

PARTITION PLAT No. P-74-2004

Located in the North-Half of Section 31, T.40S.,R.2E., W.M., Jackson County, Oregon

*** SURVEYORS CERTIFICATE ***

I, Bary 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:

SURVEY FOR:
Nicholas Doherty
101 Nepal Road
Ashland, OR. 97520

DATE:
October 6, 2004

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

I HEREBY CERTIFY THAT THIS IS A
PHOTOCOPY OF THE ORIGINAL PLAT
Bary D. Kaiser
SURVEYOR

Commencing at a B.L.M. brass cap found set for the Northwest corner of Section 31, Township 40 South, Range 2 East, of the Willamette Meridian, Jackson County, Oregon; thence along the Northerly line of said Section 31, South 89° 56' 01" East, 425.00 feet to a 5/8" rebar with plastic cap found set for THE INITIAL POINT OF BEGINNING; thence continuing South 89° 56' 01" East, 2170.34 feet to a 2" pipe with brass cap found set for the North 1/4 corner of Section 31; thence continuing along the Northerly boundary of Section 31, South 87° 05' 51" East, 583.06 feet to a 5/8" Iron pin at the intersection of the Easterly line of Donation Land Claim No. 40; thence along the said East line, South 0° 10' 47" West, 912.06 feet to a the East-Southeast corner of Instrument No. 97-39581 of the Official Records of said county; thence along the Easterly line of said tract as follows: thence South 41° 17' 37" West, 3.91 feet; thence North 88° 12' 44" West, 79.75 feet to the center of Cottonwood Creek; thence Southerly along the center of said Cottonwood Creek following the sinuosities thereof as follows: South 24° 20' 07" West, 47.71 feet; thence North 74° 22' 53" West, 79.95 feet; thence South 22° 40' 01" West, 96.12 feet; thence South 1° 28' 41" West, 98.68 feet; thence South 21° 04' 16" East, 59.23 feet; thence South 2° 44' 32" East, 49.60 feet; thence South 45° 05' 19" East, 76.00 feet; thence South 49° 07' 59" West, 32.83 feet; thence South 12° 00' 01" West, 50.00 feet; thence South 5° 40' 22" East, 133.51 feet; thence South 6° 15' 30" West, 80.28 feet; thence South 10° 25' 19" West, 124.73 feet; thence South 12° 52' 21" East, 42.47 feet; thence South 28° 14' 52" West, 54.06 feet; thence South 31° 46' 36" East, 57.82 feet; thence South 29° 36' 02" West, 104.57 feet; thence South 27° 57' 34" East, 56.77 feet; thence South 49° 02' 15" West, 75.41 feet; thence South 6° 59' 59" East, 48.28 feet; thence South 52° 22' 26" West, 72.34 feet; thence South 15° 03' 58" West; 66.35 feet; thence South 47° 52' 06" West; 53.13 feet; thence South 7° 50' 43" West, 52.63 feet; thence South 17° 18' 18" East, 61.20 feet; thence North 83° 00' 15" West, 38.12 feet to a 5/8" iron pin; thence continuing North 83° 00' 15" West, 65.46 feet to a 5/8" iron pin; thence South 27° 37' 51" West, 162.37 feet to a 5/8" iron pin; thence South 68° 39' 52" West, 144.98 feet to a 5/8" iron pin; thence South 45° 54' 15" West, 99.83 feet to a 5/8" iron pin; thence continuing South 45° 54' 15" West, 57.55 feet to a 5/8" iron pin; thence Northwesterly 139.56 feet along the arc of a 697.96-foot radius curve to the left (long chord bears North 83° 46' 11" West, 139.33 feet) to a 5/8" iron pin; thence 99.82 feet along the arc of a 1270.92-foot radius curve to the left (long chord bears South 88° 15' 07" West, 99.79 feet) to a 5/8" iron pin; thence South 86° 00' 07" West, 64.30 feet to a 5/8" iron pin; thence 80.18 feet along the arc of a 1020.92-foot radius curve to the right (long chord