

PARTITION PLAT No. P-50-2008

Located in the N.W. 1/4 of Section 5, T.36S.,R.1E.,W.M., and in Section 32, T.35S.,R.1E., W.M., Jackson County, Oregon

SURVEY FOR: Marie E. Kane
P.O. Box 1558
Eagle Point, OR. 97524
DATE: July 28, 2008

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 the land represented on the attached Partition Plat, the boundaries being described as follows:

TRACT A:

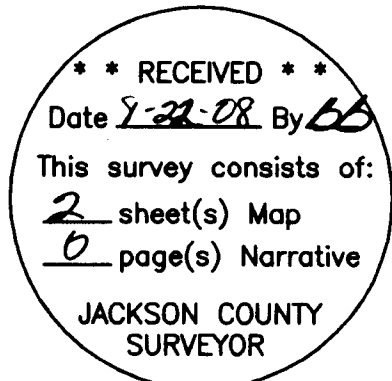
Beginning at a 1" pipe with brass cap found set for the South quarter corner of Section 32 in Township 35 South, Range 1 East of the Willamette Meridian in Jackson County, Oregon for THE INITIAL POINT OF BEGINNING; thence along the Southerly boundary of said Section 32, South 89° 58' 26" East, 2553.13 feet to the Northeast corner of Section 5, Township 36 South, Range 1 East of the Willamette Meridian in said County; thence continuing along said Section boundary, a more or less bearing and distance of, East, 71.6 feet to the Southeast corner of said Section 32; thence along the East boundary of said Section 32, a more or less bearing and distance of, North 0° 02' 53" West, 2634.94 feet, to the East quarter corner of Section 32; thence continuing along said Section boundary, a more or less bearing and distance of, North 0° 12' 42" West, 754.70 feet to the Southeast corner of tract described in Instrument No. 96-17762 of the Official Records of said county; thence a more or less bearing and distance of, South 74° 55' 00" West, 443.24 feet to the Southwest corner of said tract; thence a more or less bearing and distance of, South 0° 12' 42" East, 638.50 feet to intersect the East-West centerline of said Section 32 at the Southwest corner of the third tract described in Instrument No. 94-44073 of said Official Records; thence along said Section centerline, a more or less bearing and distance of, North 89° 53' 08" West, 891.16 feet to the Southeast corner of Southwest quarter of the Northeast quarter of said Section 32; thence a more or less bearing and distance of, South 0° 59' 34" East, 29.18 feet to the Southeast corner of tract described in Instrument No. 90-31064 of said Official Records; thence a more or less bearing and distance of, North 88° 59' 19" West, 1593.51 feet to the Southwest corner of said tract; thence along the Westerly boundary of said tract, a more or less bearing and distance of, North 10° 40' 45" East, 4.30 feet to intersect said East-West centerline; thence a more or less bearing and distance of, North 89° 53' 08" West, 1052.29 feet to the Northwest corner of the East Half of the Southwest quarter of said section 32; thence a more or less bearing and distance of South 0° 18' 25" East, 2640.76 feet to the Southwest corner of said East Half; thence along the Northerly boundary of said Section 5, North 89° 55' 25" West, 71.06 feet to a 5/8" rebar with plastic cap set for the Northwest corner of the Northeast quarter of the Northwest quarter of said Section 5; thence along the Westerly boundary of said quarter-quarter, South 0° 10' 34" West, 470.25 feet to intersect the Northerly right-of-way line of Brownsboro-Eagle Point Road at a 5/8" rebar with plastic cap set; thence running along said Road line as follows: South 84° 40' 00" East, 392.26 feet; thence 309.33 feet along the arc of a 388.099 foot radius curve to the right (long chord bears South 61° 50' 00" East, 301.205 feet); thence South 39° 00' 00" East, 334.33 feet; thence 252.88 feet along the arc of a 388.099 foot radius curve to the right (long chord bears South 20° 20' 00" East, 248.43 feet); thence South 1° 40' 00" East, 174.00 feet to a 5/8" rebar with plastic cap on the Southerly boundary of said quarter-quarter; thence leaving said Road line, North 89° 57' 00" East, 366.87 feet to a 5/8" rebar set for the Southeast corner of said quarter-quarter; thence along the Westerly boundary of said quarter-quarter, North 0° 10' 08" East, 1310.51 feet to a 1" iron pipe with brass cap found set as a reference monument; thence continuing along said boundary, North 0° 10' 08" East, 3.00 feet to the North quarter corner to said Section 5; thence along the Northerly boundary of said Section 5, North 89° 26' 01" East, 71.03 feet to THE INITIAL POINT OF BEGINNING.

