

PARTITION PLAT NO. P-75-2006  
LAND PARTITION

LOCATED IN THE N.W. 1/4, SEC.5,  
T.38 S., R.2 W., W.M.,  
CITY OF JACKSONVILLE, JACKSON COUNTY, OREGON

For  
DARRYL NICOLAY  
P.O. BOX 1746  
JACKSONVILLE, OREGON 97530

APPROVALS:

CITY OF JACKSONVILLE PLANNING:  
PLANNER [Signature] DATE 7/20/06  
EXAMINED AND APPROVED THIS 25th DAY OF July, 2006.  
[Signature]  
JACKSON COUNTY SURVEYOR

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 19279

RECORDER'S CERTIFICATE:  
FILED FOR RECORD THIS 4th DAY OF August 2006, AT 3:53 O'CLOCK, P.M.  
AND RECORDED AS PARTITION PLAT NO. P-75-2006 OF "RECORD OF PARTITION PLATS"  
IN JACKSON COUNTY, OREGON. (INDEX VOLUME 17 PAGE 75.)

Kathleen S Beckett COUNTY CLERK  
Barbara J Shaw DEPUTY

All taxes, fees, assessments or other charges as required by O.R.S.  
92.095 have been paid. As of \_\_\_\_\_.

S. Hensold deputy Assessor 8-4-06 Date

Carole Swenson Deputy Tax Collector 8-4-06 Date

SURVEYOR'S CERTIFICATE:

I, Darrell L. Huck, a duly Registered Surveyor of the State of Oregon, do hereby certify that this map correctly represents a survey made by me, or under my direction, and complies with the regulations for Land Partitions and the following is an accurate description of the parent tract of land as set forth hereon:

Commencing at the Northwest corner of Section 5 in Township 38 South, Range 2 West of the Willamette Meridian, Jackson County, Oregon; thence along the west line of said Section 5, South 00°18'57" West 109.94 feet to the INITIAL POINT OF BEGINNING; thence continue along said west line, South 00°18'57" West 506.64 feet to the westerly right-of-way of South Third Street (Daisy Creek Road); thence leaving said west line and along said westerly right-of-way, North 30°23'46" East 27.55 feet; thence along the arc of a 300.00 foot radius curve to the right (the long chord to which bears North 34°15'56" East 40.49 feet) a distance of 40.52 feet; thence North 38°08'07" East 360.10 feet; thence along the arc of a 750.00 foot radius curve to the left (the long chord to which bears North 30°36'03" East 196.68 feet) a distance of 197.25 feet; thence leaving said right-of-way line, South 89°29'48" West 356.45 feet to the initial point of beginning.

Darrell L Huck  
SURVEYOR

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, THAT WE, H.DARRYL NICOLAY AND CHERYL J. NICOLAY, ARE THE OWNERS OF THE REAL PROPERTY REPRESENTED ON THIS PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND HAVE CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AS SHOWN HEREON. WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE, THE PUBLIC UTILITY EASEMENT SHOWN HEREON.

