

APPROVALS:

JACKSONVILLE PLANNING DEPARTMENT
WESTON/TOSO LAND PARTITION
EXAMINED AND APPROVED THIS 13th DAY OF November, 2006
JACKSON COUNTY SURVEYOR

LAND PARTITION
PARTITION PLAT NO. P- 106-2006
LOCATED IN
NORTHEAST QUARTER OF SECTION 32
TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN
CITY OF JACKSONVILLE, JACKSON COUNTY, OREGON
FOR
NANCY WESTON & JOHN TOSO
535 CALIFORNIA STREET
JACKSONVILLE, OREGON 97530

TAX STATEMENT APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY
O.R.S. 92.095 HAVE BEEN PAID AS OF NOVEMBER 16, 2006
TAX COLLECTOR: 11-17-06
ASSESSOR: 11-16-2006

COUNTY SURVEYOR FILE NO. 19415

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, THAT WE, JOHN TOSO AND
NANCY WESTON, TRUSTEES OF THE WESTON/TOSO FAMILY TRUST
DATED DECEMBER 18, 2003 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.

JOHN TOSO, TRUSTEE

RECORDING:

FILED FOR RECORD THIS 17th DAY OF November, 2006 AT
3:20 O'CLOCK P.M AND RECORDED AS PARTITION PLAT NO. P-106-2006
OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON,
INDEX VOLUME 17, PAGE 106.

Kathleen S. Beckett COUNTY CLERK
Sonja S. Morgan DEPUTY

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.

COMMENCING AT A 5/8 INCH IRON PIN ON THE NORTHERLY LINE OF
CALIFORNIA STREET IN THE CITY OF JACKSONVILLE, SAID POINT BEING 9.84
CHAINS WEST, 80 LINKS NORTH AND NORTH 52°49'02" EAST, 11.85 FEET (DEED
RECORD NORTH 52°09'19" EAST, 12.04 FEET) FROM THE SOUTHEAST CORNER OF
DONATION LAND CLAIM NO. 37 IN TOWNSHIP 37 SOUTH, RANGE 2 WEST OF THE
WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON, ALSO BEING THE MOST
SOUTHERLY CORNER OF THAT LOT LINE ADJUSTMENT DESCRIBED WITHIN
INSTRUMENT NO. 88-07203 AND RECORDED ON APRIL 19, 1988 IN THE OFFICIAL
RECORDS OF SAID COUNTY; THENCE NORTH 22°42'09" EAST, ALONG SAID
DESCRIBED LOT LINE ADJUSTMENT, A DISTANCE OF 200.15 FEET TO A 5/8 INCH
IRON PIN AT THE INITIAL POINT OF BEGINNING; THENCE SOUTH 22°42'09" WEST,
200.15 FEET (DEED RECORD SOUTH 22°42'42" WEST, 200.02 FEET) TO SAID 5/8
INCH IRON PIN ON THE NORTHERLY LINE OF CALIFORNIA STREET; THENCE
NORTH 67°21'41" WEST, ALONG SAID NORTHERLY LINE, 65.00 FEET (DEED
RECORD NORTH 67°22'09" WEST, 65.0 FEET) TO A 5/8 INCH IRON PIN AT THE
SOUTHEASTERLY CORNER OF THAT TRACT DESCRIBED IN VOLUME 145 PAGE
534 OF THE DEED RECORDS OF SAID COUNTY; THENCE NORTH 22°42'09" EAST,
ALONG THE EASTERLY LINE OF SAID TRACT, 200.13 FEET TO A 5/8 INCH IRON
PIN ON THE SOUTHERLY LINE OF "C" STREET (DEED RECORD NORTH 22°42'42"
EAST, 200.0 FEET); THENCE SOUTH 67°22'20" EAST, 65.00 FEET (DEED RECORD
SOUTH 67°21'42" EAST, 65.0 FEET) TO THE INITIAL POINT OF BEGINNING.

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. 2005-013389 OF THE
OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LYING SITUATE
WITHIN THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 37
SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN.
PROCEDURE: UTILIZING AN ELECTRONIC LEICA TCRA 1103 ROBOTIC TOTAL
STATION WITH RANGING PRISMS, I SURVEY THE MONUMENTS AS
SHOWN HEREON. THE POINT OF BEGINNING OF THE SUBJECT
PROPERTY IS DESCRIBED AS BEING NORTH 80 LINKS (52.80 FEET) AND
WEST 9.84 CHAINS (649.44 FEET) FROM THE SOUTHEAST CORNER OF
DONATION LAND CLAIM NO. 37; THENCE NORTH 52°09'19" EAST, 12.52
FEET TO A 5/8 IRON PIN, WHICH POINT APPEARS TO BE THE SAME PIN
SET ON FILED SURVEY NO. 11149. THE LOCATION AND DATE OF THE
SURVEY ALSO COINCIDES WITH THAT LOT LINE ADJUSTMENT
RECORDED BY O.R. 88-07203. THE DEED DESCRIPTION THEN RUNS
ALONG THE NORTH LINE OF CALIFORNIA STREET 65.0 FEET WHICH
LIES WESTERLY APPROXIMATELY 5.0 FEET FROM AN EXISTING
FENCELINE. THOUGH THE ADJOINING PROPERTY DESCRIPTION DOES
NOT CREATE AN OVERLAP, I STILL CAUTIONED MY CLIENT THAT
THERE WAS A POSSIBILITY THAT UNWRITTEN RIGHTS MAY AFFECT
THAT LINE IF THERE WAS A DISPUTE. THE CLIENT'S ATTORNEY
ADVISED THEM TO STAKE THE LINE PER THE 65.00 FOOT CALL IN
BOTH THE DEED RECORDS AND SINCE THERE WASN'T ANY DEED
CALL DISCREPANCIES BETWEEN THE PROPERTY, I SET THE
MONUMENTS ALONG THE DEED LINE AS DESCRIBED.

