

PARTITION PLAT No. P-63-2007

Located in the S.E. 1/4 of Section 9, T.36S., R.1W., W.M., Jackson County, Oregon

SURVEY FOR:
Sandra L. Boughton
6981 Lakeview Drive
White City, OR. 97503

DATE:
September 7, 2007

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

*** 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 1" iron pipe with brass cap found set for the Southwest corner of Donation Land Claim No. 49 in Township 36 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon; thence along the Westerly boundary of said Claim, North 0° 10' 23" West, 200.00 feet to a 5/8" rebar with plastic cap set at the most Southerly corner of tract described in Instrument No. 2004-068001 of the Official Records of said County for THE INITIAL POINT OF BEGINNING; thence continuing along said Claim boundary, North 0° 10' 23" West, 1061.92 feet to a 5/8" rebar with plastic cap found set as a reference monument; thence continuing along said Claim boundary, North 0° 10' 23" West, 29.46 feet, more or less, to intersect the average centerline of Antelope Creek; thence along said Creek centerline, a more or less bearing and distance of North 89° 13' 03" West, 120.55 feet to intersect the Easterly right-of-way line of Crater Lake Highway (State Highway No. 62); thence along said Highway line as follows: South 35° 25' 39" West, 40.00 feet, more or less, to a 5/8" rebar with plastic cap set for a reference monument; thence South 35° 25' 39" West, 100.25 feet to a 5/8" rebar with plastic cap set; thence along a spiral curve to the the right (long chord bears South 24° 45' 45" West, 100.98 feet) to a 3/4" iron pin found set; thence South 64° 48' 18" East, 20.00 feet; thence along a spiral curve to the right (long chord bears South 25° 42' 16" West, 174.25 feet) to a 5/8" rebar with plastic cap set; thence 258.488 feet along the arc of a 3899.72 foot radius curve to the right (long chord bears South 28° 48' 00" West, 258.441 feet) to intersect the Southwesterly boundary of said tract at a 5/8" rebar with plastic cap set; thence leaving said Highway line along said tract boundary, South 40° 56' 20" East, 655.35 feet (record = 668.19 feet) to THE INITIAL POINT OF BEGINNING.

REGISTERED PROFESSIONAL LAND SURVEYOR

Bary D Kaiser

OREGON JULY 15, 2003 BARY D. KAISER No. 52923

EXP. 6-30-09

*** APPROVALS ***

Approved by the Jackson County Department of Planning and Development (File SUB 2005-00117).

BY: *Jusan Glee* DATE: 10/10/07

Examined and approved this 10th day of October, 2007.

Robert Sherte
COUNTY SURVEYOR

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of the 12th day of October, 2007.

Amanda Kirkpatrick, deputy 10/12/07
ASSESSOR DATE

Jim A. Webb, Deputy 10/12/07
TAX COLLECTOR DATE

*** RECORDER'S CERTIFICATE ***

Filed for record, this 12th day of OCTOBER, 2007, at 10:34 O'clock A m, and recorded as Partition Plat No. P-63-2007 of the Records of Jackson County, Oregon Index Volume 18, Page 63.

KATHLEEN S. BECKETT
COUNTY CLERK

KAREN ALONZO
DEPUTY

COUNTY SURVEYOR FILE No. 19799

*** DECLARATION ***

Known all men by these presents that we, SANDRA L. BOUGHTON and MELISSA A. CANDY, not as tenants in common, but with the right of survivorship, are the owners of the lands represented on this Partition Plat and more particularly described in the Surveyor's Certificate, and have caused the same to be partitioned into parcels as shown on sheet 2 of the Partition Plat. We do hereby create for the benefit of Parcel No. 2 that 10 foot wide water line and water pumping facilities easement across Parcel No. 1 as shown on sheet 2. We also hereby create for the benefit of tract described in Instrument No. 02-67026 of the Official Records of Jackson County, Oregon, that 25 foot wide ingress-egress easement across Parcel Nos. 1 and 2 as shown on sheet 2. We also hereby create for the benefit of tract described in Instrument No. 2004-033778 of said Official Records that 30 foot wide ingress-egress easement across Parcel No. 3 as shown on sheet 2.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS AND SEALS THIS 10th DAY, OF October, 2007.

