

APPROVALS:

JACKSONVILLE PLANNING DEPARTMENT  
JIM WHITLOCK LAND PARTITION  
EXAMINED AND APPROVED THIS 20th DAY OF May, 2007  
Casper R. Smith  
JACKSON COUNTY SURVEYOR

5/2/07  
DATE

RECEIVED  
Date 5-11-07 By [Signature]  
This survey consists of  
1 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

LAND PARTITION  
PARTITION PLAT NO. P- 30-2007

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

FOR  
ADVANCED HOME BUILDERS, INC.  
750 EAST CALIFORNIA STREET  
JACKSONVILLE, OREGON 97530

RECORDING:

FILED FOR RECORD THIS 11th DAY OF May, 2007 AT  
12:05 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT NO. P-30-2007  
OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON,  
INDEX VOLUME 18, PAGE 30.

Kathleen S. Beckett  
COUNTY CLERK  
CHERYL HAGERIS  
DEPUTY

COUNTY SURVEYOR FILE NO. 19618

TAX STATEMENT APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY  
O.R.S. 92.095 HAVE BEEN PAID AS OF MAY 11, 2007

Melissa Bench, Deputy  
TAX COLLECTOR  
5-11-07  
DATE  
William Johnson, Deputy  
ASSESSOR  
5-11-2007  
DATE

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, THAT WE,  
JIM R. WHITLOCK & CARMEN D. WHITLOCK AND  
RONALD L. MARTINEZ & LINDA K. MARTINEZ ARE THE  
OWNERS OF THE LANDS HEREBY 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 ALSO HEREBY CREATE A 25 FOOT WIDE  
PRIVATE ACCESS EASEMENT, OVER AND ACROSS PARCELS 2  
AND 3, TO BENEFIT PARCELS 1 AND 2, AS SHOWN HEREBY.

J.R. Whitlock  
JIM R. WHITLOCK  
Carmen D. Whitlock  
CARMEN D. WHITLOCK  
Ronald L. Martinez  
RONALD L. MARTINEZ  
Linda K. Martinez  
LINDA K. MARTINEZ

ACKNOWLEDGEMENT:

STATE OF OREGON ) SS  
COUNTY OF JACKSON )  
PERSONALLY APPEARED THE ABOVE NAMED JIM R. WHITLOCK  
AND CARMEN D. WHITLOCK, THIS 9th DAY OF March, 2007,  
AND ACKNOWLEDGED THE FOREGOING TO BE THEIR VOLUNTARY  
ACT AND DEED.  
BEFORE ME: Wayne Thompson, Notary Public, State of Oregon  
COMMISSION NO. 395519  
MY COMMISSION EXPIRES 9/18/09

ACKNOWLEDGEMENT:

STATE OF OREGON ) SS  
COUNTY OF JACKSON )  
PERSONALLY APPEARED THE ABOVE NAMED RONALD L. MARTINEZ  
AND LINDA K. MARTINEZ, THIS 10th DAY OF March, 2007,  
AND ACKNOWLEDGED THE FOREGOING TO BE THEIR VOLUNTARY  
ACT AND DEED.  
BEFORE ME: [Signature], Notary Public, State of Oregon  
COMMISSION NO. 404379  
MY COMMISSION EXPIRES 6/10/2010

SURVEY NOTES:

THE EASEMENT DESCRIBED IN VOLUME 369, PAGE 111 OF THE DEED  
RECORDS OF JACKSON COUNTY, OREGON, IS BLANKET IN NATURE  
AND IS NOT SHOWN GRAPHICALLY ON THIS PLAT.

SURVEYED BY:  
POLARIS LAND SURVEYING LLC  
P.O. BOX 459  
ASHLAND, OREGON 97520  
(541) 452-5009

DATE: OCTOBER 30, 2006  
PROJECT NO. 246-05

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 14, 1908  
SHAWN KAMPMANN  
2883 LS