ACKNOWLEDGEMENT

STATE OF OREGON )
COUNTY OF JACKSON) SS
PERSONALLY APPEARED THE ABOVE NAMED JOHN TOSO, ON
THIS 3 DAY OF November, 2006, AND ACKNOWLEDGED
THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.
BEFORE ME: Laurie A. Miller
LAURIE A. MILLER, NOTARY PUBLIC, STATE OF OREGON
COMMISSION NO. 363080
MY COMMISSION EXPIRES Jan. 20, 2007

NANCY WESTON, TRUSTEE

ACKNOWLEDGEMENT

STATE OF OREGON )
COUNTY OF JACKSON) SS
PERSONALLY APPEARED THE ABOVE NAMED NANCY WESTON, ON
THIS 1 DAY OF November, 2006, AND ACKNOWLEDGED
THE FOREGOING TO BE HER VOLUNTARY ACT AND DEED.
BEFORE ME: Laurie A. Miller
LAURIE A. MILLER, NOTARY PUBLIC, STATE OF OREGON
COMMISSION NO. 363080
MY COMMISSION EXPIRES Jan. 20, 2007

I HEREBY CERTIFY THAT THIS PLAT IS AN EXACT COPY OF THE ORIGINAL.

SHAWN KAMPMANN
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

SHAWN KAMPMANN
OREGON
JULY 14, 1998
SHAWN KAMPMANN
2883 LS

RENEWAL DATE: 6/30/2007

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

DATE: AUGUST 14, 2006
PROJECT NO. 340-05

\*\* RECEIVED \*\*
Date 11-17-06 By BB
This survey consists of
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

