FILE NO.: SUB2006-00040 (MP) FILE NO.: ZON2006-01998 (V)

# Partition Plat No.

P-27-2008

LYING WITHIN

THE NORTHEAST AND SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 36 SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON

## DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, BRADLEY D. TOMPKINS AND SARAH M. TOMPKINS, HUSBAND AND WIFE, 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 HEREON, AND DO HEREBY CREATE THE 20-FOOT WIDE ACCESS EASEMENT ACROSS PARCEL 1 FOR THE BENEFIT OF PARCEL 2, AS SHOWN HEREON.

SARAH M. TOMPKINS

STATE OF OREGON

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15 DAY OF ACKNOWLEDGED THIS TO BE HIS VOLUNTARY ACT AND DEED.

, 2008, BY BRADLEY D. TOMPKINS AND

Gena Whipple

396649 COMMISSION NO. 10.22-09 MY COMMISSION EXPIRES



STATE OF OREGON COUNTY OF JACKSON )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15 DAY OF ACKNOWLEDGED THIS TO BE HER VOLUNTARY ACT AND DEED.

2008, BY SARAH M. TOMPKINS AND

Gena Whipple PRINTED NAME

396649

COMMISSION NO.

10.22.09 MY COMMISSION EXPIRES



#### **APPROVALS**

04/21/08

JACKSON COUNTY DEVELOPMENT SERVICES DEPARTMENT [FILES: SUB2006-00040 (MP) & ZON2006-01998 (V)]

EXAMINED AND APPROVED THIS IST DAY OF Opril , 2008.

# TAX STATEMENT

ALL FEES, TAXES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF HPRIL 22 2008.

SURVEYOR'S CERTIFICATE

BEGINNING AT THE FOUND BRASS CAP MONUMENTING THE EAST ONE-QUARTER CORNER OF SECTION 25, TOWNSHIP 36 SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON; THENCE NORTH 00"15'51" WEST, ALONG THE EAST BOUNDARY OF SAID SECTION 25, A DISTANCE OF 634.08 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF INTERSTATE HIGHWAY NO. 5; THENCE, LEAVING SAID EAST BOUNDARY, NORTH 70"53'11" WEST, ALONG SAID RIGHT-OF-WAY, 581.81 FEET; THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY, NORTH 87"36"41" WEST 115.05 FEET TO THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 25; THENCE, LEAVING SAID RIGHT-OF-WAY, SOUTH 00"14"49" EAST, ALONG SAID WEST LINE, 826.507 FEET TO THE EAST-WEST CENTERLINE OF SAID SECTION 25; THENCE, ALONG SAID EAST-WEST CENTERLINE, SOUTH 89'45'07" EAST 664.055 FEET TO THE INITIAL POINT OF BEGINNING.

I, KERRY K. BRADSHAW, A DULY REGISTERED SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT THIS PLAT 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

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL OF LAND:

THE EAST HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 25, TOWNSHIP 36 SOUTH, RANGE 3 WEST, WILLAMETTE

COPY OF THE ORIGINAL PLAT.

REGISTERED **PROFESSIONAL** LAND SURVEYOR

ÓREGON JULY 16, 1987 KERRY K. BRADSHAW 2271

EXP. 12-31-09

# RECORDING STATEMENT

FILED FOR RECORD THIS  $22^{\circ}$  DAY OF 2008 AT 9.37 O'CLOCK 4 M. AND RECORDED AS

P-27-2008 of the "records of partition plats" in Jackson county, oregon.

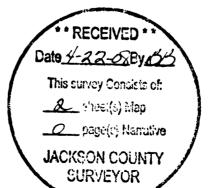
20008 FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS SURVEY No.

### NARRATIVE

#### **PURPOSE:**

TO PARTITION THAT PARCEL OF LAND DESCRIBED IN INSTRUMENT NO. 2006-030984 AS DIRECTED BY THE CLIENT AND AS APPROVED BY THE JACKSON COUNTY DEVELOPMENT SERVICES DEPARTMENT.

ASHTECH PRO-MARK 2 STATIC RECEIVERS WERE USED TO ESTABLISH CONTROL AND TO TIE FOUND MONUMENTS AT THE NORTH, CENTER AND EAST QUARTER CORNERS AND THE NORTHEAST SECTION CORNER OF SECTION 25. A NIKON DTM 520 TOTAL STATION WAS USED TO TIE FOUND MONUMENTS FROM FILED SURVEY NUMBERS 3325 AND 8397 AND FOUND STATE HIGHWAY RIGHT-OF-WAY MONUMENTS. SAID FOUND MONUMENTS AND DEED RECORD WERE USED TO CONTROL THE BOUNDARY, AS SHOWN HEREON. THE PARCELS WERE MONUMENTED PER CLIENT INSTRUCTION AND THIS PLAT PREPARED.



PREPARED JOB #: 07-013

TIMBERLINE LAND SURVEYING, INC. LAND SURVEYING-WATER RIGHT'S KERRY K. BRADSHAW, P.L.S. - C.W.R.E.

