

# PARTITION PLAT NO. P-39-2008

Located in the Southeast One-quarter of Section 32 and the Southwest One-quarter of Section 33, Township 35 South, Range 1 West, Willamette Meridian, Jackson County, Oregon.

### DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, that Robert C. Husel, hereinafter referred to as Declarant, is the fee title owner of the real property depicted hereon and more particularly described in the "SURVEYOR'S CERTIFICATE" here-with, and has caused this tract of land to be surveyed and platted into parcels, as shown hereon, and the number of each parcel and the course and length of all lines are plainly set forth hereon and this plat is a correct representation of this partition.

IN WITNESS WHEREOF, I set my hand and seal this 27 day of March, 2008.

David M. Husel  
ROBERT C. HUSEL, TRUSTEE, BLUE SKY FAMILY TRUST  
DAVID M. HUSEL, His Attorney in Fact  
Pursuant to Inst. Number 2006-38552

STATE OF OREGON }  
County of Jackson } SS

Personally appeared before me the above named DAVID M. HUSEL, and acknowledged the foregoing instrument to be his voluntary act and deed.

WITNESS my hand and seal this 27<sup>th</sup> day of March, 2008.

Before me:  
Mark Neathamer  
Mark Neathamer NOTARY PUBLIC-OREGON  
COMMISSION NO.: 421242  
MY COMMISSION EXPIRES: Oct. 30<sup>th</sup> 2011

### SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

**PURPOSE:** Perform a boundary survey and prepare a Final Plat pursuant to Client's instructions and as approved by the Jackson County Planning Department.

**PROCEDURE:** Utilizing a Trimble 5600 Total Station and Trimble 5700 Global Positioning System (GPS), Trimble TSCe data collectors with Trimble Survey Controller software, all found monuments, as depicted hereon, were tied by closed loop traverse or by redundant observations. Records utilized for this survey: Instruments Numbered 02-038198, 00-017421 and 04-048594 of the Official Records of Jackson County, Oregon; Surveys Numbered 1692 and 2426, as filed in the office of the Jackson County Surveyor.

The East One-sixteenth corner common to Section 32 of Township 35 South, Range 1 West, and Section 5 of Township 36 South, Range 1 West, was searched for and not found. Computed said corner utilizing the original bearing trees per said Survey Number 1692. All found monuments northerly along the East One-sixteenth line were found to be off westerly due to apparent geological subsidence of the existing slope. Near the Center-East One-sixteenth corner, a 5/8-inch iron pin being exposed 0.9 foot, and leaning northwesterly was found and believed to be disturbed. Computed the original position for said Center-East One-sixteenth corner utilizing the original bearing trees per said Survey Number 1692. Utilizing the computed positions for said One-sixteenth corners, the West line of the East half of the Southeast One-quarter of Section 32 was established, as depicted hereon.

The east line was established by holding found monuments at the northeast corner of Instrument Number 00-017421, the southeast corner of Instrument Number 04-048594, and record data per SN 2426, establishing the westerly right of way of Mount Castle Drive.

Utilizing said established east and west lines described herein, established the north and south lines of the subject tract utilizing a found monument near the southwest corner thereof, record data per said Survey Number 2426 along Mount Castle Drive, and holding the record distance of 300.00 feet along the west boundary for the northwest corner thereof.

The monuments set for this survey were established on April 25 and 26, 2007.

### PREPARED FOR:

ROBERT HUSEL AND JAKE HUSEL  
1314 COURT ST  
MEDFORD, OR 97501

### SURVEYOR'S CERTIFICATE:

I, Cael E. Neathamer, a 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, the tract of land shown hereon and that this plat is a correct representation of said tract and that the following is an accurate description of the boundary:

All that real property located within the Southeast One-quarter of Section 32 and the Southwest One-quarter of Section 33, Township 35 South, Range 1 West, Willamette Meridian, Jackson County, Oregon, being more particularly described as follows:

Commencing at the East One-sixteenth section corner common to Section 32, Township 35 South, Range 1 West, Willamette Meridian, Jackson County, Oregon, and Section 5, Township 36 South, Range 1 West, Willamette Meridian, Jackson County, Oregon; thence North 00°16'35" East, along the West boundary of the East half of the Southeast Quarter of said Section 32, 2539.23 feet to the Northwest corner of that tract described in Instrument Number 2002-038198 of the Official Records of Jackson County, Oregon, and the TRUE POINT OF BEGINNING (from which a 5/8-inch iron pin per said Survey Number 2426, bears South 87°37'04" West, 1.71 feet); thence South 00°16'35" West, along said West boundary of the East half of the Southeast Quarter of said Section 32, 300.00 feet to the Southwest corner of said Instrument Number 2002-038198 (from which a 5/8-inch iron pin per Survey Number 2426, as filed in the office of the Jackson County Surveyor, bears North 89°57'11" East, 0.34 feet); thence along the southern, eastern and northern boundaries of said instrument the following courses and distances: thence North 89°57'11" East, 1462.64 feet to northwesterly right-of-way of Mount Castle Drive, being a point on a curve concave to the northwest, having a radius of 260.00 feet and a central angle of 15°43'12" (the long chord of which bears North 38°42'57" East, 71.11 feet); thence along said right of way the following courses and distances: along the arc of said curve, 71.33 feet; thence North 30°51'21" East, 147.61 feet; thence South 54°08'34" East, 10.00 feet to a point on a curve concave to the west, having a radius of 305.56 feet and a central angle of 24°32'00" (the long chord of which bears North 18°35'21" East, 129.84 feet); thence along the arc of said curve, 130.84 feet; thence leaving said right of way, South 89°57'11" West, 1631.35 feet to a point on aforesaid west boundary of the East half of the Southeast Quarter of said Section 32, and the Point of Beginning.

Cael E. Neathamer  
Surveyor

### NOTES:

This Partition Plat may be subject to the following matters of record:

Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of the Eagle Point Irrigation District.

The rights of the public in and to that portion of the herein described property lying within the limits of public roads, streets or highways.

An easement created by instrument, including the terms and provisions thereof, recorded October 26, 1965 as Volume 549 Page 61 of the Deed Records of Jackson County, Oregon, in favor of Pacific Power & Light Company for the transmission and distribution of electricity (the exact location of which is not defined).

An easement created by instrument, including the terms and provisions thereof recorded in Instrument. No. 87-00789, Official Records of Jackson County, Oregon, for underground power line purposes.

Terms, provisions and conditions, including but not limited to maintenance provisions contained in fuel break easements recorded as Instruments Numbered 03-36529 and 04-45085 of the Official Records of Jackson County, Oregon, does not affect this property.

Access for Parcel 1 herein, provided by the following easements recorded as Instruments Numbered 2007-051945, 2007-051946 and 2007-051947, of the Official Records of Jackson County, Oregon.

RECEIVED  
DATE 6-20-08 BY CB  
This survey consists of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR  
Cael E. Neathamer  
OREGON  
JULY 9, 2001  
CAEL E. NEATHAMER  
58545  
Renewal Date 12/31/08

### APPROVALS:

CONDITIONS OF THE APPROVAL FROM JACKSON COUNTY LAND USE CASE FILE #SUB2006-00126\_MJP APPLY TO ALL LOTS WITHIN THE PLAT.

EXAMINED AND APPROVED THIS 31<sup>ST</sup> DAY OF March, 2008.

Robert Robert  
JACKSON COUNTY SURVEYOR

EXAMINED AND APPROVED THIS 16<sup>th</sup> DAY OF June, 2008.

Susan Guen  
JACKSON COUNTY PLANNING DIRECTOR

EXAMINED AND APPROVED THIS      DAY OF     , 2008.

(NOT APPLICABLE)  
JACKSON COUNTY ENGINEER

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF June 19, 2008.

