

PARTITION PLAT NO. P-54-2007

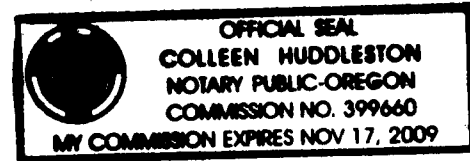
LOCATED IN THE NE AND SE 1/4 OF SECTION 20, TOWNSHIP 35 SOUTH, RANGE 2 WEST
WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON APRIL 10, 2007

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE SUCCESSOR TRUSTEE OF JESSIE L. BERKHEIMER, DECEASED AND WILBUR J. BERKHEIMER, AS TRUSTEES FOR THE WILBUR J. BERKHEIMER AND JESSIE L. BERKHEIMER REVOCABLE LIVING TRUST UNDER A TRUST AGREEMENT DATED APRIL 7, 1999 ARE THE OWNERS IN FEE SIMPLE OF 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 THEIR PARTITION AND SURVEY.

Wilbur J. Berkheimer
WILBUR J. BERKHEIMER

ACKNOWLEDGEMENT



STATE OF OREGON } Oregon
COUNTY OF JACKSON } Jackson

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20 DAY OF July, 2007, BY WILBUR J. BERKHEIMER, TRUSTEE OF THE BERKHEIMER REVOCABLE LIVING TRUST, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED.

Colleen Huddleston
NOTARY

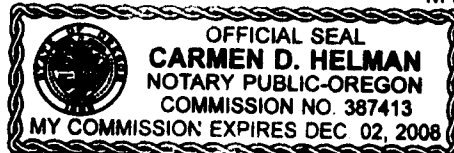
Nov 17, 2009
MY COMMISSION EXPIRES

STATE OF OREGON }
COUNTY OF JACKSON }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 1st DAY OF August, 2007, BY WILBUR J. BERKHEIMER AS SUCCESSOR TRUSTEE OF JESSIE L. BERKHEIMER, DECEASED, TRUSTEE OF THE BERKHEIMER REVOCABLE LIVING TRUST, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED.

Carmen D. Helman
NOTARY

December 02, 2008
MY COMMISSION EXPIRES



TAX STATEMENT

ALL TAXES, FEES ASSESSMENTS AND OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF THE 1st DAY OF August, 2007.

Amanda Kirkpatrick, deputy
ASSESSOR

Cassie A. Swenson, Deputy
TAX COLLECTOR

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO SURVEY AND PARTITION THAT TRACT OF LAND DESCRIBED IN DOCUMENT NO. 99-28203 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON AND AS APPROVED BY THE JACKSON COUNTY PLANNING DEPARTMENT PER FILE NO. SUB2005-00030MP.

FIELD CONTROL WORK FOR THIS SURVEY WAS PERFORMED USING ASHTECH STATIC GPS EQUIPMENT (PROMARK 2) AND A NIKON DTM 522 TOTAL STATION. THE SOUTHEAST CORNER, AS WELL AS THE WEST, NORTH AND SOUTH 1/4 CORNERS OF SECTION 20 WERE TIED DURING THE CONTROL SURVEY. THE SOUTHEASTLY QUARTER OF SECTION 20 WAS CALCULATED FROM SAID DIRECT CONTROL TIES. THE NORTHEAST SECTION CORNER OF SAID SECTION 20 WAS COMPUTED USING RECORD DATA FROM FS 12029 AND SUBSEQUENTLY THE PORTION OF TAX LOT 400 IN THE NORTHEAST QUARTER OF SECTION 20 WAS COMPUTED. PARCEL 2, BEING 4.98 ACRES, WAS DEFINED AND MONUMENTED. THE REMAINDER OF THE PARENT TRACT IS 44.84 ACRES AND DESIGNATED AS PARCEL 1. THE FINAL PLAT WAS PREPARED AS SHOWN.

I CERTIFY THIS TO BE AN EXACT COPY OF THE ORIGINAL PLAT

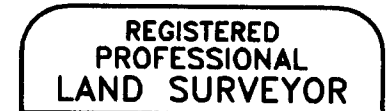
Kerry K. Bradshaw
SURVEYOR

35 2W 20 TAX LOT 400

SURVEYOR'S CERTIFICATE

I, KERRY K. BRADSHAW, A DULY LICENSED LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY 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:

COMMENCING AT A BRASS CAP MONUMENT MARKING THE SOUTHEAST CORNER OF SECTION 20, TOWNSHIP 35 SOUTH RANGE 2 WEST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON; THENCE ALONG THE EAST LINE OF SAID SECTION 20, NORTH 00°10'59" EAST, 1327.445 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 20; THENCE CONTINUE ALONG SAID EAST LINE OF SECTION 20, NORTH 00°10'59" EAST, 330.00 FEET; THENCE SOUTH 89°56'43" WEST, 30.00 FEET TO A 5/8" IRON PIN ON THE WEST RIGHT OF WAY LINE OF DUGGAN ROAD AND THE INITIAL POINT OF BEGINNING; THENCE NORTH 00°10'59" EAST, ALONG SAID WEST RIGHT OF WAY LINE, 997.43 FEET TO A POINT ON THE EAST-WEST CENTERLINE OF SAID SECTION 20; THENCE NORTH 89°56'02" EAST ALONG SAID CENTERLINE, ALSO BEING THE NORTHERLY END LINE OF DUGGAN ROAD, 30.00 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 20; THENCE ALONG SAID EAST LINE, NORTH 00°10'59" EAST, 663.72 FEET TO THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 20; THENCE ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF SAID QUARTER-QUARTER, SOUTH 89°58'27" WEST, 1324.12 FEET TO THE WEST LINE OF SAID QUARTER-QUARTER; THENCE ALONG SAID WEST LINE, SOUTH 00°10'40" WEST, 664.62 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 00°10'35" WEST, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF THE THE SOUTHEAST 1/4 OF SAID SECTION 20, 997.18 FEET TO A POINT BEING 330.00 FEET NORTHERLY OF THE SOUTH LINE OF SAID QUARTER-QUARTER; THENCE NORTH 89°56'43" EAST, ALONG A LINE PARALLEL TO THE AFOREMENTIONED SOUTH LINE, A DISTANCE OF 1293.94 FEET TO THE POINT OF BEGINNING.



Kerry K. Bradshaw
REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 18, 1987
KERRY K. BRADSHAW
2271
EXP. 12-31-07

RECORDING STATEMENT

FILED FOR RECORD THIS 1st DAY OF August, 2007, AT 8:56 O'CLOCK AM, AND RECORDED AS PARTITION PLAT NO. P-54-2007 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON.

Kathleen S. Beckett
CLERK

Carmen D. Helman
DEPUTY

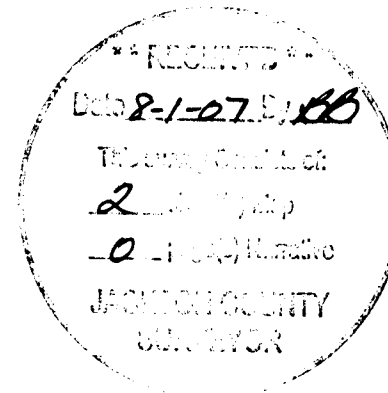
COUNTY SURVEYOR FILE NO. 19725

APPROVALS

Laura Dignan
JACKSON COUNTY PLANNING DEPARTMENT FILE NO. SUB2005-00030MP July 31st, 2007 DATE

EXAMINED AND APPROVED THIS 20th DAY OF July, 2007.

