

PARTITION PLAT No. P-36-2007

Located in the S.W. 1/4 of Section 35 T.33S.,R1W., W.M., and the N.W. 1/4 of Section 2, T.34S.,R.1W., W.M., Jackson County, Oregon

SURVEY FOR:
Dorothy Lippke
P.O. Box 22
Trail, OR. 97541

DATE:
May 4, 2007

SURVEY BY:
Kaiser Surveying
19754 Highway 62
Eagle Point, OR. 97524

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

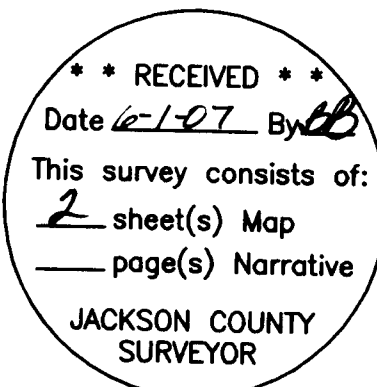
*** SURVEYOR'S CERTIFICATE ***

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 sheet 2 of this Partition Plat, the boundaries being described as follows:

Commencing at a 2" iron pipe with brass cap found set for the Northwest corner of the Southwest quarter of Section 35, Township 33 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon; thence along the Westerly boundary of said Section 35, South 0° 09' 16" West, 460.00 feet; thence leaving said boundary along a line parallel with the North boundary of said quarter section; North 89° 26' 36" East, 50.00 feet to an ell corner of tract described in Instrument No. 80-17022 of the Official Records of said County for THE INITIAL POINT OF BEGINNING; thence continuing on said line, also being the Southerly boundary of said tract, North 89° 26' 36" East, 777.17 feet (record = 770 feet more or less) to the Southeast corner of said tract being 500.00 feet Westerly of the East boundary of the West-Half of said quarter section; thence leaving said tract boundary along a line 500.00 feet Westerly measured at right angles and parallel with the said East boundary of the West-Half of said quarter section, South 0° 01' 12" West, 432.99 feet to the South-Southwest corner of tract described in Instrument No. 97-02259 of said Official Records; thence North 89° 26' 36" East, 450.00 feet to an ell corner of said tract, point being 50.00 feet Westerly of the East boundary of said West-Half; thence along said tract boundary 50.00 feet Westerly and parallel with said West-Half, South 0° 01' 12" West (record = South), 544.25 feet to the Northeast corner of tract described in Instrument No. 00-07395 of said Official Records; thence along the Northerly boundary of last said tract, North 89° 58' 48" West (record = West), 250.00 feet to the North-Northwest corner of last said tract; thence South 0° 01' 12" West (record = South), 100.00 feet to an ell corner of said tract; thence North 89° 58' 48" West (record = West), 300.00 feet to the most Westerly Northwest corner of said tract; thence South 0° 01' 12" West, 389.86 feet (record = South, 330.00 feet more or less), to the Northeasterly line of an existing roadway (Lodge Road); thence Southeasterly along said Lodge Road line as follows: South 54° 35' 21" East, 12.89 feet; thence 143.754 feet along the arc of a 410.00 foot radius curve to the right (long chord bears South 44° 32' 40" East, 143.019 feet); thence South 34° 30' 00" East, 30.96 feet; thence 159.611 feet along the arc of a 590.00 foot radius curve to the left (long chord bears South 42° 15' 00" East, 159.124 feet); thence South 50° 00' 00" East, 124.15 feet; thence 17.972 feet along the arc of a 110.00 foot radius curve to the right (long chord bears South 45° 19' 10" East, 17.952 feet); thence South 40° 38' 21" East 172.36 feet; thence 89.731 feet along the arc of a 490.00 foot radius curve to the left (long chord bears South 45° 53' 07" East, 89.606 feet) to a point which is 80.00 feet Westerly of, when measured at right angles, to the said East line of the West-Half of Southwest quarter of Section 35; thence leaving said Lodge Road line along a line 80.00 feet Westerly and parallel to the said East boundary of the West-Half, South 0° 01' 12" West, 269.89 feet to a Southwest corner of last said tract and a point 80.00 feet Southerly of, when measured at right angles to the Southerly boundary of said Section 35; thence along line 80.00 feet Southerly and parallel to the said Southerly boundary of Section 35, North 89° 59' 00" East, 71.02 feet more or less to a point 80.00 feet Westerly when measured at right angles to the West boundary of Instrument No. 69-00178 of said Official Records and an ell corner of said tract described in Instrument No. 00-07395; thence along said tract boundary being 80.00 feet West of the West boundary of said tract described in 69-00178, South, 609.48 feet to intersect the Northerly right-of-way line of Crater Lake Highway (State Highway No. 62); thence along said Highway line as follows: 57.128 feet along the arc of a 845.00 foot radius curve to the right (long chord bears South 84° 22' 53" West, 57.117 feet) to a 5/8" rebar with plastic cap found set; thence North 89° 34' 50" West, 72.16 feet to a 5/8" rebar with plastic cap found set; thence South 83° 31' 12" West, 115.42 feet to a 5/8" rebar with plastic cap found set; thence South 83° 56' 07" West, 146.38 feet to a 5/8" rebar with plastic cap found set; thence South 83° 00' 43" West, 188.61 feet, more or less, to intersect the Easterly boundary of said tract described in Instrument No. 80-17022; thence along said tract boundary, North, 745.81 feet to intersect the said Southerly boundary of Section 35; thence North 0° 09' 16" West, 50.00 feet to an ell corner of said tract; thence along said tract boundary being 50.00 feet Northerly and parallel to the Southerly boundary of said Section 35, South 89° 59' 00" West, 685.00 feet, more or less, to a point 50.00 feet Easterly when measured at right angles to the Westerly boundary of said Section 35; thence along said tract boundary being parallel with the Westerly boundary of said Section 35, North 0° 09' 16" West, 2133.52 feet to THE INITIAL POINT OF BEGINNING.