Carol Avenor Deputy 6-19-08  
TAX COLLECTOR DATE

Tom Wright Deputy June 19, 2008  
ASSESSOR DATE

### RECORDING:

FILED FOR RECORD THIS THE 20<sup>th</sup> DAY OF June, 2008, AT 10:42 O'CLOCK A.M. AND RECORDED AS PARTITION PLAT NO. P-39-2008 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON.

Christine D. Walker Vanya S. Morgan  
COUNTY CLERK DEPUTY

JACKSON COUNTY SURVEY FILE NUMBER: 20069

I hereby certify that this is an exact copy of the original.

Cael E. Neathamer  
Surveyor

PREPARED BY: Neathamer Surveying, Inc.  
3132 State St., Suite 110  
P.O. Box 1584  
Medford, Oregon 97501  
Phone (541) 732-2869  
FAX (541) 732-1382

PLOT DATE: March 26, 2008 PROJECT NUMBER: 05047  
Sheet 1 of 2 © CN-DPC

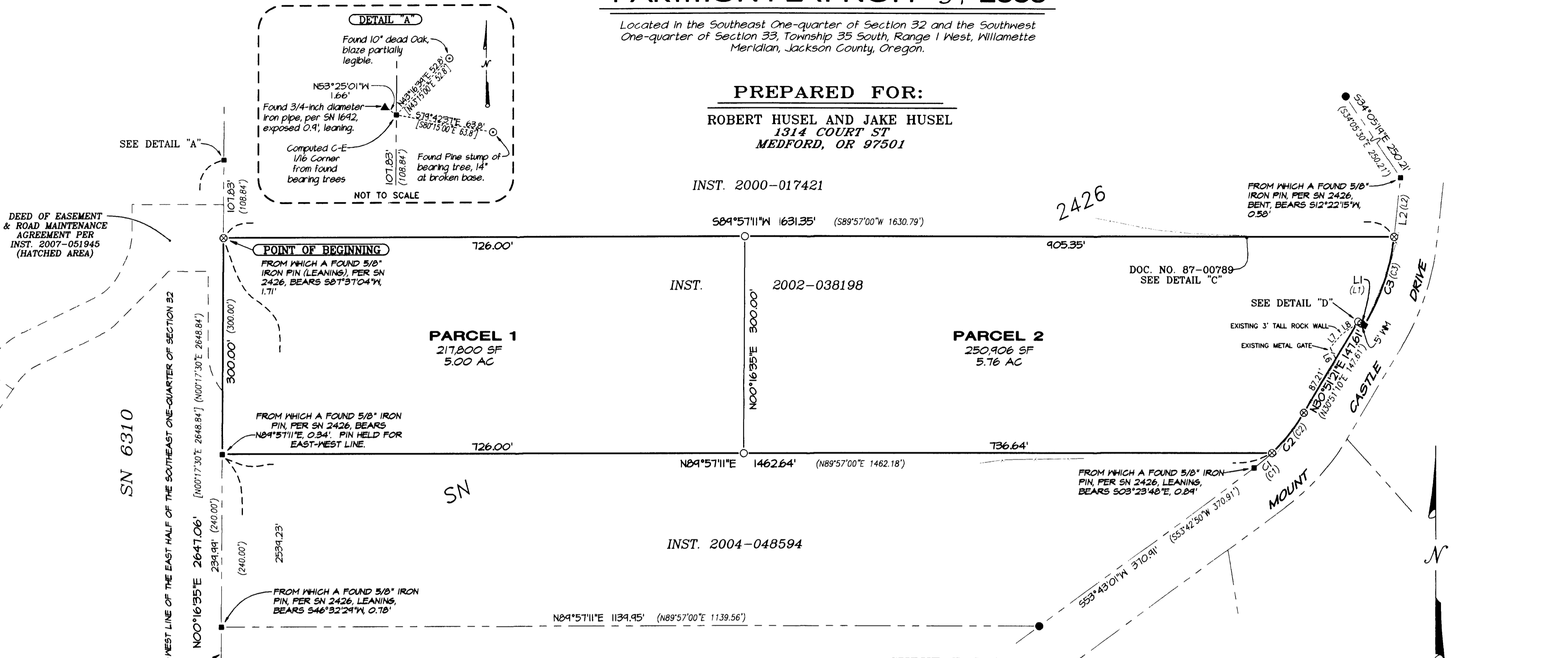
# PARTITION PLAT NO. P-39-2008

Located in the Southeast One-quarter of Section 32 and the Southwest One-quarter of Section 33, Township 35 South, Range 1 West, Willamette Meridian, Jackson County, Oregon.

