

***** APPROVALS *****

FILE ZON2006-01182.

EXAMINED AND APPROVED this 21st day of September 20 07

Stuart Lee
Jackson County Planning

EXAMINED AND APPROVED this 12th day of September 20 07

Paul Roberts
Jackson County Surveyor

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of October 30, 20 07

Amanda Kirkpatrick, deputy Assessor, Department of Assessment
Karen W. Meade, Deputy Tax Collector

PARTITION PLAT NO. P-66-2007

Located in the S.E. 1/4 of Section 11, T.38S., R.2W., W.M. Jackson County, OR (File No. ZON2006-01182)

***** RECORDING *****

Filed for record this 30th day of October 20 07 at 11:08 o'clock A. m., and recorded as Partition Plat No. P-66-2007

in "Record of Partition Plats" of Jackson County, Oregon. Index Volume 18, Page 66, Document No. 2007-49707, ORJCO.

Kathleen S. Beckett County Clerk
Sonya S. Morgan Deputy
County Surveyor File No. 19812

SURVEY FOR:

FRANK HUNGATE & WILLIAM HOLTGRAVE
4044 DARK HOLLOW ROAD
MEDFORD, OR 97501

SURVEY BY:

L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
816 WEST EIGHTH STREET
MEDFORD, OREGON 97501
PHONE: (541) 772-2782
EMAIL: LJFRIAR@CHARTER.NET

DATE:

JULY 11, 2007

***** SURVEYOR'S CERTIFICATE *****

I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME, AND COMPLIES WITH THE REGULATIONS FOR PARTITIONS, AND REPRESENTS LAND, THE EXTERIOR OF WHICH BEING ACCURATELY DESCRIBED AS FOLLOWS:

Beginning at a 5/8 inch iron pin at the Northwest corner of tract "D" described in Volume 486, Page 18, Jackson County Deed Records which bears North 89°48'08" East, 2987.22 feet (record North 89°49' East, 2986.97 feet) from the Easterly Southeast corner of Donation Land Claim No. 48, Township 38 South, Range 2 West, Willamette Meridian, Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence South 00°01'50" East, along the West line of said Tract "D" and the West line of that tract described in Document No. 00-48045, Official Records of Jackson County, Oregon, 1213.50 feet to a 5/8 inch iron pin on the Northwesterly right of way line of Dark Hollow Road; thence along the Southerly line of that tract described in Document No. 00-48045, said Official Records, North 49°03'30" West, 62.22 feet to a 5/8 inch iron pin; thence North 86°39'14" West, 53.10 feet to a 5/8 inch iron pin; thence along said South line and the South line of that tract described in Document No. 03-14879, said Official Records, North 83°36'11" West, 46.63 feet to a 5/8 inch iron pin; thence North 89°32'11" West, 4.99 feet to a 5/8 inch iron pin at the most Southerly Southwest corner of that tract described in Document No. 03-14879, said Official Records; thence along the West line of said tract the following twelve (12) courses: along the arc of a 160.00 foot radius curve to the right having a central angle of 27°08'11", a distance of 75.78 feet (the long chord of which bears North 31°39'10" West, 75.07 feet); thence North 18°05'04" West, 143.89 feet; thence North 89°32'11" West, 21.10 feet; thence North 18°05'04" West, 116.49 feet; thence along the arc of a 165.00 foot radius curve to the right having a central angle of 18°01'03", a distance of 51.89 feet (the long chord of which bears North 09°04'32" West, 51.67 feet); thence North 00°04'00" West, 147.43 feet; thence along the arc of an 85.00 foot radius curve to the left having a central angle of 40°24'59", a distance of 59.96 feet (the long chord of which bears North 20°16'30" West, 58.72 feet; thence North 40°28'59" West, 74.92 feet; thence South 89°48'08" West, 60.43 feet; thence North 00°01'50" West, 175.00 feet; thence South 89°48'08" West, 21.00 feet; thence North 00°01'50" West, 366.00 feet to the Northwest corner of said tract; thence along the North line thereof, North 89°48'08" East, 451.04 feet (record North 89°49' East, 451.00 feet) to the initial point of beginning.