TRACT B:

Commencing at a 5/8" rebar with plastic cap set for the Southeast corner of the Northeast quarter of the Northwest quarter of Section 5 in Township 36 South, Range 1 East of the Willamette Meridian in Jackson County, Oregon; thence along the Southerly boundary of said quarter-quarter, South 89° 57' 00" West, 426.90 feet to intersect the Westerly right-of-way line of Brownsboro-Eagle Point Road for THE TRUE POINT OF BEGINNING; thence continuing along said boundary, South 89° 57' 00" West, 900.46 feet to the Southwest corner of said quarter-quarter; thence along the Westerly boundary of said quarter-quarter, North 0° 10' 34" East, a more or less distance of 246.79 feet, to the center of Little Butte Creek; thence along the center of said Little Butte Creek as follows: a more or less bearing and distance of North 32° 25' 47" West, 385.29 feet; thence a more or less bearing and distance of North 21° 10' 04" West, 183.34 feet; thence a more or less bearing and distance of North 23° 10' 21" West, 195.82 feet; thence a more or less bearing and distance of North 64° 30' 31" West, 193.64 feet to intersect the most Westerly boundary of the first tract described in Instrument No. 94-44073 of the Official Records of said County; thence leaving said center of Little Butte Creek along said tract boundary, North 22° 53' 01" East, a more or less distance of 24.58 feet, to intersect the said Southwesterly right-of-way line of Brownsboro-Eagle Point Road; thence along said Road line as follows: 187.52 feet along the arc of a 924.93 foot radius curve to the right (long chord bears South 61° 18' 30" East, 187.20 feet); thence South 55° 30' 00" East, 113.62 feet; thence 258.33 feet along the arc of a 507.465 foot radius curve to the left (long chord bears South 70° 05' 00" East, 255.55 feet); thence South 84° 40' 00" East, 405.57 feet; thence 261.51 feet along the arc of a 328.099 foot radius curve to the right (long chord bears South 61° 50' 00" East, 254.64 feet); thence South 39° 00' 00" East, 334.33 feet; thence 213.79 feet along the arc of a 328.099 foot radius curve to the right (long chord bears South 20° 20' 00" East, 210.02 feet); thence South 1° 40' 00" East, 172.31 feet to THE TRUE POINT OF BEGINNING.



Bary D. Kaiser
SURVEYOR



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

*** DECLARATION ***

Known all men by these presents that I, MARIE E. KANE, Trustee under the Marie E. Kane Loving Trust dated December 14, 1994, am the owner of the lands represented on this Partition Plat and more particularly described in Surveyor's Certificate, and have caused the same to be partitioned into parcels as shown on the Partition Plat. I also hereby create that 25 foot wide Ingress-Egress Easement across Parcel No. 1 benefiting tract described in Instrument No. 96-02565 O.R. as shown on sheet 2. I also hereby create that 10.00 foot wide Irrigation water line and water pumping facilities easement across Parcel Nos. 1 and 2 benefiting Parcel Nos. 1 and 2 and tracts described in Instrument No. 94-05957 O.R. and Vol. 561, Page 206 D.R. as shown on sheet 2.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 1 DAY, OF August, 2008.

Marie E. Kane, Trustee
MARIE E. KANE, Trustee

STATE OF OREGON)
COUNTY OF JACKSON)

Personally appeared the above named MARIE E. KANE, Trustee under the Marie E. Kane Loving Trust, and acknowledge the foregoing instrument to be her voluntary act and deed and it was signed on behalf of the Marie E. Kane Loving Trust.

Subscribed and sworn to before me this 1 day of August, 2008.

(SIGN) Jody
Jill Jody NOTARY PUBLIC - OREGON
(PRINT)
COMMISSION NO. 412036
MY COMMISSION EXPIRES 11-19-10

*** APPROVALS ***

Approved by Jackson County Development Services (File SUB 2006-00016).

