

PARTITION PLAT NO. P-58-2007

MAJOR LAND PARTITION AND PROPERTY LINE ADJUSTMENT
LOCATED IN:
THE NW 1/4 AND THE NE 1/4 OF SECTION 1, T.38S., R.3W., W.M.,
JACKSON COUNTY, OREGON

FOR:
BILL PHILP
155 WAGON TRAIL DRIVE
JACKSONVILLE, OREGON 97530

SURVEYOR'S CERTIFICATE:

I, DOUGLAS C. McMAHAN, A DULY REGISTERED SURVEYOR OF THE STATE OF OREGON, DO HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION AND COMPLIES WITH THE REGULATIONS FOR LAND PARTITIONS. THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE PARENT TRACT:

THE SOUTHEAST ONE-QUARTER (1/4) OF THE NORTHWEST ONE-QUARTER (1/4) AND THE SOUTHWEST ONE-QUARTER (1/4) OF THE NORTHEAST (1/4) OF SECTION 1, TOWNSHIP 38 SOUTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON, TOGETHER WITH: BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 1, TOWNSHIP 38 SOUTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON; THENCE SOUTH 67°54'47" WEST 169.46 FEET; THENCE SOUTH 74°57'51" WEST 344.29 FEET; THENCE SOUTH 79°48'34" WEST 121.09 FEET; THENCE NORTH 81°32'41" WEST 52.72 FEET; THENCE NORTH 20°10'33" WEST 182.74 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF THE AFOREMENTIONED SOUTHWEST ONE-QUARTER (1/4) OF THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 1; THENCE SOUTH 89°37'08" EAST ALONG SAID BOUNDARY, 723.90 FEET TO THE POINT OF BEGINNING.

Douglas C. McMah
SURVEYOR

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH
209.250 OREGON REVISED STATUTES

PURPOSE: TO SURVEY, MONUMENT AND PREPARE A FINAL PLAT FOR A LAND PARTITION AND PROPERTY LINE ADJUSTMENTS PER THE CLIENT'S REQUEST, AND PER PLANNING FILE NO. SUB2006-00034.

PROCEDURE: UTILIZING FOUND MONUMENTS PER FILED SURVEY NO. 7768, 10803, 17008, 17064, 17264 AND 17327 FOR CONTROL, I COMPUTED AND SET THE CORNERS AS SHOWN HEREON. AN ELECTRONIC TOTAL STATION WAS USED TO MAKE ALL MEASUREMENTS.

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF July 25, 2007.

Amanda Kirkpatrick Deputy Assessor 7/25/07
J. W. [unclear] Deputy Tax Collector 7-25-07

HOFFBUHR & ASSOCIATES, INC.
880 GOLF VIEW DRIVE, SUITE 201
MEDFORD, OREGON 97504
(541) 779-4841

BY: DOUGLAS C. McMAHAN PLS No. 1913
SCALE: 1" = 200' MAY 25, 2007
BASIS OF BEARING: FILED SURVEY NO. 17064

- = SET 5/8"x24" REBAR WITH PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC., INC."
- = FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "D.McMAHAN LS 1913" PER S/N 17084
- ▲ = MONUMENT PER S/N 4539, NOT VISITED THIS SURVEY
- ✱ = FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "D.McMAHAN LS 1913" PER S/N 17327
- = FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "NYGREN RS 1035" PER S/N 7768
- ⊙ = FOUND MONUMENT AS NOTED
- S/N = FILED SURVEY NUMBER
- J.C.D.R. = JACKSON COUNTY DEED RECORDS
- PLA = PROPERTY LINE ADJUSTMENT
- [] = PER S/N 7768

1/4 CORNER
FOUND 2" PIPE EXPOSED 18"
WITH PLASTIC CAP INSIDE PER
COUNTY RE-ESTABLISHMENT
NOTES

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Douglas C. McMah
DOUGLAS C. McMAHAN
No. 1913

I CERTIFY THIS PLAT TO BE AN EXACT
PHOTOCOPY OF THE ORIGINAL
Douglas C. McMah
SURVEYOR

RENEWS 12/31/08

(98161PART1.DWG)
SHEET 1 OF 2

APPROVALS: (FILE NO. SUB2006-00034)

JACKSON COUNTY PLANNING DEPARTMENT:

Louise Bigham 7/5/07
PLANNER DATE

EXAMINED AND APPROVED THIS 22ND DAY OF June, 2007.