bears South 88° 15' 08" West, 80.17 feet) to a 5/8" iron pin; thence 129.36 feet along the arc of a 447.36-foot radius curve to the right (long chord bears North 81° 13' 32" West, 128.91 feet) to a 5/8" iron pin; thence North 0° 02' 36" East, 52.60 feet to a 5/8" iron pin; thence 187.46 feet along the arc of a 397.96-foot radius curve to the right (long chord bears North 57° 14' 35" West, 185.73 feet) to a 5/8" iron pin; thence 76.26 feet along the arc of a 970.92-foot radius curve to the right (long chord bears North 41° 29' 53" West, 76.24 feet) to a 5/8" iron pin; thence North 39° 14' 53" West, 66.80 feet to a 5/8" iron pin; thence 103.74 feet along the arc of a 1320.90-foot radius curve to the left (long chord bears North 41° 29' 53" West, 103.72 feet) to a 5/8" iron pin; thence 232.30 feet along the arc of a 747.96-foot radius curve to the left (long chord bears North 52° 38' 44" West, 231.37 feet) to a 5/8" iron pin; thence North 16° 49' 31" West, 144.19 feet to a 5/8" iron pin; thence North 81° 09' 05" West, 336.36 feet to a 5/8" iron pin; thence South 3° 57' 22" West, 100.02 feet to a 5/8" iron pin; thence Southwesterly 92.21 feet along the arc of a 747.96-foot radius curve to the left (long chord bears South 84° 35' 02" West, 92.15 feet); thence 49.14 feet along the arc of a 1320.92-foot radius curve to the left (long chord bears South 79° 56' 16" West, 49.13 feet) to intersect the centerline of Colestine County Road; thence along said road centerline, 70.24 feet along the arc of a 180.00-foot radius curve to the left (long chord bears South 42° 57' 58" East, 69.79 feet) to intersect the Northerly right-of-way line of Central Oregon and Pacific Railroad; thence along said Railroad line, 41.75 feet along the arc of a 672.96-foot radius curve to the left (long chord bears South 80° 12' 42" West, 41.74 feet) to a 5/8" rebar with plastic cap set at the intersect of the Westerly right-of-way line of Colestine County Road; thence continuing along said Railroad line, 22.116 feet along the arc of a 672.96-foot radius curve to the left (long chord bears South 77° 29' 35" West, 22.115 feet) to a set 5/8" rebar with plastic cap; thence South 13° 26' 55" East, 50.00 feet to a set 5/8" rebar with plastic cap; thence South 76° 33' 05" West (record = South 76° 30' 33" West), 490.81 feet to a set 5/8" rebar with plastic cap; thence 504.111 feet along the arc of a 622.96-foot radius curve to the left (long chord bears South 53° 22' 09" West, 490.469 feet) to a set 5/8" rebar with plastic cap at the intersect of Westerly boundary of Section 31; thence along said Section 31 line North 0° 02' 00" West, 1646.26 feet to a set 5/8" rebar with plastic cap on the Southerly right-of-way line of Colestine County Road; thence along said road line, 136.828 feet along the arc of a 610.00-foot radius curve to the left (long chord bears South 68° 26' 56" East, 136.542 feet); thence South 74° 52' 30" East, 259.12 feet; thence 50.632 feet along the arc of a 410.00-foot radius curve to the right (long chord bears South 71° 20' 14" East, 50.60 feet) to a point 425.00 feet Easterly of the Westerly line of said Section 31; thence North 0° 02' 00" West, 64.14 feet to a set 5/8" rebar with plastic cap on the Northerly right-of-way line of Colestine County Road; thence continuing North 0° 02' 00" West, 986.41 feet; thence North 0° 33' 21" West, 34.86 feet to THE INITIAL POINT OF BEGINNING.

