

APPROVALS:

John Adam TALENT PLANNING DEPARTMENT 12/21/2007 DATE

EXAMINED AND APPROVED THIS 21st DAY OF December, 2007

Robert Jackson COUNTY SURVEYOR

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, THAT WE, GLENN H. BERK AND GAIL A. BERK, TRUSTEES OF THE GLENN H. BERK U.T.A.D. AND THE GAIL A. BERK U.T.A.D. ARE THE OWNERS OF THE LANDS HEREON DESCRIBED...

Glenn H. Berk TRUSTEE

STATE OF OREGON) COUNTY OF JACKSON) SS

PERSONALLY APPEARED THE ABOVE NAMED GLENN H. BERK, TRUSTEE OF THE GLENN H. BERK U.T.A.D. AND THE GAIL A. BERK U.T.A.D., THIS 21 DAY OF December, 2007 AND ACKNOWLEDGED THE FORGOING TO BE HIS VOLUNTARY ACT AND DEED.

BEFORE ME: Lanni G. Miller NOTARY PUBLIC, STATE OF OREGON COMMISSION NO. 412791 MY COMMISSION EXPIRES Jan. 20, 2011

Gail A. Berk TRUSTEE

STATE OF OREGON) COUNTY OF JACKSON) SS

PERSONALLY APPEARED THE ABOVE NAMED GAIL A. BERK, TRUSTEE OF THE GLENN H. BERK U.T.A.D. AND THE GAIL A. BERK U.T.A.D., THIS 21 DAY OF December, 2007 AND ACKNOWLEDGED THE FORGOING TO BE HIS VOLUNTARY ACT AND DEED.

BEFORE ME: Lanni G. Miller NOTARY PUBLIC, STATE OF OREGON COMMISSION NO. 412791 MY COMMISSION EXPIRES Jan. 20, 2011

** RECEIVED ** Date 12-26-07 By HED This survey consists of 2 sheet(s) Map 0 page(s) Narrative JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

SHAWN KAMPMANN 2883 LS

RENEWAL DATE: 6/30/2009

SURVEYED BY: POLARIS LAND SURVEYING LLC P.O. BOX 459 ASHLAND, OREGON 97520 (541) 482-5009

DATE: OCTOBER 3, 2007 PROJECT NO. 422-06

Assessor's Map No. 38 1W 23B, Tax Lot 1800

MINOR LAND PARTITION PARTITION PLAT NO. P-2007 P-81-2007

LOCATED IN NORTHWEST QUARTER OF SECTION 23 TOWNSHIP 38 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN CITY OF TALENT, JACKSON COUNTY, OREGON

FOR Glenn & Gail Berk

300 North Pacific Highway Talent, Oregon 97540

SURVEYOR'S CERTIFICATE

I, SHAWN KAMPMANN, DULY REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH THE PROPER MONUMENTS AS PROVIDED BY LAW...

COMMENCING AT THE SOUTHEAST CORNER OF DONATION LAND CLAIM NO. 59 IN TOWNSHIP 38 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON; THENCE NORTH 89°53'31" WEST, ALONG THE SOUTH LINE OF SAID CLAIM NO. 59, A DISTANCE OF 702.47 FEET; THENCE NORTH 11°41'51" WEST, LEAVING SAID SOUTH LINE, 40.85 FEET TO A 5/8 INCH IRON PIN AT THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 99-44116A...

EXCEPTING THEREFROM, THAT PORTION DEEDED TO THE STATE OF OREGON, BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION BY DEED RECORDED NOVEMBER 9, 2004 AS INSTRUMENT NO. 2004-065500 OF SAID OFFICIAL RECORDS.

I HEREBY CERTIFY THAT THIS PLAT IS AN EXACT COPY OF THE ORIGINAL.

Shawn Kampmann SURVEYOR

SURVEY NOTES:

THE FOLLOWING ENCUMBRANCES ARE EITHER BLANKET IN NATURE, OR OTHERWISE INSUFFICIENTLY DESCRIBED, AND THEREFORE CAN NOT BE SHOWN GRAPHICALLY ON THIS PLAT.

