

PARTITION PLAT NO. P-06-2009

LYING WITHIN
THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 39 SOUTH, RANGE 2 EAST,
WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT WE JAMES SIMS AND JACQUELYN SIMS, AS TENANTS BY THE ENTIRETY, 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 FUELBREAK EASEMENT ACROSS PARCEL 1 FOR THE BENEFIT OF PARCEL 2, AS SHOWN HEREON.

[Signature]
JAMES SIMS

[Signature]
JACQUELYN SIMS

STATE OF OREGON)
) SS
COUNTY OF JACKSON)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26th DAY OF January, 2009, BY JAMES SIMS AND ACKNOWLEDGED THIS TO BE HIS VOLUNTARY ACT AND DEED.

[Signature]
NOTARY PUBLIC
414918
COMMISSION NO.

LINDA S. LEYRER
PRINTED NAME
April 22, 2011
MY COMMISSION EXPIRES

STATE OF OREGON)
) SS
COUNTY OF JACKSON)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26th DAY OF January, 2009, BY JACQUELYN SIMS AND ACKNOWLEDGED THIS TO BE HER VOLUNTARY ACT AND DEED.

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MY COMMISSION EXPIRES

APPROVALS

[Signature] 2/9/09
JACKSON COUNTY DEVELOPMENT SERVICES PLANNING DIRECTOR (FILE NO. SUB2006-00114_MP) DATE

EXAMINED AND APPROVED THIS 21st DAY OF January, 2009.

[Signature]
JOSEPHINE COUNTY SURVEYOR

TAX STATEMENT

ALL FEES, TAXES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF February 9, 2009.

[Signature] 2-9-09
TAX COLLECTOR DATE

[Signature] 2/9/09
ASSESSOR DATE

SURVEYOR'S CERTIFICATE

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 TRACT AS SET FORTH HEREON.

THAT CERTAIN TRACT OF LAND WHICH IS A FRACTIONAL PORTION OF LOT 1, SECTION 32, TOWNSHIP 39 SOUTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE FOUND BRASS CAP MONUMENTING THE CORNER COMMON TO SECTIONS 27, 28, 33 AND 34 IN SAID TOWNSHIP AND RANGE; THENCE WEST 6940.00 FEET AND SOUTH 870.00 FEET TO THE SOUTHEAST CORNER OF THE TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 2000-37215 OF THE OFFICIAL RECORDS OF SAID COUNTY AND THE INITIAL POINT OF BEGINNING; THENCE, ALONG THE NORTHEASTERLY BOUNDARY OF SAID TRACT, NORTH 49°08'00" WEST 306.00 FEET; THENCE, CONTINUING ALONG SAID NORTHEASTERLY BOUNDARY, NORTH 61°51'00" WEST 679.22 FEET (RECORD 700 FEET MORE OR LESS) TO THE NORTHWEST CORNER OF SAID TRACT ON THE WEST LINE OF SAID LOT 1; THENCE SOUTH 00°09'26" WEST (RECORD SOUTH), ALONG SAID WEST LINE, 545.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE, LEAVING SAID WEST LINE, NORTH 88°19'26" EAST 832.13 FEET (RECORD NORTH 88°58' EAST 849 FEET MORE OR LESS), ALONG THE SOUTH BOUNDARY OF SAID TRACT, TO THE INITIAL POINT OF BEGINNING.

[Signature]
I CERTIFY THIS TO BE AN EXACT COPY OF THE ORIGINAL PLAT.

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]
OREGON
JULY 16, 1987
KERRY K. BRADSHAW
2271

EXP. 12-31-09

RECORDING STATEMENT

FILED FOR RECORD THIS 9 DAY OF FEBRUARY, 2009 AT 2:25 O'CLOCK P M. AND RECORDED AS PARTITION

PLAT No. P-06-2009 OF THE "RECORDS OF PARTITION PLATS" IN JACKSON COUNTY, OREGON.

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[Signature]
COUNTY CLERK

[Signature]
DEPUTY

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS SURVEY No. 20317

NARRATIVE

PURPOSE:

TO PARTITION THE TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 2000-37215 AS DIRECTED BY THE CLIENT AND AS APPROVED BY THE JACKSON COUNTY DEVELOPMENT SERVICES DEPARTMENT (FILE NO. SUB2006-00114_MP).

PROCEDURE:

RECOVERED MONUMENTS ESTABLISHED BY FILED SURVEY (FS) 8731 WERE TIED IN A CONTROL TRAVERSE USING A NIKON DTM 522 TOTAL STATION AND CARLSON DATA COLLECTOR. ASHTECH PROMARK 2 GPS EQUIPMENT WAS USED TO TIE THE NORTHEAST CORNER OF SECTION 33. SAID NORTHEAST CORNER IS THE START POINT FOR THE THE COMMENCING CALLS TO THE "POINT OF BEGINNING" (POB) OF THE SUBJECT DESCRIPTION (870' SOUTH AND 6940' WEST). THE DESCRIPTION FOR THE ADJACENT PARCEL TO THE NORTH CALLS TO NORTHEASTLY LINE OF THE SUBJECT TRACT, THEREFORE DEED RECORD WAS HELD ALONG THE NORTHEASTERLY BOUNDARY IN A NORTHWESTERLY DIRECTION FROM THE POB TO INTERSECT THE EAST LINE OF DONATION LAND CLAIM (DLC) NO. 45. SAID EAST DLC LINE MARKS THE WEST BOUNDARY OF THIS SURVEYED TRACT. THE BUREAU OF LAND MANAGEMENT (BLM) HAD ESTABLISHED A WITNESS MONUMENT TO THE SOUTHEAST CORNER OF SAID DLC 45 IN A RECENT SURVEY, WHICH WAS TIED DURING THIS SURVEY, THUS ESTABLISHING A GOOD ALIGNMENT FOR SAID LINE. DEED RECORD DISTANCE OF 545 FEET ALONG SAID EAST DLC LINE WAS HELD, AS WELL AS ALONG THE SOUTHERLY LINE, WHICH CALLS BACK TO THE POB.

IT SHOULD BE NOTED THAT THE "NORTH LINE" OF THE PARCELS TO THE SOUTH OF THE SUBJECT TRACT, OWNED BY THE BUREAU OF RECLAMATION (BOR) AND A PRIVATE PARTY ARE SENIOR BY DATED DESCRIPTIONS, HOWEVER SAID "NORTH LINES" WERE NOT DETERMINED BY THIS SURVEY. BLM PROVIDED A "PRELIMINARY" DISTANCE FROM THEIR COMPUTED POSITION FOR THE SE CORNER OF DLC 45 TO THE TIED WITNESS MONUMENT AND THE BOR NORTH LINE IS SHOWN 1455 FEET NORTH, BUT STILL AN APPROXIMATED "NORTH LINE" ON THIS MAP. THE "NORTH LINE" OF THE PRIVATE PARCEL IS DEFINED AS BEING PARALLEL AND 434 FEET NORTHERLY OF THE SOUTH LINE OF LOT 1 IN SECTION 32. EXTENSIVE CADASTRAL SURVEY WORK WOULD NEED TO BE PERFORMED TO DEFINE THIS "NORTH LINE" AS MANY OF THE REQUIRED GOVERNMENT CORNERS WERE DESTROYED WHEN IMMIGRANT LAKE WAS CONSTRUCTED. HOWEVER, WITH SOME GREATLY APPRECIATED RESEARCH ASSISTANCE FROM THE COUNTY SURVEYOR, GOVERNMENT LAND OFFICE (GLO) RECORDS AND MAPS WERE ANALYZED, THEN COMPARED TO KNOWN CORNER POSITIONS AND WITH SOME THEORETICAL COMPUTATIONS IT WOULD APPEAR THAT THE PRIVATE PARCEL "NORTH LINE" IS ALSO SOUTHERLY OF THE SURVEYED SOUTH BOUNDARY LINE FOR THIS SURVEY. THIS OF COURSE WOULD INDICATE A POTENTIAL "GAP" BETWEEN SAID PARCELS, AN APPROXIMATION OF THIS IS INDICATED ON THE MAP. THE CLIENT HAS INITIATED THE PROCESS TO LEGALLY REMEDY THE "GAP" ISSUE.



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

P.O. BOX 3064
CENTRAL POINT, OREGON 97502
PHONE: (541) 664-2878
FAX: (541) 664-7863

JOB #: 06-029	PREPARED FOR:	JIM & JACQUELYN SIMS 400 OLD GREENSPRINGS HIGHWAY ASHLAND, OREGON 97520
DATE: 12-01-08		
DRAWN BY: KKB		
CHECKED BY: KKB	FILE NAME: 2006/06-029 Sims Partition/votated final.dwg	SHEET 1 OF 2