EXCEPTING THEREFROM: Commencing at a 5/8" iron pin located at the intersection of the East line of Donation Land Claim No. 40 and the Northerly line of Section 31, Township 40 South, Range 2 East, Willamette Meridian, Jackson County, Oregon; thence along said East line, South 0° 10' 47" West, 1177.07 feet; thence West, 196.41 feet to the center of the East fork of Cottonwood Creek and the TRUE POINT OF BEGINNING; thence West, 50.00 feet, more or less, to a 5/8" iron pin; thence continuing West, 783.09 feet to a 5/8" iron pin; thence South, 508.92 feet to a 5/8" iron pin; thence East, 785.95 feet to a 5/8" iron pin; thence continuing East, 50.00 feet, more or less, to the center of the East fork of Cottonwood Creek; thence Northerly along the center of said Cottonwood Creek as follows: North 10° 25' 19" East, 124.73 feet; thence North 6° 15' 30" East, 80.28 feet; thence North 5° 40' 22" West, 133.51 feet; thence North 12° 00' 01" East, 50.00 feet; thence North 49° 07' 59" East, 32.83 feet; thence North 45° 05' 19" West, 76.00 feet; thence North 2° 44' 32" West, 49.60 feet to THE TRUE POINT OF BEGINNING.

Bary D. Kaiser
SURVEYOR



*** DECLARATION ***

Known all men by these presents, that NICHOLAS DOHERTY, is the owner of the lands represented on this Partition Plat and more particularly described in Surveyor's Certificate, and has caused the same to be partitioned into parcels as shown on the Partition Plat, and he also creates that 10-foot wide water line and water facilities easements as shown on Sheet 2 across Parcel No. 1 benefiting Parcel Nos. 2 and 3.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 27 DAY, OF October, 2004.

Nicholas Doherty
NICHOLAS DOHERTY

STATE OF OREGON)
COUNTY OF JACKSON)

Personally appeared the above named NICHOLAS DOHERTY and acknowledge the foregoing instrument to be his voluntary act and deed.

Subscribed and sworn to before me this 27 day of October, 2004.

Nancy Sander
PUBLIC - OREGON
COMMISSION NO. 356181
MY COMMISSION EXPIRES 3-27-06

APPROVALS

Approved by the Jackson County Department of Planning and Development (File No. SUB2003-00011).

Ac T Weil DATE: 29th Oct. 2004

Examined and approved this 28th day of OCTOBER, 2004.

Roger Roberts
COUNTY SURVEYOR

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of NOVEMBER 5, 2004.

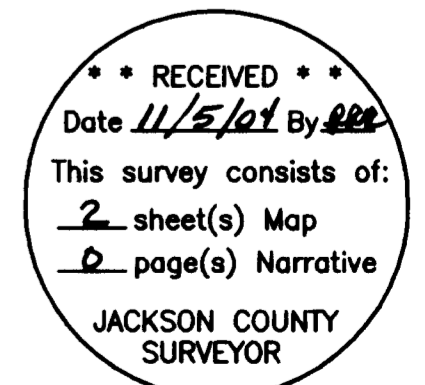
William Johnson, Deputy 11-5-2004 ASSESSOR
Patty Budmeyer, Deputy 11-5-04 TAX COLLECTOR

*** RECORDERS CERTIFICATE ***

Filed for record this 05 day of November, 2004, at 2:55 O'CLOCK, P.M., and Recorded as Partition Plat No. P-74-2004 of the Records of Jackson County, Oregon. Index Volume 15, Page 74.

