET 2 of 2