**LEGEND**

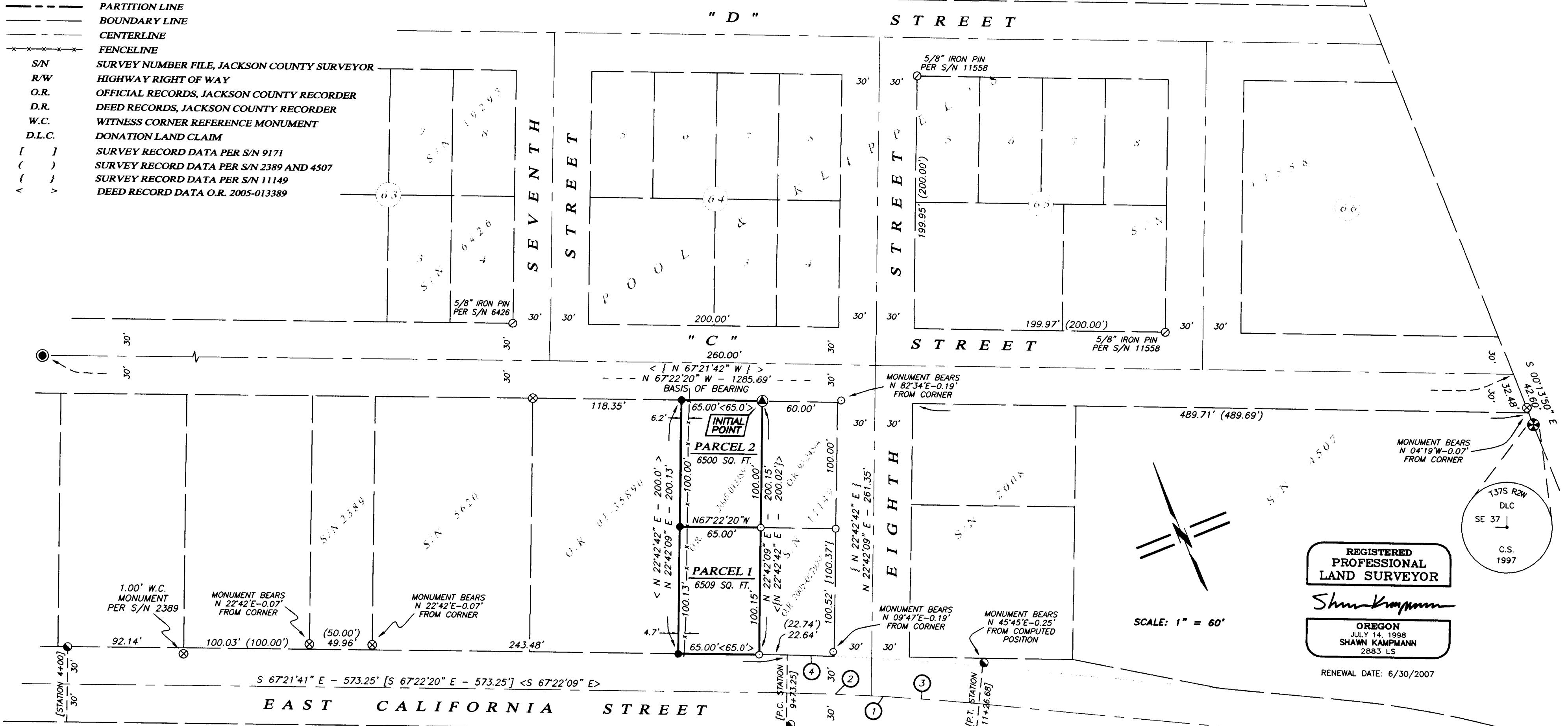
- ⊗ 2 1/2" BRASS CAP DONATION LAND CLAIM CORNER PER JACKSON COUNTY SURVEYOR RE-ESTAB. NOTES (RECOVERED)
- 5/8" IRON PIN IN ASPHALT PER S/N 4507 & 19293 (RECOVERED)
- 5/8" IRON PIN w/YELLOW PLASTIC CAP MARKED "JACKSON CO. PUBLIC WORKS" PER S/N 9171 (RECOVERED)
- 5/8" IRON PIN w/ YELLOW PLASTIC CAP MARKED "FARBER L.S. 2489" PER S/N 11149 (RECOVERED)
- 5/8" IRON PIN, AS DESCRIBED (RECOVERED)
- ⊗ 5/8" IRON PIN PER S/N 2389 AND 4507 - MCGINTY (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 MARKED "INITIAL POINT PLS 2883" PER MONUMENT DETAIL (ESTABLISHED)
- PROPERTY LINE
- - - PARTITION LINE
- BOUNDARY LINE
- CENTERLINE
- x - x - x - FENCELINE
- S/N SURVEY NUMBER FILE, JACKSON COUNTY SURVEYOR
- R/W HIGHWAY RIGHT OF WAY
- O.R. OFFICIAL RECORDS, JACKSON COUNTY RECORDER
- D.R. DEED RECORDS, JACKSON COUNTY RECORDER
- W.C. WITNESS CORNER REFERENCE MONUMENT
- D.L.C. DONATION LAND CLAIM
- [ ] SURVEY RECORD DATA PER S/N 9171
- ( ) SURVEY RECORD DATA PER S/N 2389 AND 4507
- { } SURVEY RECORD DATA PER S/N 11149
- < > DEED RECORD DATA O.R. 2005-013389

**LAND PARTITION**  
**PARTITION PLAT NO. P- 106-2006**

LOCATED IN  
NORTHEAST QUARTER OF SECTION 32  
TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN  
CITY OF JACKSONVILLE, JACKSON COUNTY, OREGON

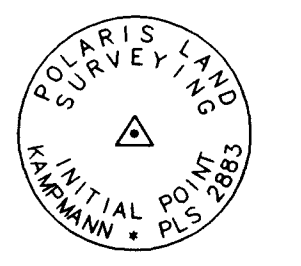
FOR  
**NANCY WESTON & JOHN TOSO**  
535 CALIFORNIA STREET  
JACKSONVILLE, OREGON 97530

TABLE OF CURVES					
FLAG	Δ	R	L	T	CHORD
①	04°36'10"	1909.86'	153.43'	76.75'	S 65°03'36" E - 153.39'
②	02°01'13"	1909.86'	67.34'	33.67'	S 66°21'04" E - 67.34'
③	02°34'57"	1909.86'	86.09'	43.05'	S 64°02'59" E - 86.08'
④	01°06'13"	1939.86'	37.36'	18.68'	S 66°48'34" E - 37.36'

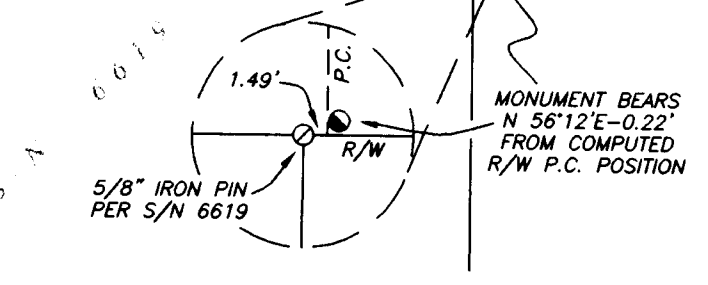


**REGISTERED PROFESSIONAL LAND SURVEYOR**  
*Shawn Kampmann*  
**OREGON**  
JULY 14, 1998  
SHAWN KAMPMANN  
2883 LS  
RENEWAL DATE: 6/30/2007

SCALE: 1" = 60'



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*Shawn Kampmann*  
SURVEYOR



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