Kathleen S. Beckett
COUNTY CLERK
COUNTY SURVEYOR FILE NO. 18413

Heraldine Cutting
DEPUTY



PARTITION PLAT No. P-74-2004

I HEREBY CERTIFY THAT THIS IS A PHOTOCOPY OF THE ORIGINAL PLAT

Bary D. Kaiser
SURVEYOR

Located in the North-Half of Section 31, T.40S.,R.2E., W.M., Jackson County, Oregon

SURVEY FOR:
Nicholas Doherty
101 Nepal Road
Ashland, OR. 97520

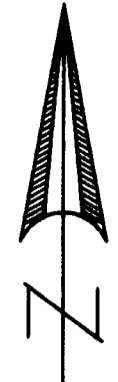
DATE:
October 6, 2004

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Bary D. Kaiser

OREGON
JULY 15, 2003
BARY D. KAISER
No. 52923
EXP. 6-30-05



SCALE: 1" = 200'

SECTION CORNER
FD. PIPE WITH
BLM BRASS CAP
N0°33'21"E,
34.86'

INITIAL POINT

S89°56'01"E [BASIS OF BEARINGS/S.N. 16588] 2595.34' (2595.54')
2170.34'

1/4 CORNER
FD. 2" PIPE WITH
3" BRASS CAP
S.N. 5496

CURVE DATA

Δ	R	L	LC
①	12°51'07"	610.00'	136.828' S68°26'56"E, 136.542'
②	7°04'32"	410.00'	50.632' S71°20'14"E, 50.60'
③	54°23'23"	410.00'	389.205' S47°40'49"E, 374.755'
④	8°23'00"	950.00'	139.00' S16°17'37"E, 138.877'
⑤	1°25'04"	730.00'	18.064' S12°48'39"E, 18.063'
⑥	9°04'36"	730.00'	115.645' S18°03'29"E, 115.524'
⑦	28°31'47"	335.00'	155.115' S9°19'54"E, 153.733'
⑧	55°53'05"	210.00'	204.828' S24°00'32"E, 196.805'
⑨	1°52'59"	672.96'	22.116' S77°29'35"W, 22.115'
⑩	46°21'53"	622.96'	504.111' S53°22'09"W, 490.469'
⑪	21°06'51"	410.00'	151.09' N31°02'33"W, 150.24'
⑫	0°34'18"	730.00'	7.285' N13°48'21"W, 7.285'

LINE DATA

- Ⓐ N38°08'30"W, 86.84'
- Ⓑ N52°39'21"E, 49.22'
- Ⓒ N87°23'48"E, 58.29'
- Ⓓ N14°44'30"W, 54.73'
- Ⓔ N21°15'54"E, 12.76'
- Ⓕ N38°27'38"E, 46.14'
- Ⓖ N43°12'16"E, 102.50'
- Ⓗ N1°54'20"W, 73.25'
- Ⓘ N32°37'44"W, 228.81'
- Ⓚ N0°16'22"E, 88.37'
- Ⓛ N35°41'57"E, 21.50'
- Ⓜ N61°50'28"E, 59.50'

INST. No. 97-39580

LEGEND

- = Found 5/8" Rebar with Plastic Cap - S.N. 16588
- = Set 5/8" x 24" Rebar with Plastic Cap marked "B. KAISER RLS 52923"
- S.N. = Filed Survey Number, County Surveyors Office
- () = Record/S.N. 10474
- (()) = Record/S.N. 9053

EASEMENTS

1. THE WESTERN UNION TELEGRAPH COMPANY recorded in Vol. "J", Page 433, could not be located.

PARCEL No. 1
GROSS = 122.4 Ac.±
UNSURVEYED

PARCEL No. 2
8.48 Ac.±

PARCEL No. 3
14.05 Ac.±

PARCEL No. 3
S.N. 9855

PARCEL No. 2
S.N. 9855

PARCEL No. 3
S.N. 9855

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

PURPOSE: Partition Survey of tract described in Inst. No. 97-39581 O.R.

PROCEDURE: The desired tract boundaries were located using information on Filed Survey Nos. 16588, 15557, 10474, 9855 and 9053, deed calls and Gov't corners shown hereon. The Easterly and Southerly boundaries of Parcel No. 1 were not surveyed on this survey.

** RECEIVED **
Date: 11/20/04 By: RLS
This survey consists of:
2 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR