

# PARTITION PLAT NO. P-40-2007

LOCATED IN THE NW AND SW 1/4 OF SECTION 25 AND THE NE AND SE 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH RANGE 2 WEST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON

## SURVEYOR'S CERTIFICATE

I, KERRY K. BRADSHAW, A DULY LICENSED LAND SURVEYOR IN THE STATE OF OREGON, DO HERBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME 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:

BEGINNING AT A BRASS CAP MARKING THE NORTHWEST CORNER OF SECTION 25, TOWNSHIP 35 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON; THENCE ALONG THE NORTH LINE OF SAID SECTION 25, SOUTH 89°55'17" EAST, 2661.26 FEET TO A 5/8" IRON PIN MARKING THE NORTH 1/4 CORNER OF SAID SECTION 25; THENCE SOUTH 00°00'53" EAST, ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 25, 2653.50 FEET TO THE CENTER 1/4 CORNER OF SAID SECTION 25; THENCE NORTH 89°49'28" WEST, ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 25, 1328.91 FEET TO THE CENTER WEST 1/16 CORNER OF SAID SECTION 25; THENCE SOUTH 00°03'07" EAST ALONG THE 1/16 LINE, 1332.96 FEET TO THE SOUTHWEST 1/16 CORNER OF SAID SECTION 25; THENCE CONTINUE ALONG SAID 1/16 LINE, SOUTH 00°03'07" EAST, 234.21 FEET, THENCE LEAVING SAID 1/16 LINE, NORTH 89°55'13" WEST (PARALLEL WITH THE SOUTH LINE OF SAID SECTION 25), 1309.59 FEET TO A 5/8" IRON PIN BEING A POINT ON THE EASTERLY RIGHT OF WAY LINE OF ANTIOCH ROAD; THENCE ALONG SAID EASTERLY LINE, NORTH 43°41'51" WEST, 26.54 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID SECTION 25; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE, NORTH 43°41'51" WEST, 603.08 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 676.20 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD TO WHICH BEARS NORTH 29°09'06" WEST, 339.66 FEET) A DISTANCE OF 343.34 FEET; THENCE NORTH 14°36'21" WEST, 311.90 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 5770.00 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD TO WHICH BEARS NORTH 16°49'26" WEST, 446.63 FEET) A DISTANCE OF 446.74 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE NORTH 19°02'31" WEST, 1497.28 FEET TO A 5/8" IRON PIN, SAID PIN BEING ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, SAID TOWNSHIP AND RANGE; THENCE ALONG SAID NORTH LINE, SOUTH 89°52'59" EAST, 1274.03 FEET TO THE NORTH 1/16 CORNER BETWEEN SECTION 26 AND SECTION 25 SAID TOWNSHIP AND RANGE; THENCE NORTH 00°05'22" WEST, ALONG THE WEST LINE OF SAID SECTION 25, 1324.57 FEET TO THE POINT OF BEGINNING.

## DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT HUGH CHARLEY AND KATHY CHARLEY ARE THE OWNERS IN FEE SIMPLE OF THE THAT CERTAIN REAL PROPERTY AS SET FORTH IN THE SURVEYOR'S CERTIFICATE SHOWN HEREON. SAID OWNERS HAVE CAUSED THIS REAL PROPERTY TO BE SURVEYED AND PARTITIONED AND HEREBY CREATE PARCEL 1 AND PARCEL 2 AS SHOWN HEREON. THE SIZES OF THE LOTS, AS WELL AS THE COURSES AND LENGTHS OF ALL BOUNDARY LINES ARE PLAINLY SET FORTH AND THIS IS A CORRECT REPRESENTATION OF THE PARTITION AND SURVEY.

Hugh Charley  
HUGH CHARLEY

Kathy Charley  
KATHY CHARLEY

## ACKNOWLEDGEMENT

STATE OF OREGON )  
COUNTY OF JACKSON )



THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18<sup>th</sup> DAY OF May, 2007 BY HUGH CHARLEY AND KATHY CHARLEY, KNOWN TO ME AS THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED.

Claire O'Connor  
NOTARY

Jan 9, 2010  
MY COMMISSION EXPIRES



## TAX STATEMENT

ALL TAXES, FEES, ASSESSMENTS AND ANY OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF THIS 8<sup>th</sup> DAY OF JUNE, 2007.