Kerry K. Bradshaw
JACKSON COUNTY SURVEYOR



TIMBERLINE LAND SURVEYING, INC.
LAND SURVEYING-WATER RIGHTS

KERRY K. BRADSHAW, P.L.S. - C.W.R.E.
P.O. BOX 3064 (541) 664-2878
CENTRAL POINT, OREGON 97502 FAX:(541) 664-7863

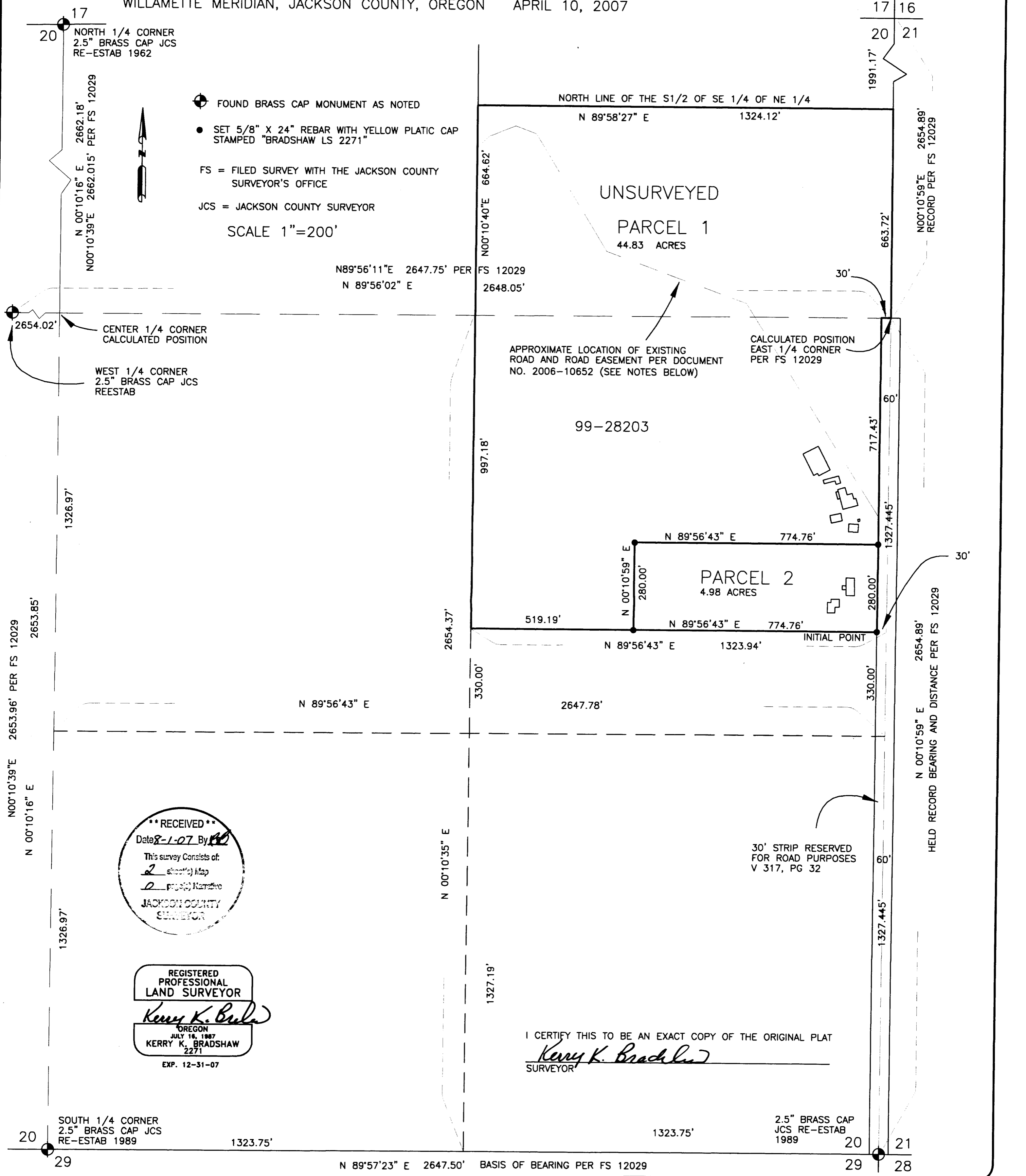
JOB #: 07-033	PREPARED FOR:
DATE: 04/20/07	OSBOURNE/BERKHEIMER
DRAWN BY: KKB	13519 DUGGAN ROAD, CENTRAL POINT, OR. 97502
CHECKED BY: CRS	FILE NAME: OSBOURNE 07-033

SHEET 1 OF 2
19725

PARTITION PLAT NO. P-54-2007

LOCATED IN THE NE AND SE 1/4 OF SECTION 20, TOWNSHIP 35 SOUTH, RANGE 2 WEST
WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON APRIL 10, 2007

19725



**** RECEIVED ****
Date 8-1-07 By KB
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
Kerry K. Bradshaw
OREGON
JULY 16, 1987
KERRY K. BRADSHAW
2271
EXP. 12-31-07

NOTE: THE FOLLOWING ENCUMBRANCES AS SHOWN ON A RECENT PUBLIC RECORDS REPORT MAY AFFECT THE PARCELS ON THIS PLAT BUT ARE NOT DEFINED ENOUGH TO LOCATE OR MAP.

- V 382, PG 179 RIGHT OF WAY FOR ELECTRIC FACILITIES NO SPECIFIC LOCATION GIVEN
- 87-02666 ROAD MAINTENANCE AGREEMENT FOR DUGGAN ROAD
- 94-04630 RIGHT OF WAY EASEMENT FOR ELECTRIC FACILITIES NO SPECIFIC LOCATION GIVEN
- 95-18672 NON EXCLUSIVE TEMPORARY ROAD EASEMENT TO BLM, TERMINATED AT END OF OPERATION.
- 96-04647 INGRESS-EGRESS EASEMENT TO WILCOX NOT DEFINED SUFFICIENT TO MAP
- 2006-010652 INGRESS-EGRESS EASEMENT OVER EXISTING ROAD (ROAD NOT LOCATED)

35 2W 20 TAX LOT 400

TIMBERLINE LAND SURVEYING, INC.
LAND SURVEYING-WATER RIGHTS

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CENTRAL POINT, OREGON 97502 FAX: (541) 664-7863

JOB #: 07-033	PREPARED FOR: OSBOURNE/BERKHEIMER
DATE: 04/20/07	13519 DUGGAN ROAD, CENTRAL POINT, OR. 97502
DRAWN BY: KKB	CHECKED BY: CRS
FILE NAME: OSBOURNE.DWG	SHEET 2 OF 1