Bary D. Kaiser
SURVEYOR



*** DECLARATION ***

Known all men by these presents that, DOROTHY J. LIPPKE, as tenant by the entirety, is the owner of the lands represented on this Partition Plat and more particularly described in the Surveyor's Certificate, and has caused the same to be partitioned into parcels as shown on sheet 2 of the Partition Plat.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 29 DAY, OF May, 20 07.

Dorothy J. Lippke
DOROTHY J. LIPPKE

STATE OF OREGON }
COUNTY OF JACKSON }

Personally appeared the above named DOROTHY J. LIPPKE and acknowledge the foregoing instrument to be her voluntary act and deed.

Subscribed and sworn to before me this 29 day of May, 20 07.

(SIGN) Valerie Han
Valerie Han NOTARY PUBLIC - OREGON
(PRINT)
COMMISSION NO. 370517
MY COMMISSION EXPIRES March 14, 2008

*** APPROVALS ***

Examined and approved this 29th day of May, 20 07.

Robert Roberts
COUNTY SURVEYOR

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of the 1st day of June, 20 07.

Amanda Kirkpatrick, deputy 6/1/07
ASSESSOR DATE

Carey Johnson, Deputy 6/1/07
TAX COLLECTOR DATE

*** RECORDER'S CERTIFICATE ***

Filed for record, this 1st day of June, 20 07, at 12:03 o'clock P.m., and recorded as Partition Plat No. P-36-2007 of the Records of Jackson County, Oregon Index Volume 18, Page 36.