BY: K. Madala, PLANNING DIRECTOR DATE: 8/7/08
DEPT. DIRECTOR

Examined and approved this 31st day of July, 2008.

Gregory Roberts
COUNTY SURVEYOR

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of the 22 day of August, 2008.

Naomi E. McAlister, ASSESSOR DATE: 8-22-08
Carla Deputy, TAX COLLECTOR DATE: 8-22-08

*** RECORDER'S CERTIFICATE ***

Filed for record, this 22nd day of August, 2008, at 3:40 o'clock P m, and recorded as Partition Plat No. P-50-2008 of the Records of Jackson County, Oregon Index Volume 19, Page 50.

Christine D. Walker COUNTY CLERK
Carma D. Helman DEPUTY

COUNTY SURVEYOR FILE No. 20141

LEGEND

- o = Found Monument as Indicated
- △ = Found 5/8" Rebar S.N. 9718
- = 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
- ()1 = Record/S.N. 17242
- ()2 = Record/S.N. 12162
- ()3 = Computed From Information on S.Nos. 17242 & 12162
- P— = Overhead Power Lines

CURVE DATA

Δ	R	L	LC
① 37°20'00"	328.099'	213.79'	S20°20'00"E, 210.02'
② 45°40'00"	328.099'	261.51'	S61°50'11"E, 254.64'
③ 29°10'00"	507.465'	258.33'	S70°05'00"E, 255.55'
④ 11°36'59"	924.93'	187.52'	S61°18'30"E, 187.20'
⑤ 29°26'35"	388.099'	199.436'	S69°56'42"E, 197.248'
⑥ 16°13'25"	388.099'	109.892'	S47°06'43"E, 109.526'
⑦ 37°20'00"	388.099'	252.88'	S20°20'00"E, 248.43'

The following note required by Jackson County Development Services as a condition of plat approval, is contrary to O.R.S. 92.050(9)

NOTE:

Conditions of the approval from Jackson County land use case No. SUB 2006-00016 apply to all Parcels within this Partition.

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Located in the N.W. 1/4 of Section 5, T.36S.,R.1E.,W.M., and Section 32, T.35S.,R.1E., W.M., Jackson County, Oregon

SURVEY FOR:
Marie E. Kane
P.O. Box 1558
Eagle Point, OR. 97524

DATE:
July 28, 2008

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

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

Bary D. Kaiser
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Bary D. Kaiser

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

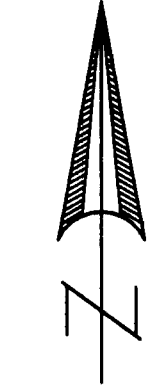
SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

PURPOSE: Partition survey of tract described in INST. No. 94-44073 O.R.

PROCEDURE: The outside boundaries of subject property were located using information from Filed Survey Nos. 4863, 5993, 9718, 15550, 12162, 12058 and 17242. The portion of subject property located in Section 32 is unsurveyed, the more or less distances and bearings shown were computed from information on Filed Survey Nos. 12162, 12058 and 17242. Brownsboro-Eagle Point Road was located by tying the pointed centerline with the aid of the 1928 survey of said road from role map 21/11 located in the Jackson County Surveyors Office. The parcel boundaries were located as directed by the client and the County Approval.