Robert [unclear]
COUNTY SURVEYOR

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 19727.

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, THAT BILL PHILP IS THE OWNERS IN FEE SIMPLE OF THE REAL PROPERTY 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 HEREON, AND DOES HEREBY CREATE THE ACCESS EASEMENT, SHOWN HEREON AS "COYOTE RUN", ACROSS PARCELS 1-5 AS A PRIVATE ROAD FOR THE BENEFIT OF THE OWNERS, HEIRS, AND ASSIGNEES OF PARCELS NO. 1-5.

IN WITNESS WHEREOF, SIGNED THIS 22 DAY OF June, 2007.

Bill Philp
BILL PHILP

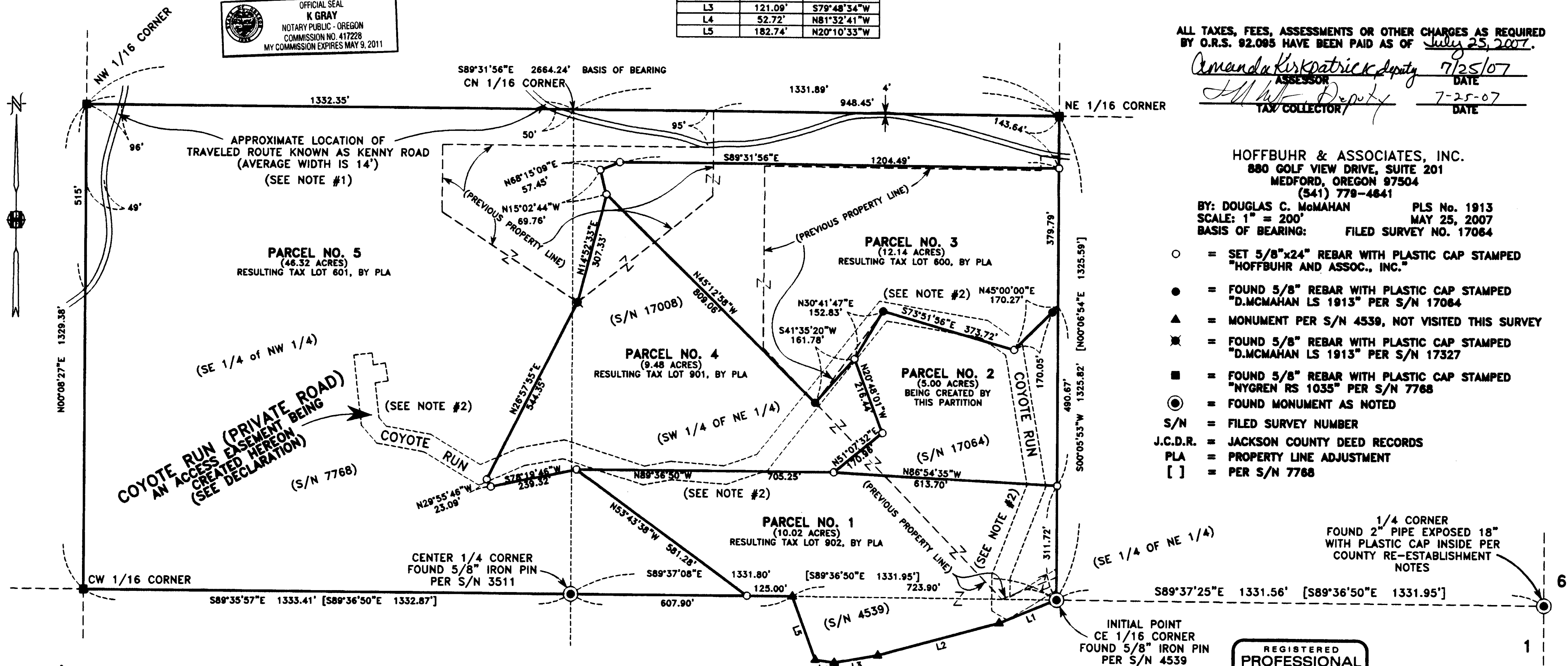
STATE OF OREGON }
COUNTY OF JACKSON } ss.

PERSONALLY APPEARED THE ABOVE NAMED BILL PHILP AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED BEFORE ME THIS 22 DAY OF June, 2007.