Kathleen S. Beckett
COUNTY CLERK

Sonya S. Morgan
DEPUTY

COUNTY SURVEYOR FILE No. 19653

PARTITION PLAT No. P-36-2007

Located in the S.W. 1/4 of Section 35 T.33S.,R1W., W.M., and the N.W. 1/4 of Section 2, T.34S.,R.1W., W.M., Jackson County, Oregon

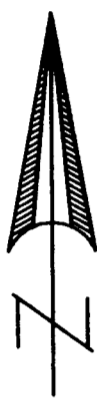
NOTE: THIS LAND DIVISION IS PURSUANT TO 2004 STATE BALLOT MEASURE 37, AND JACKSON COUNTY COMMISSIONERS BOARD ORDER No. 107-06, SIGNED ON MARCH 29, 2006 AND RECORDED AS INSTRUMENT No. 2006-015867 O.R.

SURVEY FOR:
Dorothy Lippke
P.O. Box 22
Trail, OR. 97541

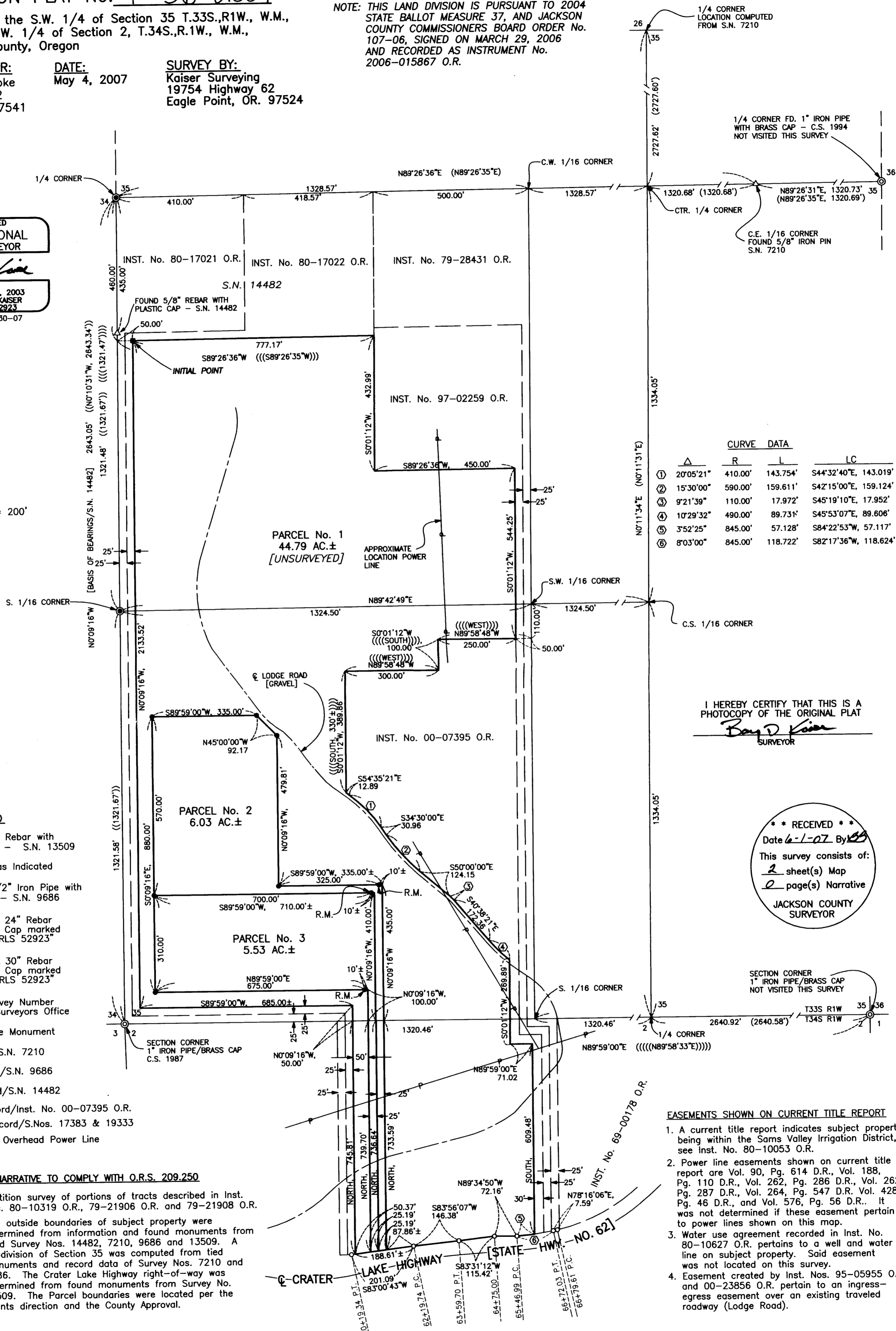
DATE:
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SURVEY BY:
Kaiser Surveying
19754 Highway 62
Eagle Point, OR. 97524