- 1 RIGHT-OF-WAY AND EASEMENT RECORDED JANUARY 27, 1921 TO PACIFIC TELEPHONE AND TELEGRAPH COMPANY AS DESCRIBED WITHIN VOLUME 133, PAGE 87 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.
2 EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED DECEMBER 14, 1937 TO PACIFIC TELEPHONE AND TELEGRAPH COMPANY AS DESCRIBED IN VOLUME 215, PAGE 303 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.
3 EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, RECORDED MAY 26, 1950 TO PACIFICORP AS DESCRIBED IN VOLUME 334, PAGE 289 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.
4 EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, RECORDED JULY 17, 1960 TO PACIFICORP AS DESCRIBED IN VOLUME 492, PAGE 413 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.
5 EASEMENT FOR WATER PIPELINES, RECORDED NOVEMBER 9, 1961 FOR ADJACENT PROPERTIES AS DESCRIBED IN VOLUME 516, PAGE 322 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.
6 EASEMENT FOR TELECOMMUNICATION FACILITIES, RECORDED OCTOBER 11, 1993 TO U.S. WEST, DESCRIBED WITHIN INSTRUMENT NO. 93-34019 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

RECORDING:

FILED FOR RECORD THIS 26th DAY OF December, 2007 AT 3:24 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT NO. P-81-2007 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON, INDEX VOLUME 18, PAGE 81.

Rathleen S. Beckett COUNTY CLERK Sonja S. Morgan DEPUTY

COUNTY SURVEYOR FILE NO. 19888

TAX STATEMENT APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF 12-26, 2007.

Deputy 12/26/07 TAX COLLECTOR DATE Nathan C McAlvey deputy 12/26/07 ASSESSOR DATE

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

PURPOSE: TO SURVEY AND MONUMENT A LAND PARTITION OF THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 92-10362 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 38 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN.

PROCEDURE: UTILIZING AN ELECTRONIC LEICA TCRA 1203 ROBOTIC TOTAL STATION WITH RANGING PRISMS, IN CONJUNCTION WITH SURVEY CONTROL PREVIOUSLY ESTABLISHED BY THIS OFFICE IN THE PERFORMANCE OF CLEARVIEW OF TALENT SUBDIVISION, I SURVEY THE LAND AS SHOWN HEREON. THE SUBJECT PROPERTY IS BOUNDED BY SUNCREST ROAD TO THE SOUTH, WHICH RUNS ALONG THE SOUTH 40.00 FEET OF DONATION LAND CLAIM NO. 59. THE WESTERLY BOUNDARY IS ADJACENT TO RELOCATED ROGUE VALLEY HIGHWAY (U.S. HIGHWAY 99). THE EASTERLY BOUNDARY LIES ADJACENT TO AUTUMN RIDGE SUBDIVISION. THE PURPOSE OF THIS PARTITION IS TO CREATE TWO LEGAL PARCELS ON EITHER SIDE OF THE RECENTLY ACQUIRED RIGHT OF WAY BY THE