Nena Crawford, Deputy  
ASSESSOR

Cassie A. Jensen, Deputy  
TAX COLLECTOR

## APPROVALS

[Signature] June 6, 2007  
JACKSON COUNTY PLANNING DEPARTMENT, FILE NO. 2006-00069 DATE

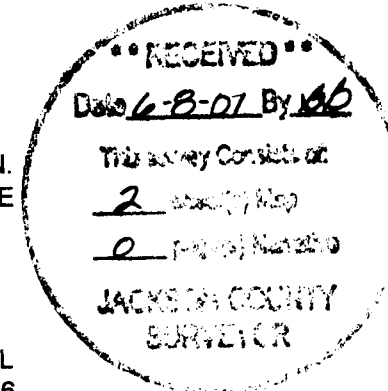
EXAMINED AND APPROVED THIS 22<sup>nd</sup> DAY OF May, 2007  
[Signature]  
JACKSON COUNTY SURVEYOR

## RECORDER'S CERTIFICATE

FILED FOR RECORD THIS 8<sup>th</sup> DAY OF JUNE, 2007, AT 8:24 O'CLOCK AM AND RECORDED AS PARTITION PLAT NO. P-40-2007 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON.

KATHLEEN S. BECKETT KAREN ALONZO  
DEPUTY

COUNTY SURVEYOR FILE NO. 19661



## NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO DEFINE AND MONUMENT THE PARTITION LINE AS APPROVED BY THE JACKSON COUNTY PLANNING DEPARTMENT PER FILE NO. 2006-00069. ESSENTIALLY WE ARE MAPPING A PROPERTY LINE ADJUSTMENT, HOWEVER PLANNING RULES REQUIRED PROCESSING THE PROJECT AS A PARTITION.

CONTROL FOR THIS SURVEY WAS PERFORMED USING ASHTECH PROMARK 2 GPS RECEIVERS AND A NIKON DTM 522 TOTAL STATION. THE QUARTER CORNER POSITIONS AND THE SOUTHWEST AND NORTHWEST CORNERS OF SECTION 25 WERE INCORPORATED IN THE CONTROL NETWORK. THE GPS SURVEY UTILIZED THE OREGON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83. STATE PLANE COORDINATES WERE ROTATED AND TRANSLATED TO AN EXISTING GROUND SYSTEM FOR MAP BOUNDARY COMPUTATIONS AND MAPPING.

ALL QUARTER CORNERS AND THE NORTHWEST AND SOUTHWEST CORNERS OF SECTION 25 WERE INCORPORATED IN THE CONTROL NETWORK. COMPARISONS TO FILED SURVEYS IN THIS SECTION WERE MADE WITH VERY FAVORABLE RESULTS. THE NECESSARY 1/16 LINES AND CORNER POSITION WERE COMPUTED AND MONUMENTED AS SHOWN ON THE PLAT. IT SHOULD BE NOTED THAT RECORD INFORMATION FROM FILED SURVEYS 17578, 5442, 7926 AND COUNTY ROAD MAP FOR ANTIOCH ROAD DATED FEB. 20, 1945 WERE USED TO ESTABLISH THE ALIGNMENT OF ANTIOCH ROAD AND TO DEFINE LINES THAT ARE IN THE EASTERLY PART OF SECTION 26. ALIGNMENT FOR ANTIOCH ROAD FROM THE NORTHWEST HAD BEEN ESTABLISHED IN PREVIOUS WORK AND RECORD DATA FROM FS 7926 WAS USED FOR ALIGNMENT FROM THE SOUTHWEST, THUS REQUIRING AN ADJUSTMENT TO THE RECORD 5770 FOOT RADIUS CURVE WHERE THE TWO ALIGNMENTS COME TOGETHER.

I CERTIFY THIS TO AN EXACT COPY OF THE ORIGINAL PLAT

Kerry K. Bradshaw  
KERRY K. BRADSHAW LS 2271

TIMBERLINE LAND SURVEYING, INC.  
LAND SURVEYING-WATER RIGHTS  
KERRY K. BRADSHAW, P.L.S. - C.W.R.E. CHARLES R. SMITH, P.L.S.