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Bary D Kaiser
OREGON
JULY 15, 2003
BARY D. KAISER
No. 52923
EXP. 6-30-07



SCALE: 1" = 200'



CURVE DATA				
Δ	R	L	LC	
①	20°05'21"	410.00'	143.754'	S44°32'40"E, 143.019'
②	15°30'00"	590.00'	159.611'	S42°15'00"E, 159.124'
③	9°21'39"	110.00'	17.972'	S45°19'10"E, 17.952'
④	10°29'32"	490.00'	89.731'	S45°53'07"E, 89.606'
⑤	3°52'25"	845.00'	57.128'	S84°22'53"W, 57.117'
⑥	8°03'00"	845.00'	118.722'	S82°17'36"W, 118.624'

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

** RECEIVED **
Date 6-1-07 By *BB*
This survey consists of:
2 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY SURVEYOR

LEGEND

- = Found 5/8" Rebar with Plastic Cap - S.N. 13509
- △ = Monument as Indicated
- ⊙ = Found 2 1/2" Iron Pipe with Brass Cap - S.N. 9686
- = Set 5/8" x 24" Rebar with Plastic Cap marked "B KAISER RLS 52923"
- = Set 5/8" x 30" Rebar with Plastic Cap marked "B KAISER RLS 52923"
- S.N. = Filed Survey Number County Surveyors Office
- R.M. = Reference Monument
- () = Record/S.N. 7210
- (()) = Record/S.N. 9686
- ((()) = Record/S.N. 14482
- (((()) = Record/Inst. No. 00-07395 O.R.
- ((((()) = Record/S.Nos. 17383 & 19333
- P — = Overhead Power Line

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

PURPOSE: Partition survey of portions of tracts described in Inst. Nos. 80-10319 O.R., 79-21906 O.R. and 79-21908 O.R.

PROCEDURE: The outside boundaries of subject property were determined from information and found monuments from Filed Survey Nos. 14482, 7210, 9686 and 13509. A subdivision of Section 35 was computed from tied monuments and record data of Survey Nos. 7210 and 9986. The Crater Lake Highway right-of-way was determined from found monuments from Survey No. 13509. The Parcel boundaries were located per the clients direction and the County Approval.

EASEMENTS SHOWN ON CURRENT TITLE REPORT

1. A current title report indicates subject property being within the Sams Valley Irrigation District, see Inst. No. 80-10053 O.R.
2. Power line easements shown on current title report are Vol. 90, Pg. 614 D.R., Vol. 188, Pg. 110 D.R., Vol. 262, Pg. 286 D.R., Vol. 262, Pg. 287 D.R., Vol. 264, Pg. 547 D.R. Vol. 428, Pg. 46 D.R., and Vol. 576, Pg. 56 D.R.. It was not determined if these easement pertain to power lines shown on this map.
3. Water use agreement recorded in Inst. No. 80-10627 O.R. pertains to a well and water line on subject property. Said easement was not located on this survey.
4. Easement created by Inst. Nos. 95-05955 O.R. and 00-23856 O.R. pertain to an ingress-egress easement over an existing traveled roadway (Lodge Road).

19653

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