STATE OF OREGON IN RELOCATING THE ALIGNMENT OF COLVER ROAD THAT NOW BISECTS THROUGH THE MIDDLE OF THE ORIGINAL PARENT TRACT. THIS RIGHT OF WAY CONVEYANCE WAS DESCRIBED BY REFERENCES TO OREGON DEPARTMENT OF TRANSPORTATION (O.D.O.T.) ROAD ALIGNMENT STATIONING USING METRIC UNITS AND THE 1983 OREGON STATE PLANE "GRID" COORDINATE SYSTEM PER INSTRUMENT NO. 2004-65500, BUT IT DID NOT INDICATE A SPECIFIC BASIS OF POSITION TO USE FOR APPLYING LOCAL SCALE FACTORS OR CONVERGENCE ANGLES NEEDED TO DETERMINE "TRUE" GEODETIC POSITIONING. THE CENTERLINE DESCRIPTION COMMENCED AT THE SOUTHEAST CORNER OF DONATION LAND CLAIM NO. 59 AND MADE CALLS FROM THE CORNER RUNNING NORTH, 11.235 METERS (39.86 FEET) AND WEST, 177.934 METERS (583.77 FEET) TO STATION 10+000.000, AND CONTINUED BY METES AND BOUNDS THROUGH THE SUBJECT TRACT. THE DESCRIPTION IS VERY UNUSUAL BY THE FACT THAT THE BEGINNING STATIONING (10+000.000) DOES NOT LIE ON ANY KNOWN STREET OR ROAD CENTERLINE, NOR ON ANY OTHER SORT OF SURVEY LINE OR PROPERTY CORNER, BUT ONLY A THEORETICAL POINT IN SPACE. THIS CREATED MUCH DIFFICULTY IN TRYING TO LAY OUT THE RIGHT OF WAY DEEDED LOCATION, ESPECIALLY SINCE RIGHT OF WAY MONUMENTS HAD NOT BEEN SET BY THE STATE UNTIL LONG AFTER THIS SURVEY WAS INITIATED. I ROTATED THE DEED GRID BEARINGS TO "TRUE" GEODETIC WITH THE CALCULATED CONVERGENCE ANGLE AT SAID D.L.C. CORNER, BUT THE CALCULATED RIGHT OF WAY WAS NOT FITTING VERY WELL WITH THE RELOCATED STREET IMPROVEMENTS. RECENTLY, O.D.O.T. MONUMENTED THE NEW RIGHT OF WAY WHICH CONSISTED OF NUMEROUS SHORT TANGENT SECTIONS BASED ON CONTINUOUS VARIABLE OFFSETS FROM THE CENTERLINE, RESULTING IN A VIRTUAL FENCE OF GUARD POSTS ALONG BOTH SIDES OF THE SHORT RIGHT OF WAY. AFTER TYING ALL THESE MONUMENTS IN TO THIS SURVEY, I WAS STILL ENDING UP WITH DISCREPANCIES BETWEEN THE DEED DESCRIBED RIGHT OF WAY AND THE O.D.O.T. SURVEYED RIGHT OF WAY LOCATION. I DECIDED TO HOLD THE O.D.O.T. MONUMENTED LOCATION FOR RELOCATED COLVER ROAD WHICH FITS RELATIVELY WELL IN THE EAST-WEST AXIS, BUT MISSES THE SOUTHEAST CORNER OF D.L.C. NO. 59 BY OVER HALF OF A FOOT IN THE NORTH-SOUTH AXIS. O.D.O.T. FILED SURVEY NO. 19696 USED N.G.S. STATION "TALENT" AS THE BASIS FOR COORDINATES, BUT THE ROTATIONAL ANGLE ON THE N.G.S. DATA SHEET FOR THAT STATION DIFFERS FROM THE O.D.O.T. MONUMENTED BEARING BY 00°00'44". REGARDLESS, I HELD THE RIGHT OF WAY MONUMENTS IN THEIR POSITIONS AS FOUND IN THE PERFORMANCE OF THIS SURVEY SINCE I COULD NOT RESOLVE THE O.D.O.T. DISCREPANCY IN MEASUREMENT TO THE SOUTHEAST CORNER OF DONATION LAND CLAIM NO. 59.