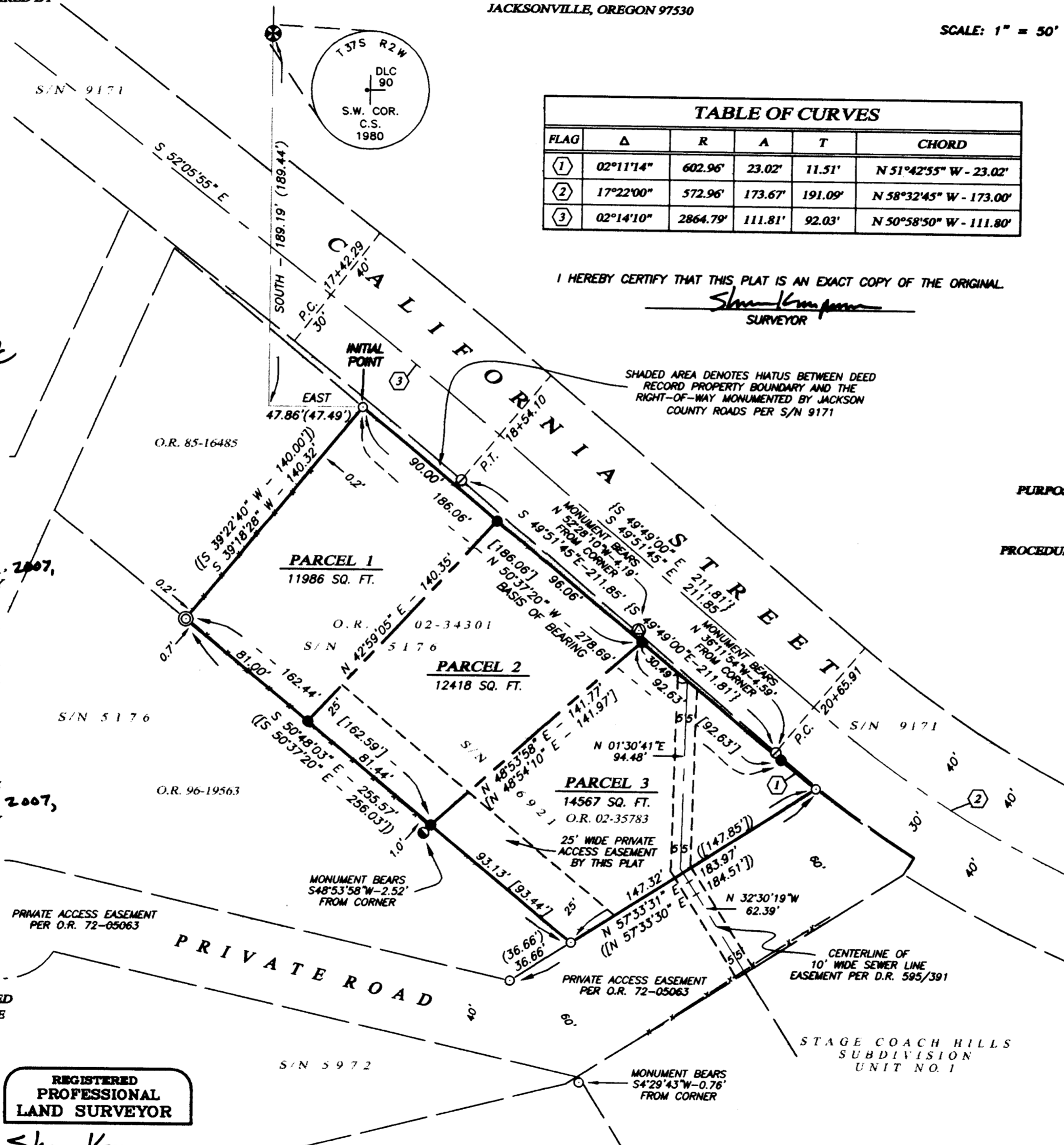
RENEWAL DATE: 6/30/2007

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY WAS THE SOUTHWESTERLY LINE OF  
EAST CALIFORNIA STREET (OLD STAGE ROAD), HAVING A RECORD PLAT BEARING  
OF SOUTH 50°37'20" EAST, AS REFERENCED ON SURVEY NO. 5176, ON FILE IN THE  
OFFICE OF THE JACKSON COUNTY SURVEYOR.

TABLE OF CURVES table with columns: FLAG, Δ, R, A, T, CHORD

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



- LEGEND: 2 1/2" BRASS CAP DONATION LAND CLAIM CORNER PER JACKSON COUNTY SURVEYOR RE-ESTAB. NOTES (RECOVERED), 1/2" IRON PIPE PER S/N 5176 (RECOVERED), etc.