P.O. BOX 3064 CENTRAL POINT, OREGON 97502

FOR:

PHONE: (541) 664-2878 FAX: (541) 664-7863

DATE: 04-11-08 DRAWN BY: TEB

CHECKED BY: KKB

**BRAD & SARAH TOMPKINS** 

P.O. BOX 570 **GOLD HILL, OREGON 97525** FILE NAME: \07-013 Brad Tompkins\BradTompkinsFinal.dwg SHEET 1 OF 2

ASSESSOR'S MAP NO.: 36-3W-25 TL 4801

FILE NO .: SUB2006-00040 (MP) Date 4-22-08 BVB/ Partition Plat No. P-27-2008 FILE NO.: ZON2006-01998 (V) This survey Consists of: 2 sheet(s) Map 0 LYING WITHIN 0 D\_\_\_page(s) Narrative THE NORTHEAST AND SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 36 SOUTH, RANGE 3 WEST, 0 JACKSON COUNTY WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON  $\infty$ SURVEYOR - - FOUND BRASS CAP FOUND BRASS CAP--NE CORNER SECTION 25 NORTH 14 CORNER N89'41'51"W 2653.06' (N89'43'25"W 2653.53', FS 3225) 663.265 25 30 1326.53 663.265 O - FOUND % INCH IRON PIN STATE HIGHWAY RIGHT-OF-WAY MONUMENT ☑ - FOUND % INCH IRON PIN PER FS 3325 - SET %" X 24" REBAR WITH YELLOW PLASTIC CAP STAMPED "BRADSHAW, LS 2271" ⊗ - SET %" X 30" REBAR WITH YELLOW PLASTIC CAP STAMPED "BRADSHAW, LS 2271" INST. NO. - INSTRUMENT NUMBER FS - FILED SURVEY IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR N00"11"45"W 2655.84" ] - COMPUTED BEARING AND DISTANCE PER RECORD DATA FROM FILED SURVEYS 2019. DETAIL (NO SCALE) (N87'36'10"W, FS 3325) SEE DETAIL (2655.40', N87'36'41"W 115.05' N87'36'41"W 115.05' INST. NO. 2003-76843 FS 3325 PARCEL 1 PARCEL 1 (N00"16"35"W 5.6 ACRES C/L OF EXISTING ROADWAY FOR NON-OF BEARINGS) EXCLUSIVE INGRESS\EGRESS EASEMENT NOTE PER INSTRUMENT NO. 95-33403. —20' WIDE ACCESS EASEMENT FOR THE BENEFIT OF PARCEL 2.
—SEE EASEMENT DETAIL THE CONDITIONS OF THE APPROVAL FROM LAND USE CASE FILE #ZON2006-01998 APPLY TO BOTH LOTS WITHIN THE PLAT. -20.00 LINE BEARING DISTANCE N89'44'53"W 663.94' N 84'25'04" E 13.14' **ENCUMBRANCE NOTE** N 00'37'44" E ← DILAPIDATED FENCE REMNANT 249.58' THE ELECTRICITY RIGHT-OF-WAY GRANTED PER INSTRUMENT NO. 66-11997 N 00°14'49" W 143.27 L3 ထွ FS MAY AFFECT THIS PROPERTY, BUT IS NOT LOCATABLE. N 89'45'11" E L4 20.00' S 00°14'49" E L5 20.00 BASIS OF BEARINGS S 89'45'11" W L6 20.00' PARCEL 2 L7 S 00°14'49" E 10.00 THE MONUMENTED LINE BETWEEN THE CENTER AND NORTH ONE-QUARTER CORNERS N 89'45'11" E 25.9± ACRES 20.00' OF SECTION 25 SHOWN AS NOOM1'45"W ON FILED SURVEY NO. 8397. FS 8397 1328.11 664.055 664.055 FOUND 1-16" IRON PIPE PER FS 8397 (N89'44'53"W 2656.68', FS 8397) N89'45'07"W 2656.22' CENTER 1/4 CORNER INITIAL POINT FOUND BRASS CAP EAST 14 CORNER EASEMENT DETAIL (NO SCALE) COMPUTED EAST HALF OF THE NE 1/4 OF THE SE 1/4 (NOT SURVEYED) C/L OF EXISTING ROADWAY FOR PARCEL 1 NON-EXCLUSIVE INGRESS\EGRESS EASEMENT PER INSTRUMENT NO. 95-33403. SCALE: 1'' = 200'REGISTERED PROFESSIONAL LAND SURVEYOR -20' WIDE ACCESS EASEMENT FOR THE BENEFIT OF PARCEL 2. [S00'00'29' OREGON JULY 16, 1987 N89'44'53"W 663.94' KERRY K. BRADSHAW 2271 EXP. 12-31-09 PARCEL 2 [1324.96'] [662.48'] [662.48'] [S89°51'25"E 2649.92'] COPY OF THE ORIGINAL PLAT. [N89°57'45"W 2643.64'] COMPUTED SOUTH 1/4 CORNER PER FS 8397 COMPUTED SE CORNER SECTION 25 PER FS 3325 TIMBERLINE LAND SURVEYING, INC. CHORD LENGTH | CHORD BEARING DELTA ANGLE RADIUS ARC LENGTH LAND SURVEYING-WATER RIGHT'S 25.00' 39.27 35.36 N 45'14'49" W 90,00,00, C1 KERRY K. BRADSHAW, P.L.S. - C.W.R.E. N 44'45'11" E P.O. BOX 3064 CENTRAL POINT, OREGON 97502 PHONE: (541) 664-2878 FAX: (541) 664-7863 PREPARED **BRAD & SARAH TOMPKINS** FOR: DATE: 04-11-08 P.O. BOX 570 **GOLD HILL, OREGON 97525** DRAWN BY: TEB ASSESSOR'S MAP NO.: 36-3W-25 TL 4801 CHECKED BY: KKB FILE NAME: \07-013 Brad Tompkins\Brad Tompkins Final.dwg | SHEET 2 OF 2