P.O. BOX 3064  
CENTRAL POINT, OREGON 97502  
PHONE: (541) 664-2878  
FAX: (541) 664-7863

JOB #: 05-070  
DATE: 4/10/07  
DRAWN BY: KKB  
CHECKED BY: CRS

PREPARED FOR:  
**HUGH AND CLAY CHARLEY**  
13040 ANTIOCH ROAD, SAMS VALLEY, OREGON

FILE NAME: Projects\05-070\CharleyHugh\FinalMap.dwg  
SHEET 1 OF 1

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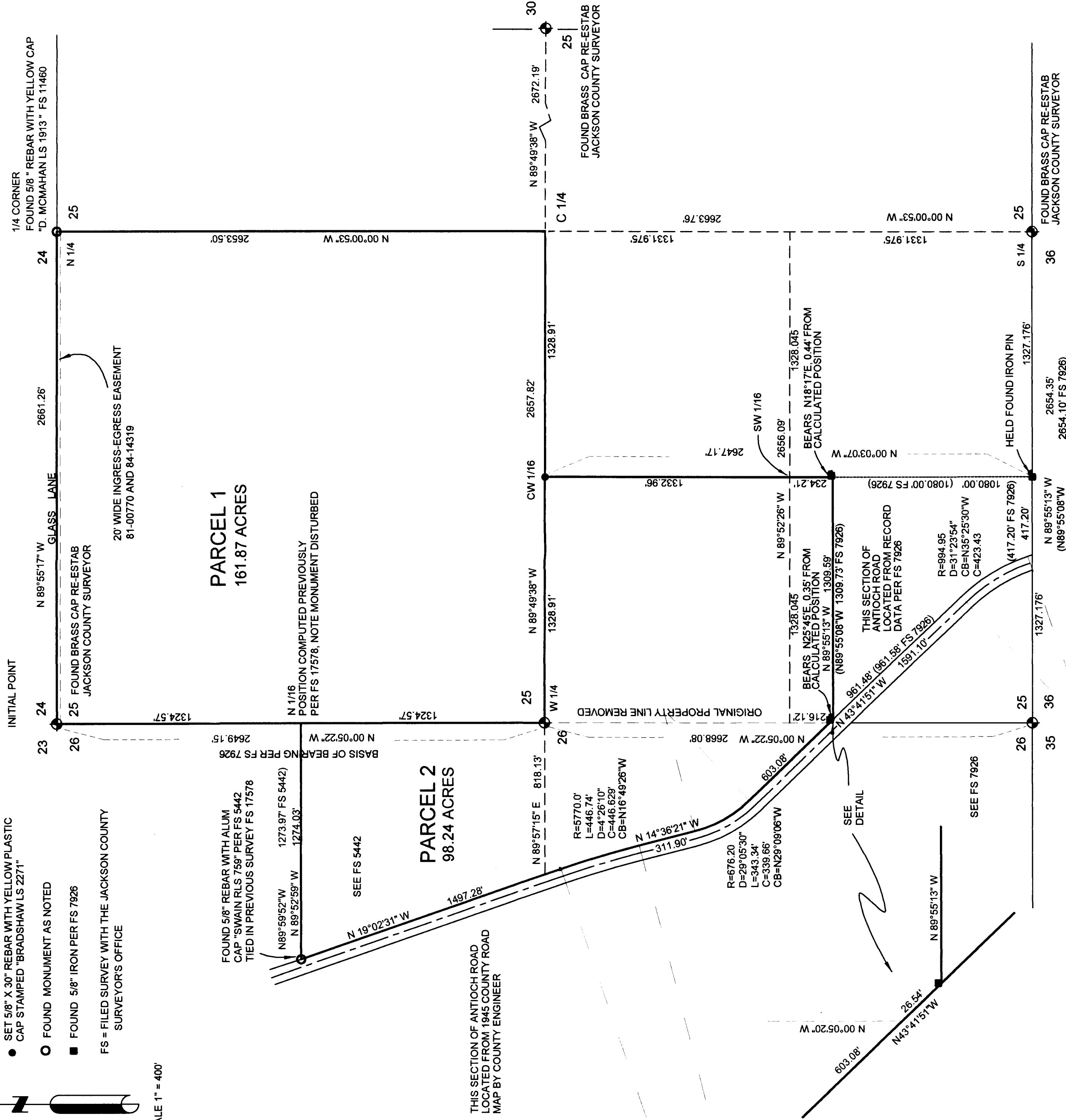


## LEGEND

- FOUND BRASS CAP MONUMENT AS NOTED
- SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP STAMPED "BRADSHAW LS 2271"
- FOUND MONUMENT AS NOTED
- FOUND 5/8" IRON PER FS 7926
- FS = FILED SURVEY WITH THE JACKSON COUNTY SURVEYOR'S OFFICE



SCALE 1" = 400'



THIS SECTION OF ANTIOCH ROAD LOCATED FROM 1945 COUNTY ROAD MAP BY COUNTY ENGINEER

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Kerry K. Bradshaw*  
 OREGON  
 JULY 11, 1987  
 KERRY K. BRADSHAW  
 2271  
 EXP. 12-31-07

I CERTIFY THIS TO AN EXACT COPY OF THE ORIGINAL PLAT

*Kerry K. Bradshaw*  
 KERRY K. BRADSHAW LS 2271

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FOR:  
 JOB #: 05-070  
 DATE: 04/10/07  
 DRAWN BY: KKB  
 CHECKED BY: CRS  
 FILE NAME: 05-070 / Charley / FinalMap.dwg  
 SHEET 2 OF 2

ASSESSOR'S MAP: 35 2W 25 TAX LOT 200 AND 35 2W 26 TL 500