BEFORE ME: *[Signature]*
NOTARY

OFFICIAL SEAL
K GRAY
NOTARY PUBLIC - OREGON
COMMISSION NO. 417228
MY COMMISSION EXPIRES MAY 9, 2011

LINE	LENGTH	BEARING
L1	189.46'	S87°54'47"W
L2	344.29'	S74°57'51"W
L3	121.09'	S79°48'34"W
L4	52.72'	N81°32'41"W
L5	182.74'	N20°10'33"W



RECORDER'S CERTIFICATE:

FILED FOR RECORD THIS 16 DAY OF AUGUST, 2007, AT 9:18 O'CLOCK, A.M. AND RECORDED AS PARTITION PLAT NO. P-58-2007 OF "RECORD OF PARTITION PLATS" IN JACKSON COUNTY, OREGON (INDEX VOLUME 18 PAGE 58).

Kathleen S. Beckett
COUNTY CLERK

Karen Alwood
DEPUTY

NOTES 1.) DISTANCES SHOWN TO KENNY ROAD ARE TO APPROXIMATE CENTERLINE.
2.) SEE SHEET 2 OF 2 FOR LOCATION OF ACCESS EASEMENT "COYOTE RUN", AND ADDITIONAL NOTES.

Covenants, Conditions and Restrictions recorded as Doc No 2007-038645 ORJC.

PARTITION PLAT NO. P-58-2007

MAJOR LAND PARTITION AND PROPERTY LINE ADJUSTMENT

LOCATED IN:
THE NW 1/4 AND THE NE 1/4 OF SECTION 1, T.38S., R.3W., W.M.,
JACKSON COUNTY, OREGON

NOTE: THIS SHEET IS FOR LOCATION OF COYOTE RUN (PRIVATE ROAD)

RECEIVED
Date 2-16-07 By BB
This survey consists of:
2 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY
SURVEYOR

(SE 1/4 OF NW 1/4)

LINE NO.	BEARING	DISTANCE
C1	S60°30'35"W	58.67'
C2	N59°52'52"W	19.09'
C3	N00°16'18"W	79.01'
C4	N21°10'54"W	266.46'
C5	N09°35'22"W	376.13'
C6	N55°34'04"W	100.56'
C7	N80°20'20"W	280.03'
C8	S38°28'01"W	530.69'
C9	S70°52'58"W	108.04'
C10	N85°26'20"W	148.56'
C11	S79°52'47"W	76.43'
C12	N72°10'43"W	230.94'
C13	S79°41'41"W	115.14'
C14	S66°43'12"W	126.94'
C15	N58°57'19"W	167.26'
C16	N79°45'05"W	127.04'
C17	N41°00'04"W	46.82'
C18	N06°16'46"W	127.89'
C19	N80°56'27"E	59.49'
C20	N06°16'46"W	58.67'
C21	S57°57'27"W	100.03'

(PARCEL NO. 3)

C/L COYOTE RUN (PRIVATE ROAD)
AN ACCESS EASEMENT BEING
CREATED HEREON
(SEE DECLARATION)

(SEE NOTE #2)

(PARCEL NO. 5)

C/L COYOTE RUN (PRIVATE ROAD)
AN ACCESS EASEMENT BEING
CREATED HEREON
(SEE DECLARATION)

(SEE NOTE #2)

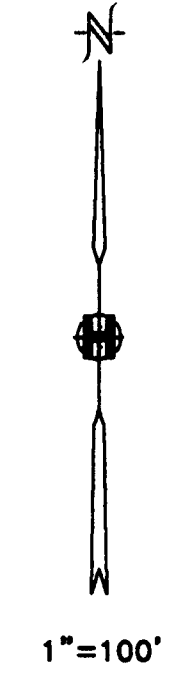
(PARCEL NO. 4)

(SW 1/4 OF NE 1/4)

(SEE NOTE #2)

(PARCEL NO. 2)

(PARCEL NO. 1)