Sandra L Boughton
SANDRA L BOUGHTON

Melissa A. Candy
MELISSA A. CANDY

STATE OF OREGON)
COUNTY OF JACKSON)ss

Personally appeared the above named SANDRA L. BOUGHTON and MELISSA A. CANDY and acknowledge the foregoing instrument to be their voluntary act and deed.

Subscribed and sworn to before me this 10th day of October, 2007.

(SIGN) *Suzanne M. O'Neill*
Suzanne M. O'Neill NOTARY PUBLIC - OREGON
(PRINT)
COMMISSION NO. 400306
MY COMMISSION EXPIRES Dec. 7, 2009

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

RECEIVED
Date 10-12-07 By *AB*
This survey consists of:
2 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY SURVEYOR

PARTITION PLAT No. P-63-2007
 Located in the S.E. 1/4 of Section 9, T.36S., R.1W., W.M., Jackson County, Oregon

SURVEY FOR:
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 6981 Lakeview Drive
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DATE:
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SURVEY BY:
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 19754 Highway 62
 Eagle Point, OR. 97524

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

PURPOSE: Partition Survey of Tract described in Instrument No. 2004-068001 O.R.

PROCEDURE: The outside boundaries of subject property were determined from survey ties to existing D.L.C. corners, Antelope Creek and found monuments from previous surveys. Information from Filed Survey No. 15270 and Crater Lake Highway right-of-way survey dated December, 1941 and from deeds recorded in Inst. No. 2004-068001 O.R., Vol. 237, Page 277 D.R. and Vol. 280, Page 410 D.R.. The Crater Lake Highway right-of-way as described in subject property deed recorded in Inst. No. 2004-068001 O.R. appears to be incorrect when compared to original deed recorded in Vol. 237, Page 277 D.R. and the 1941 highway right-of-way map. The highway map and the original deed describe and show the right-of-way at station 1935+00 jogging from 60 feet to 80 feet while the subject property deed describes the right-of-way jogging from 80 feet to 60 feet, so as the property is shown on current assessors map and current deed on property are incorrect. Correct right-of-way location was determined by reviewing issue with O.D.O.T. personnel.

EASEMENTS

1. Power line easements indicated on a current title report are as follows: Vol. 219, Page 344 D.R., Vol. 237, Page 12 D.R., Vol. 273, Page 243 D.R., Vol. 287, Page 202 D.R., Vol. 290, Page 72 D.R., and Inst. No. 67-05897 O.R.. From the descriptions on the easements, I was unable to determine which, if any, of these easements correspond to the power lines shown on the annexed map.
2. Documents recorded in Inst. Nos. 67-04927 O.R. and 67-04928 O.R. are Ingress-Egress easements benefiting property Easterly of subject property. These easements as described do not fit existing roadways well, new ingress-egress easements are being created with this plat to replace existing easements to better fit the traveled driveways.

LEGEND

- o = Found 3/4" Iron Pin - O.D.O.T.
- △ = Found 5/8" Rebar with Plastic Cap - S.N. 15270
- = 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/Vol. 237, Page 277 D.R., Vol. 280, Page 410 D.R. and Vol. 273, Page 452 D.R.
- (()) = Record/Inst. No. 2004-068001 O.R.
- ((())) = Record/ S.N. 15270
- * — = Fence
- P — = Overhead Power Lines

NOTE: Conditions of the approval from Jackson County Planning Land use Case File No. SUB2005-00117 apply to all Parcels within this Plat.