[Signature] H. DARRYL NICOLAY  
[Signature] CHERYL J. NICOLAY

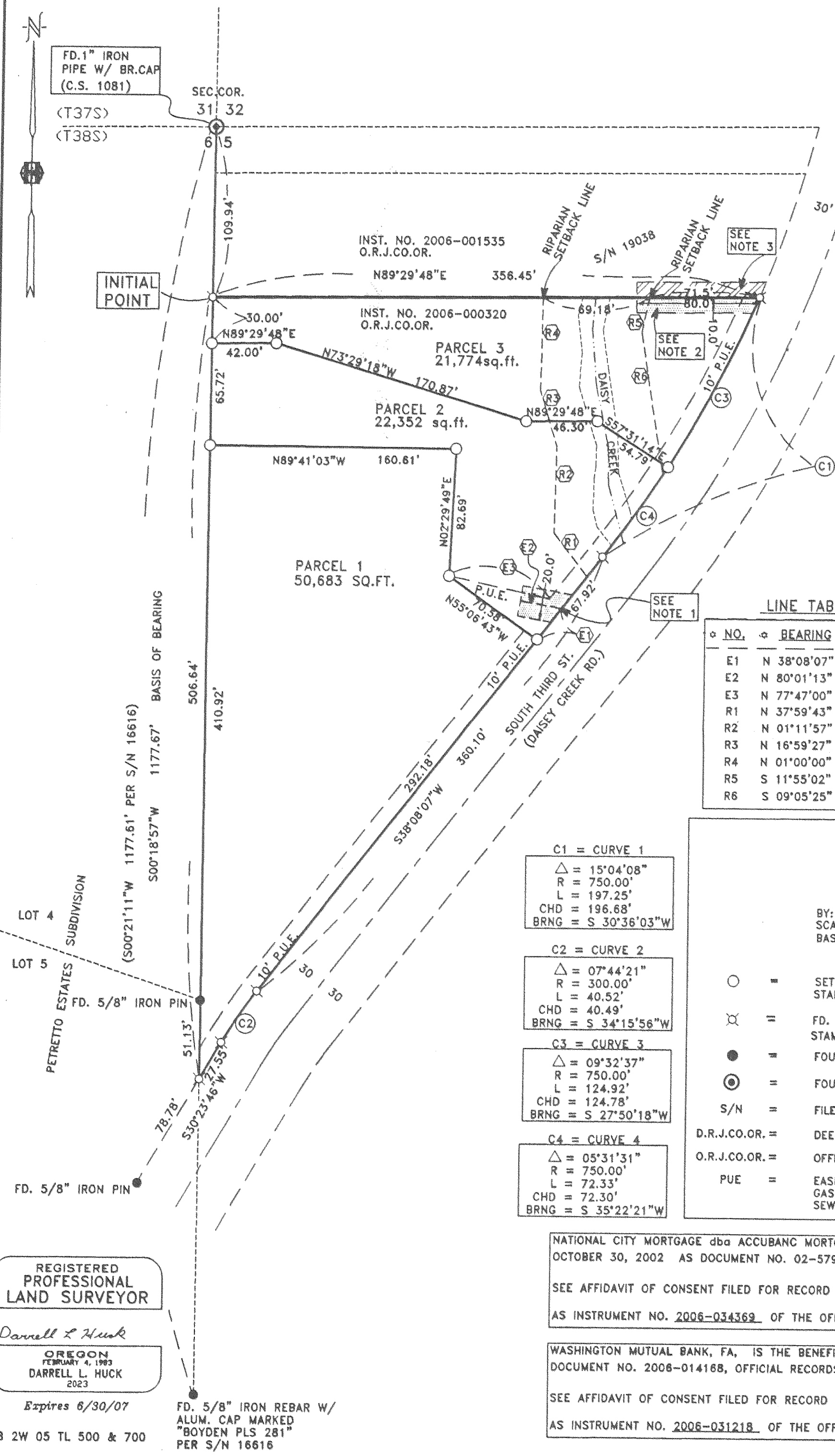
STATE OF OREGON }  
COUNTY OF JACKSON }ss

PERSONALLY APPEARED THE ABOVE NAMED H. DARRYL NICOLAY AND CHERYL J. NICOLAY AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

BEFORE ME THIS 19 DAY OF JULY, 2006.

[Signature]  
NOTARY

INITIAL POINT



SURVEY NARRATIVE TO COMPLY PARAGRAPH 209.250 OREGON REVISED STATUTES  
PURPOSE: TO SURVEY AND MONUMENT A LAND PARTITION AS APPROVED BY THE CITY OF JACKSONVILLE PLANNING DEPARTMENT  
PROCEDURE: THE PROPERTY NOW BEING PARTITIONED IS DESCRIBED PER INSTRUMENT NO. 2006-000320 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. THE PROPERTY HAS RECENTLY BEEN SUBJECT TO A PROPERTY LINE ADJUSTMENT AND THE RESULTING ADJUSTED BOUNDARY WAS SURVEYED AND MONUMENTED PER FILED SURVEY NO. 19038. CONTROL ESTABLISHED BY THIS OFFICE TO ACCOMPLISH THAT SURVEY WAS UTILIZED FOR THIS PARTITION. THE LOCATION OF THE PARCEL BOUNDARIES WAS COMPUTED ACCORDING TO CLIENT'S DIRECTION AND MONUMENTS WERE SET AS SHOWN.  
EQUIPMENT USED: A LEICA T-1600 TOTAL STATION.

LINE TABLE

NO.	BEARING	DIST.
E1	N 38°08'07" E	25.45'
E2	N 80°01'13" W	27.25'
E3	N 77°47'00" W	63.62'
R1	N 37°59'43" W	35.46'
R2	N 01°11'57" E	56.31'
R3	N 16°59'27" W	37.98'
R4	N 01°00'00" W	60.07'
R5	S 11°55'02" W	23.18'
R6	S 09°05'25" E	93.31'

NOTES:  
1. CENTER LINE OF A 20' WIDE POWER LINE EASEMENT PER INSTRUMENT NO. 98-57955, OFFICIAL RECORDS, JACKSON COUNTY, OREGON  
2. 10' WIDE RESIDENTIAL INGRESS/EGRESS EASEMENT PER INSTRUMENT NO. 2006-007779 OFFICIAL RECORDS, JACKSON COUNTY, OREGON  
3. 10' WIDE RESIDENTIAL INGRESS/EGRESS EASEMENT PER INSTRUMENT NO. 2006-007778 OFFICIAL RECORDS, JACKSON COUNTY, OREGON TO BENEFIT PROPERTY OWNED BY DARRYL AND CHERYL NICOLAY.