MINOR LAND PARTITION
PARTITION PLAT NO. P- 81-2007

LYING SITUATE IN
NORTHWEST QUARTER OF SECTION 23
TOWNSHIP 38 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN
CITY OF TALENT, JACKSON COUNTY, OREGON

FOR
Glenn & Gail Berk

300 North Pacific Highway
Talent, Oregon 97540

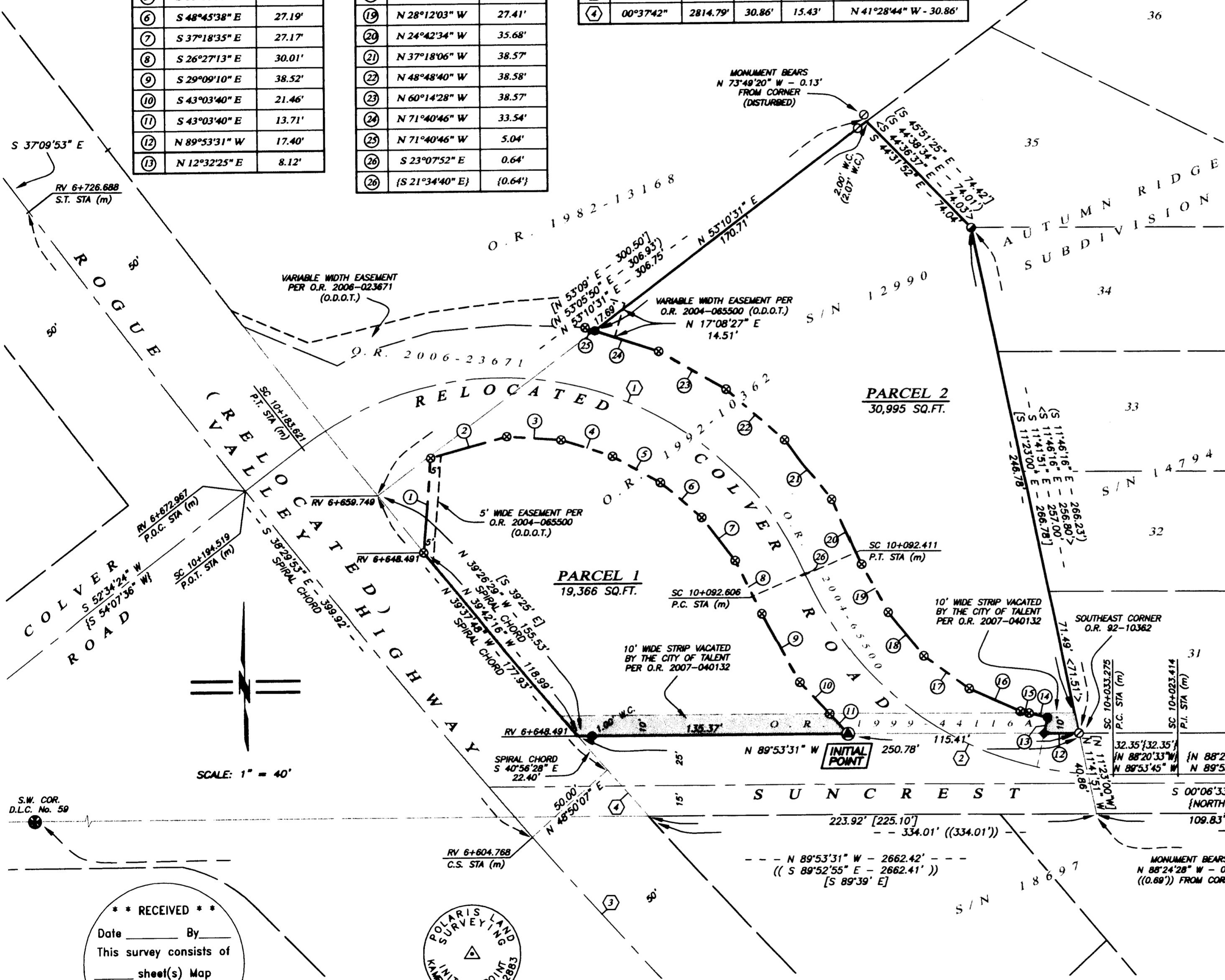
LEGEND

- ⊙ 2 1/2" BRASS CAP - D.L.C. CORNER PER JACKSON COUNTY SURVEYOR RE-ESTAB. NOTES (RECOVERED)
- ⊙ 2 1/2" BRASS CAP IN CONCRETE STAMPED "L.S. 2349" PER AUTUMN RIDGE SUBDIVISION - S/N 14794 & 18166 (RECOVERED)
- ⊗ 5/8" IRON PIN w/ 2" ALUMINUM CAP MARKED "ODOT, RIGHT OF WAY" PER S/N 19696 (RECOVERED)
- 5/8" IRON PIN w/ RED PLASTIC CAP MARKED "D. MINNECL, LS 2349" PER S/N 14794 (RECOVERED)
- 1" O.D. IRON PIPE w/ RED PLASTIC CAP MARKED "STEWART LS 2057" PER S/N 18697 (RECOVERED)
- 5/8" IRON PIN WITHOUT MARKINGS PER S/N 12990 & 14794 (RECOVERED)
- 5/8"x 30" IRON PIN w/ 2" ALUMINUM CAP "INITIAL POINT" MARKED PER MONUMENT DETAIL (ESTABLISHED)
- 5/8"x 24" IRON PIN w/ ORANGE PLASTIC CAP MARKED "KAMPMANN PLS 2883" (ESTABLISHED)
- ◆ 3/8"x 1" CONCRETE (MAG) NAIL AND 1" BRASS WASHER STAMPED "POLARIS LS 2883" (ESTABLISHED)
- PROPERTY LINE
- - - PARTITION LINE
- BOUNDARY LINE
- - - CENTERLINE
- - - EASEMENT LINE
- O.R. OFFICIAL RECORDS, JACKSON COUNTY CLERK
- D.L.C. DONATION LAND CLAIM
- W.C. WITNESS CORNER REFERENCE MONUMENT, AS DESCRIBED
- S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
- O.D.O.T. OREGON DEPARTMENT OF TRANSPORTATION
- STA O.D.O.T. - METRIC STATIONING PER S/N 17937 & 19696
- RV O.D.O.T. - METRIC STATIONING FOR ROGUE VALLEY HIGHWAY
- SC O.D.O.T. - METRIC STATIONING FOR SUNCREST ROAD
- [] DEED RECORD PER O.R. 1992-10362
- { } O.D.O.T. - DEED & SURVEY RECORD PER O.R. 2004-065500 & S/N 19696
- () SURVEY RECORD PER S/N 12990 (HIBBS)
- (()) SURVEY RECORD PER S/N 18697 (BRADSHAW)
- < > SURVEY RECORD PER S/N 14794 AUTUMN RIDGE SUBDIVISION