***** DECLARATION *****

Know all men by these presents that we, FRANK P. HUNGATE, II and MARY M. SHAW, AND WILLIAM E. HOLTGRAVE and BARBARA J. HOLTGRAVE, Trustees of the William E. Holtgrave and Barbara J. Holtgrave Trust dated October 18, 2005, are the owners in fee of the lands shown on this Partition Plat, more particularly described in the Surveyor's Certificate and have caused the same to be Partitioned into the Parcels as shown on Sheets 2 and 3; and do hereby make and establish the Ingress-Egress Easement (IEE) as shown on Sheets 2 and 3 for the benefit of and use by Parcels 1 and 2; and do hereby make and establish the Fuel Break Easements for Parcels 1 & 2 as noted, the Water Line Easement for Parcel 2 and the Shared Well Easement for Parcels 1 & 2 as shown on Sheet 2.

Frank P. Hungate II
FRANK P. HUNGATE, II

Mary M. Shaw
MARY M. SHAW

William E. Holtgrave
WILLIAM E. HOLTGRAVE, Trustee
William E. Holtgrave and Barbara J. Holtgrave Trust dated October 18, 2005

Barbara J. Holtgrave
BARBARA J. HOLTGRAVE, Trustee
William E. Holtgrave and Barbara J. Holtgrave Trust dated October 18, 2005

STATE OF OREGON) ss
COUNTY OF JACKSON)

PERSONALLY appeared the above named Frank P. Hungate, II and Mary M. Shaw and acknowledged the foregoing instrument to be their voluntary act and deed.

Dated this 9th day of August 20 07

Karen L. Lafitte
Karen L. Lafitte Notary Public - Oregon
Commission No. 402251
My Commission Expires March 20, 2010

STATE OF OREGON) ss
COUNTY OF JACKSON)

PERSONALLY appeared the above named William E. Holtgrave and Barbara J. Holtgrave and acknowledged the foregoing instrument to be their voluntary act and deed and was signed on behalf of said Trust.

Dated this 9th day of August 20 07

Karen L. Lafitte
Karen L. Lafitte Notary Public - Oregon
Commission No. 402251
My Commission Expires March 20, 2010

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

PURPOSE: To survey and monument three parcels created through a Land Partition/Property Line Adjustment. See JCDPD File No. ZON2006-01182.

PROCEDURE: The exterior of the subject tracts were surveyed and monumented by this office previously. See FS16775 & 18605. Computed the position of the parcel corners as requested and set monuments as shown on Sheets 2 & 3.

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
James E. Hibbs
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

James E. Hibbs
OREGON
JULY 17, 1988
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-09

RECEIVED
DATE 10/30/07 BY AKC
This survey consists of:
3 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

SHEET 1 OF 3
07141FM

SURVEY FOR:

FRANK HUNGATE &
WILLIAM HOLTGRAVE
4044 DARK HOLLOW ROAD
MEDFORD, OR 97501

SURVEY BY:

L.J. FRIAR & ASSOCIATES, P.C.
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JULY 11, 2007

PARTITION PLAT NO. P-66-2007

Located in the S.E. 1/4 of Section 11,
T.38S, R.2W, W.M. Jackson County, OR
(File No. ZON2006-01182)
CF

LEGEND:

- ⊙ = FOUND COUNTY SURVEYOR'S BRASS CAPPED MONUMENT & ACCESSORIES.
- = FD. 5/8" IRON PIN AS NOTED.
- = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER FS16775 OR 18605.
- = SET 5/8" X 24" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- FS = FILED SURVEY #.
- () = DEED RECORD DATA.
- DR = DEED RECORD.
- X- = FENCE LINE.
- C1 = SEE CURVE DATA TABLE.
- JCDR = JACKSON COUNTY DEED RECORDS.
- IEE = INGRESS-EGRESS EASEMENT FOR PARCELS 1 & 2.
- L1 = SEE LINE DATA TABLE.