## PREPARED FOR:

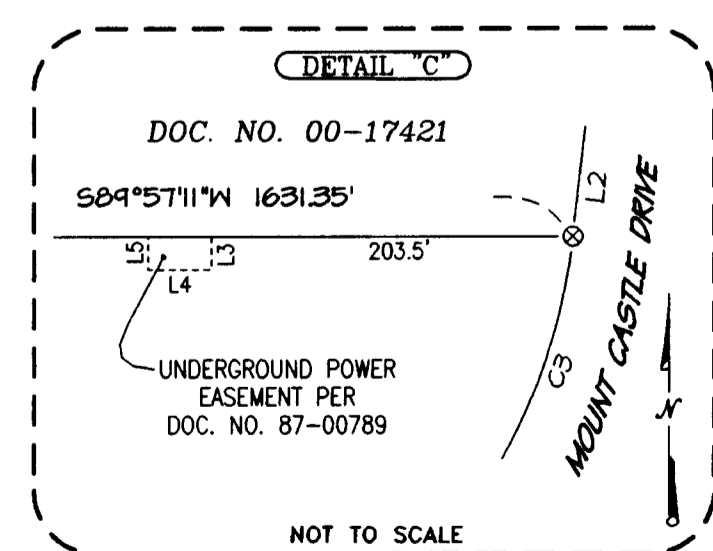
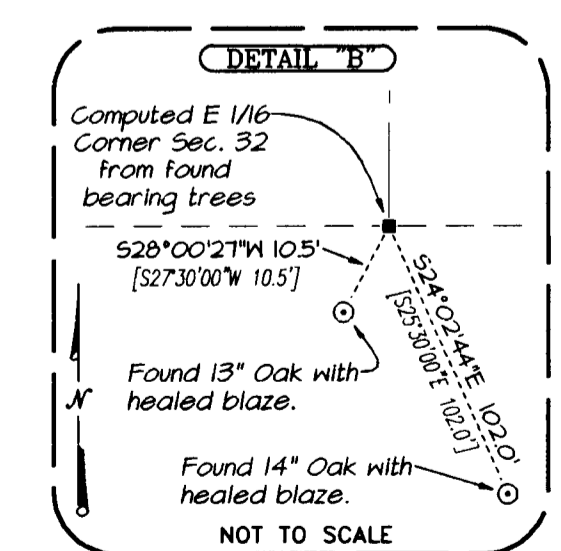
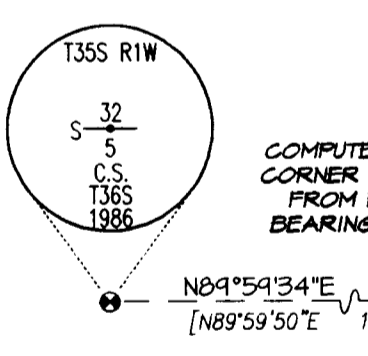
**ROBERT HUSEL AND JAKE HUSEL**  
 1314 COURT ST  
 MEDFORD, OR 97501

INST. 2000-017421



DEED OF EASEMENT & ROAD MAINTENANCE AGREEMENT PER INST. 2007-051945 (HATCHED AREA)

SEE DETAIL "A"  
 WEST LINE OF THE EAST HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION 32  
 SN 6310  
 N00°16'35"E 2647.06' [N00°17'30"E 2648.84'] [N00°17'30"E 2648.84']  
 239.99' (240.00')  
 2539.23' (240.00')