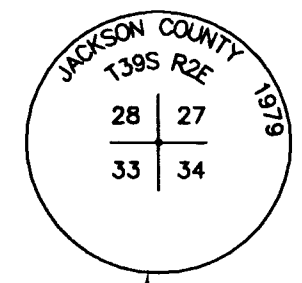
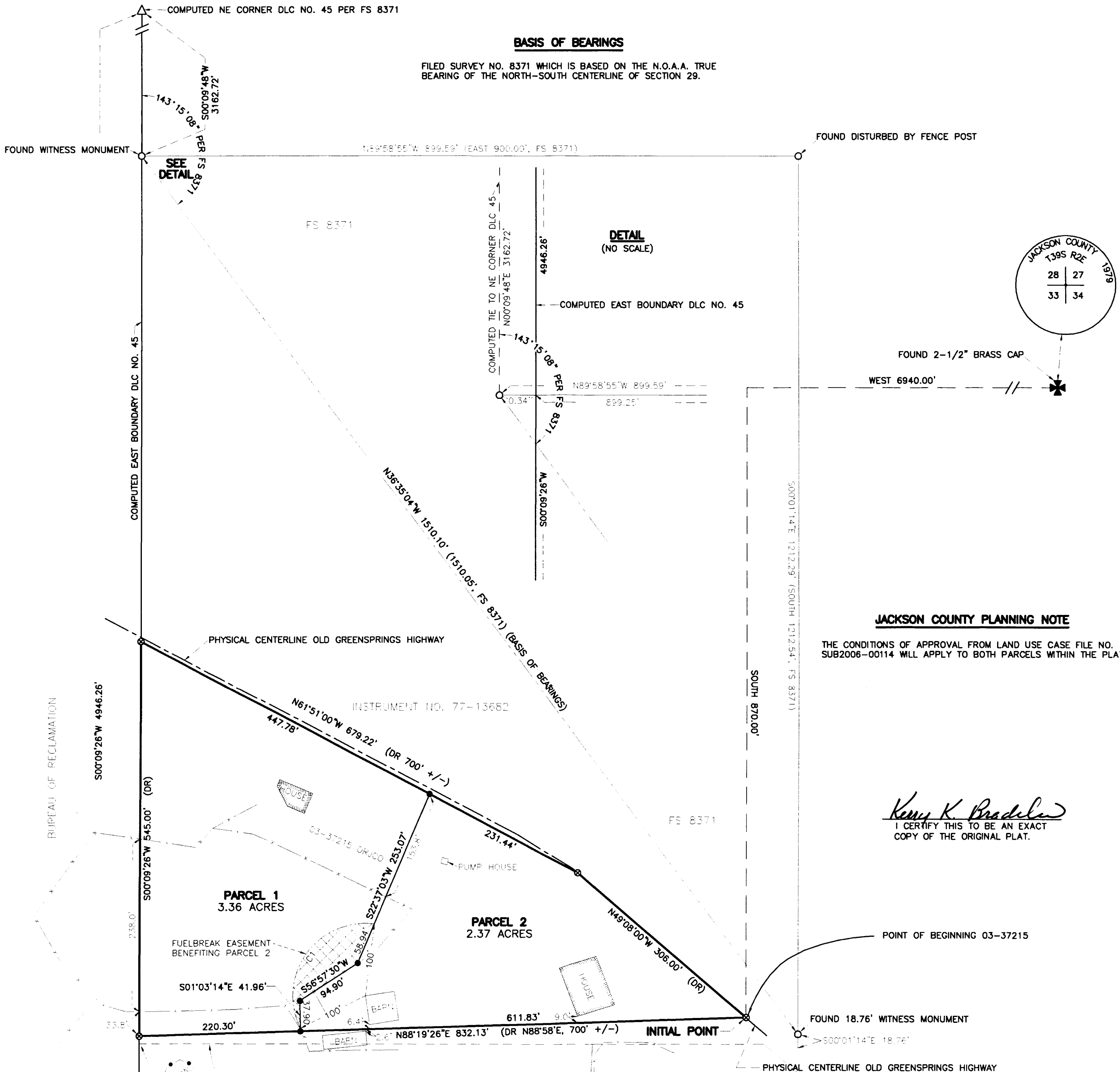
PARTITION PLAT NO. P-06-2009

LYING WITHIN
THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 39 SOUTH, RANGE 2 EAST,
WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON

20317

BASIS OF BEARINGS

FILED SURVEY NO. 8371 WHICH IS BASED ON THE N.O.A.A. TRUE BEARING OF THE NORTH-SOUTH CENTERLINE OF SECTION 29.



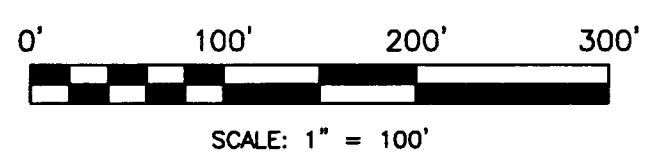
JACKSON COUNTY PLANNING NOTE
THE CONDITIONS OF APPROVAL FROM LAND USE CASE FILE NO. SUB2006-00114 WILL APPLY TO BOTH PARCELS WITHIN THE PLAT.

Kerry K. Bradshaw
I CERTIFY THIS TO BE AN EXACT COPY OF THE ORIGINAL PLAT.

REGISTERED PROFESSIONAL LAND SURVEYOR
Kerry K. Bradshaw
OREGON
JULY 18, 1987
KERRY K. BRADSHAW
2271
EXP. 12-31-09

- - FOUND 3/8 INCH IRON PIN PER FS 8371
- - SET 3/8" X 24" REBAR WITH YELLOW PLASTIC CAP STAMPED "BRADSHAW, LS 2271"
- ⊗ - SET 3/8" X 30" REBAR WITH YELLOW PLASTIC CAP STAMPED "BRADSHAW, LS 2271"
- FS - FILED SURVEY IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR
- DLC - DONATION LAND CLAIM
- - - FENCE
- DR = DEED RECORD
- ORJCO = OFFICIAL RECORDS JACKSON COUNTY OREGON

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	100.00'	215.63'	176.22'	N 35°10'33" E	123°32'58"



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JOB #: 06-029
DATE: 12-01-08
DRAWN BY: KKB

PREPARED FOR:
JIM & JACQUELYN SIMS
400 OLD GREENSPRINGS HIGHWAY
ASHLAND, OREGON 97520

CHECKED BY: KKB
FILE NAME: 200606-029 Sims Partition/rotated final.dwg
SHEET 2 OF 2

20317