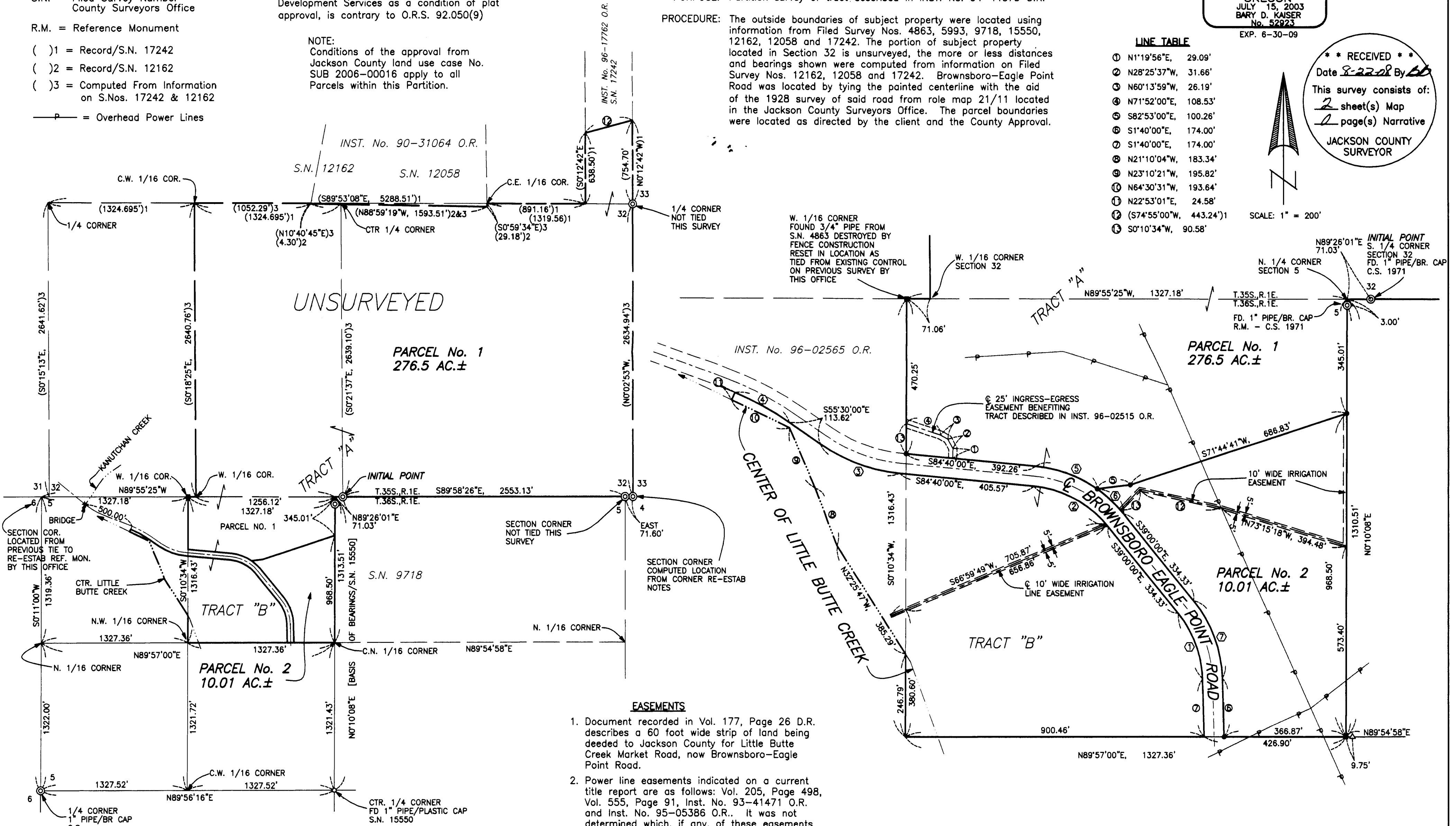
LINE TABLE

- ① N1°19'56"E, 29.09'
- ② N28°25'37"W, 31.66'
- ③ N60°13'59"W, 26.19'
- ④ N71°52'00"E, 108.53'
- ⑤ S82°53'00"E, 100.26'
- ⑥ S1°40'00"E, 174.00'
- ⑦ S1°40'00"E, 174.00'
- ⑧ N21°10'04"W, 183.34'
- ⑨ N23°10'21"W, 195.82'
- ⑩ N64°30'31"W, 193.64'
- ⑪ N22°53'01"E, 24.58'
- ⑫ (S74°55'00"W, 443.24')1
- ⑬ S0°10'34"W, 90.58'



SCALE: 1" = 200'

*** RECEIVED ***
Date 8-22-08 By *BL*
This survey consists of:
2 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY SURVEYOR



EASEMENTS

- Document recorded in Vol. 177, Page 26 D.R. describes a 60 foot wide strip of land being deeded to Jackson County for Little Butte Creek Market Road, now Brownsboro-Eagle Point Road.
- Power line easements indicated on a current title report are as follows: Vol. 205, Page 498, Vol. 555, Page 91, Inst. No. 93-41471 O.R. and Inst. No. 95-05386 O.R.. It was not determined which, if any, of these easements pertain to the power lines as shown hereon.

SCALE: 1" = 600'