| FLAG | BEARING | DISTANCE |
|------|---------------|----------|
| 1 | N 04°47'50" E | 47.50' |
| 2 | N 74°27'16" E | 39.32' |
| 3 | S 85°58'38" E | 27.09' |
| 4 | S 71°42'28" E | 27.20' |
| 5 | S 60°16'37" E | 27.18' |
| 6 | S 48°45'38" E | 27.19' |
| 7 | S 37°18'35" E | 27.17' |
| 8 | S 26°27'13" E | 30.01' |
| 9 | S 29°09'10" E | 38.52' |
| 10 | S 43°03'40" E | 21.46' |
| 11 | S 43°03'40" E | 13.71' |
| 12 | N 89°53'31" W | 17.40' |
| 13 | N 12°32'25" E | 8.12' |

| FLAG | BEARING | DISTANCE |
|------|-----------------|----------|
| 14 | N 77°24'39" W | 9.58' |
| 15 | N 77°24'39" W | 4.36' |
| 16 | N 65°58'06" W | 27.86' |
| 17 | N 54°35'30" W | 27.84' |
| 18 | N 39°43'05" W | 27.70' |
| 19 | N 28°12'03" W | 27.41' |
| 20 | N 24°42'34" W | 35.68' |
| 21 | N 37°18'06" W | 38.57' |
| 22 | N 48°48'40" W | 38.58' |
| 23 | N 60°14'28" W | 38.57' |
| 24 | N 71°40'46" W | 33.54' |
| 25 | N 71°40'46" W | 5.04' |
| 26 | S 23°07'52" E | 0.64' |
| 27 | {S 21°34'40" E} | {0.64'} |

| FLAG | Δ | R | A | T | CHORD |
|------|------------|-----------|-----------|---------|---------------------------|
| 1 | 104°17'43" | 164.04' | 298.60' | 211.08' | N 75°16'44" W - 259.05' |
| 1 | | {164.04'} | {298.60'} | | {N 73°43'32" W - 259.05'} |
| 2 | 67°45'51" | 164.04' | 194.01' | 110.16' | N 57°00'49" W - 182.90' |
| 2 | | {164.04'} | {194.02'} | | {N 55°27'37" W - 182.90'} |
| 3 | 07°31'47" | 2864.79' | 376.48' | 188.51' | N 44°55'46" W - 376.21' |
| 4 | 00°37'42" | 2814.79' | 30.86' | 15.43' | N 41°28'44" W - 30.86' |



SCALE: 1" = 40'

S.W. COR. D.L.C. No. 59

** RECEIVED **
Date _____ By _____
This survey consists of _____ sheet(s) Map _____ page(s) Narrative _____
JACKSON COUNTY SURVEYOR



MONUMENT DETAIL
2" ALUMINUM CAP ON
5/8"x 30" IRON PIN

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE SOUTH LINE OF DONATION LAND CLAIM NO. 59, HAVING A RECORD PLAT BEARING OF NORTH 89°53'31" WEST, AS REFERENCED ON CLEARVIEW OF TALENT SUBDIVISION.

REGISTERED PROFESSIONAL LAND SURVEYOR

Shawn Kampmann

OREGON
JULY 14, 1998
SHAWN KAMPMANN
2883 LS

RENEWAL DATE: 6/30/2009

MONUMENT BEARS
S 00°01'48" W - 0.08'
FROM CORNER

I HEREBY CERTIFY THAT THIS PLAT IS AN EXACT COPY OF THE ORIGINAL.

Shawn Kampmann
SURVEYOR

SURVEYED BY:
POLARIS LAND SURVEYING LLC
P.O. BOX 459
ASHLAND, OREGON 97520
(541) 482-5009

DATE: OCTOBER 3, 2007
PROJECT NO. 422-06

FILE: SURVEYS422-06\BERK PARTITION PLAT.DWG SHEET 2 of 2