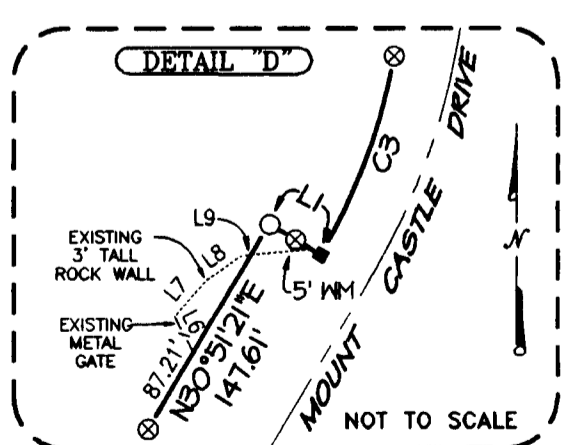
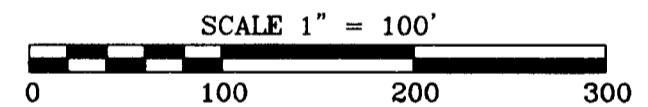
**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S54°08'34"E	10.00'
(L1)	S59°08'50"E	10.00'
L2	S06°19'21"W	82.03'
(L2)	S06°19'10"W	82.03'
L3	S00°00'00"W	2.00'
L4	N40°00'00"W	3.00'
L5	N00°00'00"E	2.00'
L6	N27°28'07"W	17.72'
L7	N41°14'56"E	24.41'
L8	N55°11'43"E	23.10'
L9	N84°49'50"E	1.43'

**CURVE TABLE**

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	260.00'	07°08'28"	32.40'	S50°08'41"W	32.38'
(C1)	260.00'	07°08'28"	32.42'	S50°08'36"W	32.40'
C2	260.00'	15°43'12"	71.33'	N38°42'51"E	71.11'
(C2)	260.00'	15°43'12"	71.32'	N38°42'46"E	71.10'
C3	305.56'	24°32'00"	130.84'	N18°35'21"E	129.84'
(C3)	305.56'	24°32'00"	130.84'	N18°35'10"E	129.84'

- LEGEND:**
- Indicates a set 5/8-inch diameter iron pin, 24 inches in length, with an orange plastic cap marked "NEATHAMER SURVEYING", top set flush with the surface.
  - ⊗ Indicates a set 5/8-inch diameter iron pin, 30 inches in length, with an orange plastic cap marked "NEATHAMER SURVEYING", top set flush with the surface.
  - Indicates a found brass cap as noted hereon.
  - ▲ Indicates a found 3/4-inch diameter iron pipe, per SN 1692.
  - Indicates a found 5/8-inch diameter smooth iron pin, per SN 2426.
  - ⊙ Indicates a found bearing tree per SN 1692.
  - Indicates a computed position, nothing found or set.
  - [ ] Indicates record information per SN 1692.
  - ( ) Indicates record information per SN 2426, and/or INST 02-38198.
  - INST Indicates an Instrument recorded Number, of the Official Records of Jackson County, Oregon
  - WM Indicates a "Witness Monument".
  - x— Indicates an existing fence.



I hereby certify that this is an exact copy of the original.  
 Carl E. Neathamer  
 Surveyor

**\*\* RECEIVED \*\***  
 DATE 6-20-08 BY: [Signature]  
 This survey consists of:  
 2 sheet(s) Map  
 2 page(s) Narrative  
 JACKSON COUNTY SURVEYOR

**REGISTERED PROFESSIONAL LAND SURVEYOR**  
 Carl E. Neathamer  
 OREGON  
 JULY 9, 2001  
 CAEL E. NEATHAMER  
 56545  
 Renewal Date 12/31/08

**BASIS OF BEARINGS:**  
 Geodetic North on NGS 84 Datum, established via Global Positioning System Observations. Basis applied to the north line of the subject tract as depicted hereon.

**PREPARED BY:** Neathamer Surveying, Inc.  
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 Medford, Oregon 97501  
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 Sheet 2 of 2 © CN-DPC