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'S. 02-34301 AND 02-35783 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, IN ACCORDANCE WITH THE CONDITIONS SET FORTH BY THE CITY OF JACKSONVILLE PLANNING DEPARTMENT  
PROCEDURE: UTILIZING A LEICA TCRA 1103 ROBOTIC ELECTRONIC TOTAL STATION AND RANGING PRISMS, I SURVEYED THE MONUMENTS AS SHOWN ON THIS PLAT. MONUMENTS RECOVERED FROM SURVEY NO. 5176 WERE FOUND AT THE EXTERIOR BOUNDARY CORNERS OF THE SUBJECT PROPERTY, ALTHOUGH A COUPLE VARIED UP TO ONE HALF OF A FOOT FROM THE CALCULATED SURVEY AND DEED RECORD POSITION. SINCE THE DEED DESCRIPTIONS MADE CALLS TO THESE MONUMENTS, WHICH APPEARED TO BE IN GOOD CONDITION AND UNDISTURBED, THEY WERE HELD FOR POSITION FOR THIS SURVEY. MONUMENTS SET BY THE JACKSON COUNTY ROADS DEPARTMENT ALONG THE SOUTHWEST RIGHT OF WAY OF STAGE ROAD SOUTH DURING THE PERFORMANCE OF SURVEY NO. 9171, DID NOT CORRELATE WELL TO THE DEED RECORD BOUNDARY, CREATING A HIATUS BETWEEN THE TWO AND DENOTED ON THIS PLAT BY THE SHADED AREA. DEED CALLS FROM THE SOUTHWEST CORNER OF DONATION LAND CLAIM NO. 90, FIT RELATIVELY WELL WITH THE DEED AND SURVEY RECORD TO THE MOST NORTHERLY CORNER OF THE SUBJECT PROPERTY, BUT AN EVEN GREATER HIATUS WOULD HAVE RESULTED BY HOLDING THE DEED RECORD CALLS FROM SAID CLAIM CORNER INSTEAD OF HOLDING THE CALLED FOR PIN. THEREFORE I SHOW THE HIATUS AND MONUMENT THE PARTITION CORNERS AS SHOWN.

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 HEREBY SHOWN, THIS SAID PLAT BEING A CORRECT REPRESENTATION OF THE SAME, AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES.  
COMMENCING AT THE WEST-SOUTHWEST CORNER OF DONATION LAND CLAIM NO. 90 IN TOWNSHIP 37 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON; THENCE SOUTH, 189.19 FEET (DEED RECORD 189.44 FEET); THENCE EAST, 47.86 FEET (DEED RECORD 47.49 FEET) TO A 5/8 INCH IRON PIN ON THE SOUTHERLY LINE OF CALIFORNIA STREET (STAGE ROAD SOUTH), SAID POINT ALSO BEING THE MOST EASTERLY CORNER OF THAT TRACT DESCRIBED WITHIN INSTRUMENT NO. 85-16485 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, THE POINT OF BEGINNING; THENCE ALONG SAID SOUTHERLY LINE OF CALIFORNIA STREET (STAGE ROAD SOUTH), SOUTH 50°37'20" EAST, 278.70 FEET (278.69 FEET); THENCE CONTINUING ALONG SAID SOUTHERLY LINE, 23.02 FEET (DEED RECORD 23.45 FEET) ALONG THE ARC OF A 602.96 FOOT RADIUS CURVE TO THE LEFT, HAVING A DELTA ANGLE OF 02°11'14" (DEED RECORD 02°13'42"), CHORD BEARING SOUTH 51°42'55" EAST, 23.02 FEET (DEED RECORD SOUTH 51°44'10" EAST, 23.44 FEET) TO A 5/8 INCH IRON PIN ON THE NORTHWESTERLY LINE OF TRACT B DESCRIBED WITHIN INSTRUMENT NO. 00-07436 OF SAID OFFICIAL RECORDS; THENCE SOUTH 57°33'31" WEST, ALONG SAID NORTHWESTERLY LINE, 147.32 FEET (DEED RECORD SOUTH 57°33'30" WEST, 147.85 FEET) TO A 5/8 INCH IRON PIN AT THE MOST EASTERLY CORNER OF THAT TRACT DESCRIBED WITHIN INSTRUMENT NO. 96-19563 OF SAID OFFICIAL RECORDS; THENCE NORTH 50°48'03" WEST, ALONG THE NORTHERLY LINE OF SAID TRACT, 255.57 FEET (DEED RECORD NORTH 50°37'20" WEST, 256.03 FEET) TO A 1/2 INCH IRON PIPE AT THE MOST SOUTHERLY CORNER OF THAT TRACT DESCRIBED SAID INSTRUMENT NO. 85-16485; THENCE NORTH 39°18'28" WEST, ALONG THE SOUTHEASTERLY LINE OF SAID TRACT, 140.32 FEET (DEED RECORD NORTH 39°22'40" WEST, 140.00 FEET) TO THE POINT OF BEGINNING.