EASEMENTS PER SUBDIVISION GUARANTEE

- 1) EASEMENT FOR ELECTRIC TRANSMISSION PER V.214, P.526 & V.340, P.134, JCDR. CANNOT BE LOCATED DUE TO UNSPECIFIC LEGAL DESCRIPTION BUT MAY AFFECT SUBJECT PROPERTY.
- 2) EASEMENT FOR IRRIGATION FACILITIES PER V.503, P.395 & V.503, P.476, JCDR. CANNOT BE LOCATED DUE TO UNSPECIFIC LEGAL DESCRIPTION BUT MAY AFFECT SUBJECT PROPERTY.
- 3) INGRESS-EGRESS EASEMENT PER DOC. 87-18264, ORJCO DOES NOT LIE WITHIN SUBJECT PROPERTY.

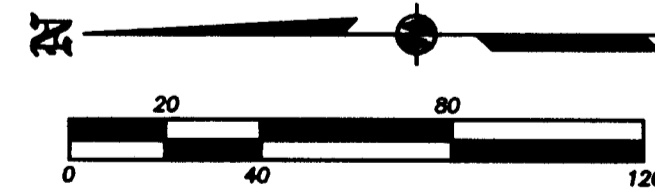
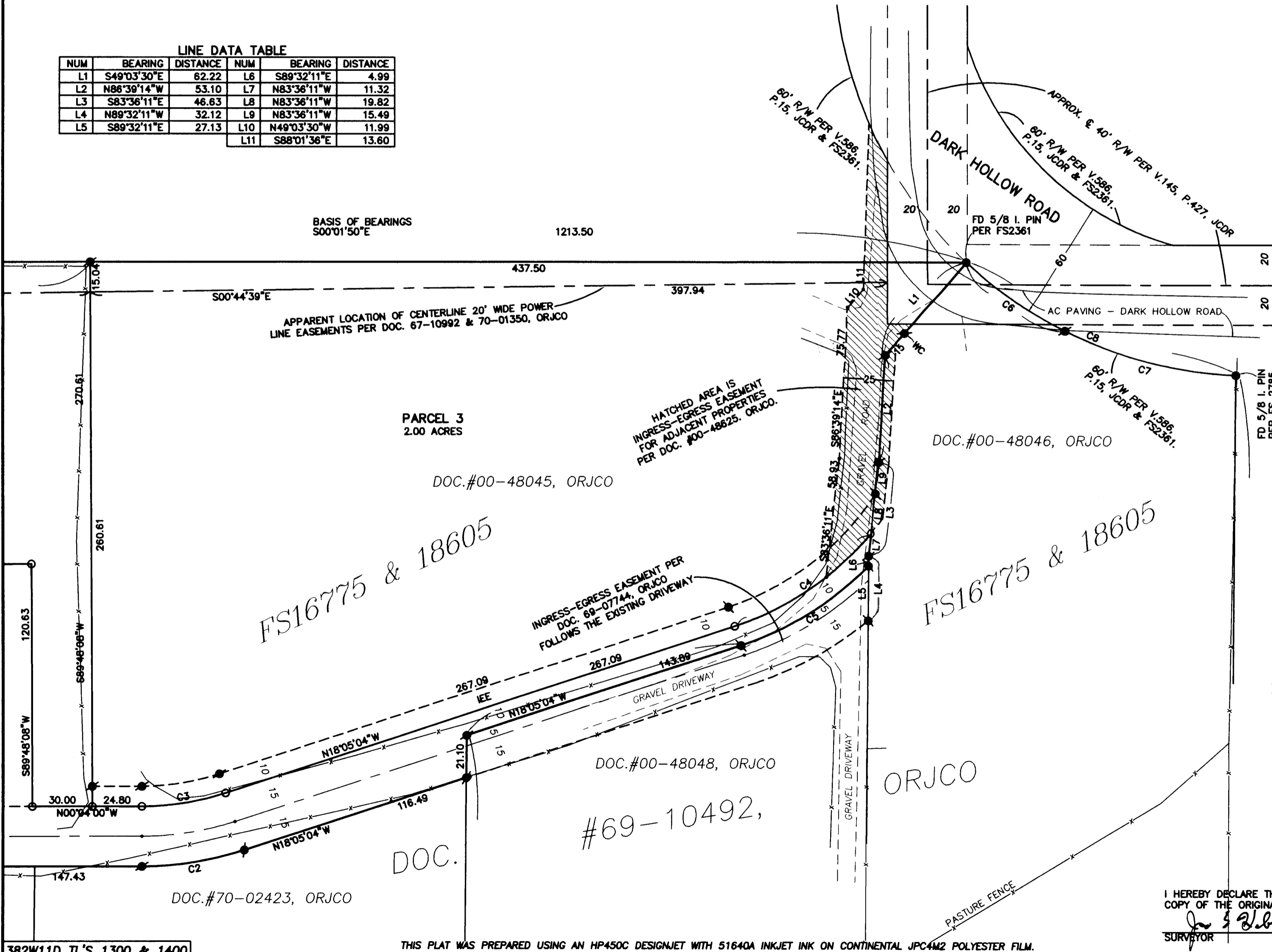
CURVE DATA TABLE