HOFFBUHR & ASSOCIATES, INC.  
880 GOLF VIEW DRIVE, SUITE 201  
MEDFORD, OREGON 97504  
(541)779-4641  
BY: DARRELL L. HUCK PLS NO. 2023  
SCALE: 1" = 60' MARCH 6, 2006  
BASIS OF BEARING: SURVEY NO. 19038

○ = SET 5/8"x24" IRON PIN WITH PLASTIC CAP STAMPED "D. HUCK LS 2023", UNLESS NOTED OTHERWISE.  
⊗ = FD. 5/8"x30" IRON REINFORCING PIN WITH PLASTIC CAP STAMPED "D. HUCK LS 2023". PER S/N 19038  
● = FOUND 5/8" IRON PIN AS NOTED  
⊙ = FOUND BRASS CAP MONUMENT  
S/N = FILED SURVEY NUMBER  
D.R.J.CO.OR. = DEED RECORDS, JACKSON COUNTY, OREGON  
O.R.J.CO.OR. = OFFICIAL RECORDS, JACKSON COUNTY, OREGON  
PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, IRRIGATION, GAS, WATER, ELECTRIC, TELEPHONE, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE

- C1 = CURVE 1  
Δ = 15°04'08"  
R = 750.00'  
L = 197.25'  
CHD = 196.68'  
BRNG = S 30°36'03"W
- C2 = CURVE 2  
Δ = 07°44'21"  
R = 300.00'  
L = 40.52'  
CHD = 40.49'  
BRNG = S 34°15'56"W
- C3 = CURVE 3  
Δ = 09°32'37"  
R = 750.00'  
L = 124.92'  
CHD = 124.78'  
BRNG = S 27°50'18"W
- C4 = CURVE 4  
Δ = 05°31'31"  
R = 750.00'  
L = 72.33'  
CHD = 72.30'  
BRNG = S 35°22'21"W

NATIONAL CITY MORTGAGE dba ACCUBANC MORTGAGE, IS THE BENEFICIARY OF A CERTAIN TRUST DEED RECORDED OCTOBER 30, 2002 AS DOCUMENT NO. 02-57971, OFFICIAL RECORDS, JACKSON COUNTY, OREGON

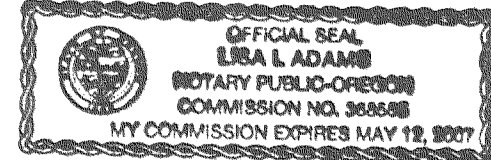
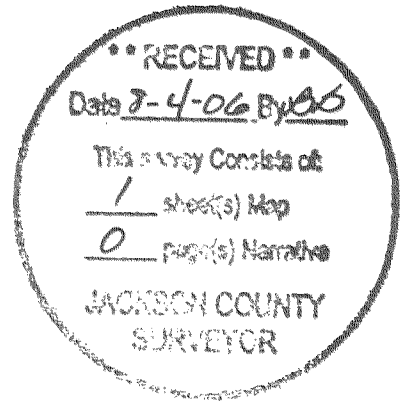
SEE AFFIDAVIT OF CONSENT FILED FOR RECORD THE 5 DAY OF JULY, 2006 AND RECORDED AS INSTRUMENT NO. 2006-034369 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

WASHINGTON MUTUAL BANK, FA, IS THE BENEFICIARY OF A CERTAIN TRUST DEED RECORDED MARCH 21, 2006 AS DOCUMENT NO. 2006-014168, OFFICIAL RECORDS, JACKSON COUNTY, OREGON

SEE AFFIDAVIT OF CONSENT FILED FOR RECORD THE 19 DAY OF JUNE, 2006 AND RECORDED AS INSTRUMENT NO. 2006-031218 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

REGISTERED PROFESSIONAL LAND SURVEYOR

Darrell L Huck  
OREGON  
FEBRUARY 4, 1983  
DARRELL L. HUCK  
2023  
Expires 6/30/07  
38 2W 05 TL 500 & 700



I certify this plat to be an exact photocopy of the original.  
Darrell L Huck  
SURVEYOR