NOTES

- 3.) AN EASEMENT CREATED BY INSTRUMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF,
RECORDED : MARCH 26, 1940
AS : VOLUME 225, PAGE 178 (SPECIFIC LOCATION NOT GIVEN)
IN FAVOR OF : PACIFICORP, AN OREGON CORPORATION, OR ITS PREDECESSOR IN INTEREST
FOR : TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, AND OTHER PURPOSES
- 4.) AN EASEMENT CREATED BY INSTRUMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF,
RECORDED : MARCH 4, 1946
AS : VOLUME 266, PAGES 506 AND 507 (SPECIFIC LOCATION NOT GIVEN)
IN FAVOR OF : NELL JONES
FOR : ELECTRIC AND TELEPHONE LINES AND DITCHES
- 5.) AN EASEMENT CREATED BY INSTRUMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF,
RECORDED : FEBRUARY 11, 1948
AS : VOLUME 291, PAGE 269 (SPECIFIC LOCATION NOT GIVEN)
IN FAVOR OF : PACIFICORP, AN OREGON CORPORATION, OR ITS PREDECESSOR IN INTEREST
FOR : TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, AND OTHER PURPOSES
- 6.) AN EASEMENT CREATED BY INSTRUMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF,
RECORDED : DECEMBER 14, 1976
AS : 76-22070 (SPECIFIC LOCATION NOT GIVEN)
IN FAVOR OF : CLIFFORD M. MCGINTY, ET AL
FOR : INGRESS AND EGRESS
- 7.) AN EASEMENT CREATED BY INSTRUMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF,
RECORDED : OCTOBER 23, 1998
AS : 98-49178 (SPECIFIC LOCATION NOT GIVEN)
IN FAVOR OF : STATE OF OREGON THROUGH ITS DEPARTMENT OF ENVIRONMENTAL QUALITY
FOR : ENTER AND INSPECT, INCLUDING BY EXCAVATION, THE ON SITE SEWAGE DISPOSAL SYSTEM
- 8.) AN EASEMENT CREATED BY INSTRUMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF,
RECORDED : MAY 2, 2001
AS : 01-19666 (SPECIFIC LOCATION NOT GIVEN)
IN FAVOR OF : PACIFICORP, AN OREGON CORPORATION, OR ITS PREDECESSOR IN INTEREST
FOR : TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, AND OTHER PURPOSES
- 9.) AN EASEMENT CREATED BY INSTRUMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF,
RECORDED : MAY 2, 2001
AS : 01-19667 (SPECIFIC LOCATION NOT GIVEN)
IN FAVOR OF : PACIFICORP, AN OREGON CORPORATION, OR ITS PREDECESSOR IN INTEREST
FOR : TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, AND OTHER PURPOSES

- 10.) AN EASEMENT CREATED BY INSTRUMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF,
RECORDED : MAY 15, 2001
AS : 01-21829 (SPECIFIC LOCATION NOT GIVEN)
IN FAVOR OF : QWEST CORPORATION
FOR : INGRESS, EGRESS, TELECOMMUNICATIONS/ELECTRICAL/GAS FACILITIES
- 11.) AN EASEMENT CREATED BY INSTRUMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF,
RECORDED : APRIL 26, 2002
AS : 02-23269 (SPECIFIC LOCATION NOT GIVEN)
FOR : AN INDIVIDUAL ON SITE SEWAGE DISPOSAL SYSTEM
- 12.) AN EASEMENT CREATED BY INSTRUMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF,
RECORDED : AUGUST 13, 2004
AS : 2004-047378 (SPECIFIC LOCATION NOT GIVEN)
IN FAVOR OF : PACIFICORP, AN OREGON CORPORATION, OR ITS PREDECESSOR IN INTEREST
FOR : TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, AND OTHER PURPOSES
- 12.) EXISTING PRIVATE ROADWAY AS REFERRED TO IN SUIT IN THE STATE CIRCUIT COURT OF OREGON FOR JACKSON COUNTY, UNDER CASE NO. 72-828-E AND IN INSTRUMENT RECORDED MARCH 124, 1977 AS NO. 77-04816 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. (SPECIFIC LOCATION NOT GIVEN)

CE 1/16 CORNER
FOUND 5/8" IRON PIN
PER S/N 4539

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Douglas C. McMahan
REGON
JULY 18, 1980
DOUGLAS C. MCMAHAN
No. 1913

I CERTIFY THIS PLAT TO BE AN EXACT
PHOTOCOPY OF THE ORIGINAL
Douglas C. McMahan
SURVEYOR

RENEWS 12/31/08

(98161PART2.DWG)
SHEET 2 OF 2