NUM	DELTA	ARC	RADIUS	CHORD
C1	40°24'59"	59.96	85.00	N20°16'30"W 58.72
C2	18°01'03"	51.89	165.00	N09°04'32"W 51.67
C3	18°01'03"	42.45	135.00	S09°04'32"E 42.28
C4	31°53'47"	83.50	150.00	S34°01'57"E 82.43
C5	27°08'12"	75.78	180.00	N31°39'10"W 75.07
C6	16°30'37"	60.24	209.05	S34°47'55"W 60.03
C7	24°18'20"	88.68	209.05	S14°23'27"W 88.02
C8	40°48'56"	148.92	209.05	S22°38'45"W 145.79
C9	33°35'11"	84.09	143.46	N06°55'15"W 82.89
C10	111°34'21"	242.11	124.33	S00°01'50"E 205.63

LINE DATA TABLE

NUM	BEARING	DISTANCE	NUM	BEARING	DISTANCE
L1	S49°03'30"E	62.22	L6	S89°32'11"E	4.99
L2	N86°39'14"W	53.10	L7	N83°36'11"W	11.32
L3	S83°36'11"E	46.63	L8	N83°36'11"W	19.82
L4	N89°32'11"W	32.12	L9	N83°36'11"W	15.49
L5	S89°32'11"E	27.13	L10	N49°03'30"W	11.99
			L11	S88°01'36"E	13.60