CURVE DATA

Δ	R	L	LC
①	3'47'52"	3899.720'	258.488' S28°48'00"W, 258.441'
②	0'45'47"	3899.720'	51.936' S27°16'57"W, 51.935'
③	1'22'28"	3899.720'	93.549' S28°21'05"W, 93.547'
④	1'39'37"	3899.720'	113.003' S29°52'08"W, 112.999'

LINE TABLE

- ① S73°27'57"W 256.88'
- ② S57°26'20"W 91.99'

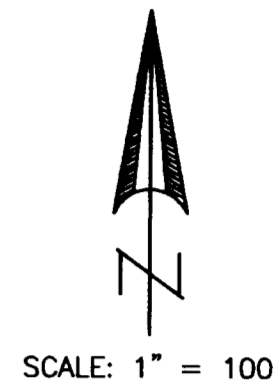
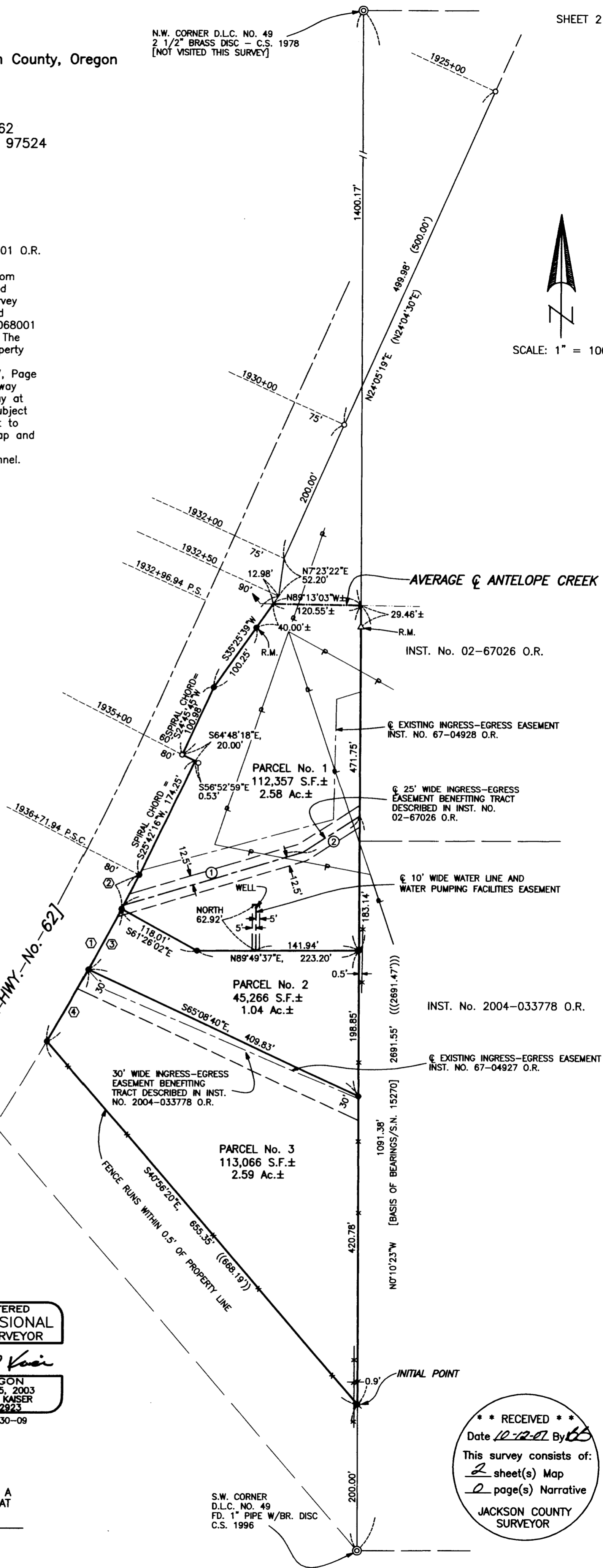
REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Bary D. Kaiser
 OREGON
 JULY 15, 2003
 BARY D. KAISER
 No. 52923
 EXP. 6-30-09

I HEREBY CERTIFY THAT THIS IS A
 PHOTOCOPY OF THE ORIGINAL PLAT

Bary D. Kaiser
 SURVEYOR

S.W. CORNER
 D.L.C. NO. 49
 FD. 1" PIPE W/BR. DISC
 C.S. 1996



*** RECEIVED ***
 Date 10-12-07 By *BS*
 This survey consists of:
 2 sheet(s) Map
 2 page(s) Narrative
 JACKSON COUNTY
 SURVEYOR