BASIS OF BEARINGS
S00°01'50"E



REGISTERED PROFESSIONAL LAND SURVEYOR

James E. Hibbs
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-09

RECEIVED
DATE 10/30/07 BY *CF*
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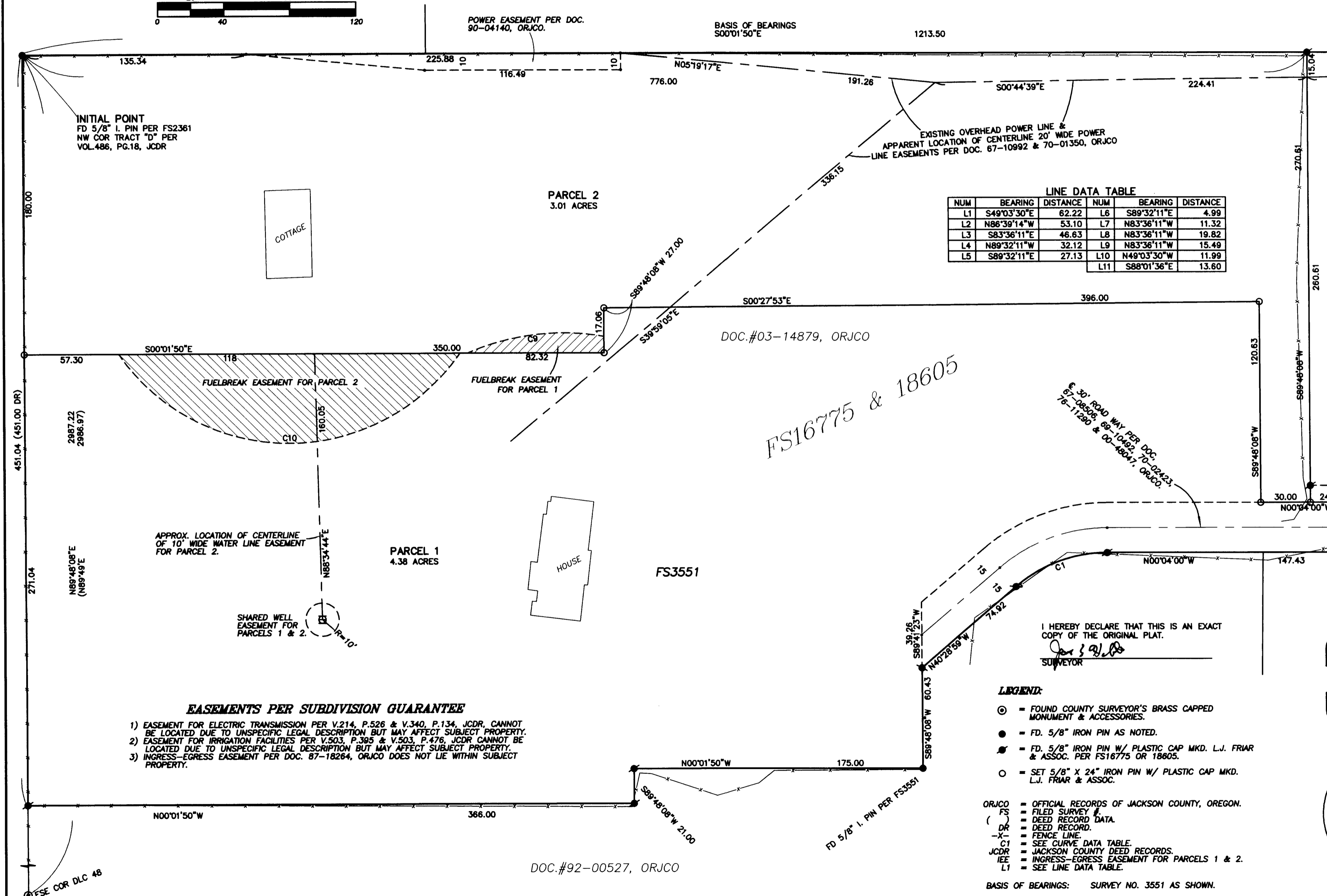
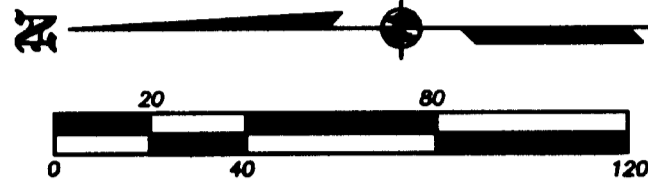
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BASIS OF BEARINGS: SURVEY NO. 3551 AS SHOWN.
UNIT OF MEASUREMENT: FEET SCALE: 1" = 40'

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SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

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SHEET 2 OF 3
07141FM