

PARTITION PLAT NO. P-20-2009

LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 36 SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ANCEL L. ROSECRANS AND NANCY E. ROSECRANS, 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 TO THE 20-FOOT WIDE NON-EXCLUSIVE INGRESS/EGRESS EASEMENT ACROSS PARCEL 2 FOR THE BENEFIT OF PARCEL 1, AS SHOWN HEREON.

Ancel L. Rosecrans
ANCEL L. ROSECRANS

Nancy E. Rosecrans
NANCY E. ROSECRANS

STATE OF OREGON)
COUNTY OF JACKSON) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14 DAY OF MAY, 2009, BY ANCEL L. ROSECRANS AND ACKNOWLEDGED THIS TO BE HIS VOLUNTARY ACT AND DEED.

Karen Alonzo
NOTARY PUBLIC
399986
COMMISSION NO.

KAREN ALONZO
PRINTED NAME
NOVEMBER 30, 2009
MY COMMISSION EXPIRES

STATE OF OREGON)
COUNTY OF JACKSON) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14 DAY OF MAY, 2009, BY NANCY E. ROSECRANS AND ACKNOWLEDGED THIS TO BE HER VOLUNTARY ACT AND DEED.

Karen Alonzo
NOTARY PUBLIC
399986
COMMISSION NO.

KAREN ALONZO
PRINTED NAME
NOVEMBER 30, 2009
MY COMMISSION EXPIRES

APPROVALS

K. Alonzo 7/22/09
JACKSON COUNTY DEVELOPMENT SERVICES DEPARTMENT (FILE NO. SUB2007-00120) DATE

EXAMINED AND APPROVED THIS 15th DAY OF MAY, 2009.

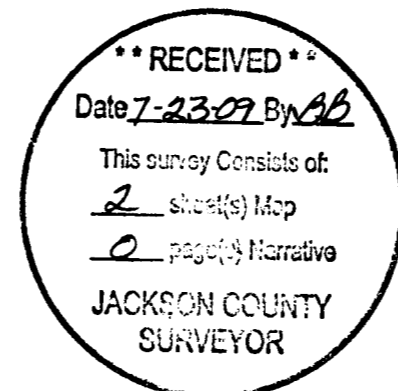
W. D. A. C.
JOSEPHINE COUNTY SURVEYOR

TAX STATEMENT

ALL FEES, TAXES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF July 23, 2009.

Carol Swenson Deputy 7-23-09
TAX COLLECTOR DATE

Amanda Alamo deputy 7/23/09
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.

THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 36 SOUTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON.

REGISTERED PROFESSIONAL LAND SURVEYOR

Kerry K. Bradshaw

OREGON
JULY 16, 1987
KERRY K. BRADSHAW
2271

EXP. 12-31-09

Kerry K. Bradshaw

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

RECORDING STATEMENT

FILED FOR RECORD THIS 23 DAY OF July, 2009 AT 3:00 O'CLOCK P M. AND RECORDED AS

PARTITION PLAT No. P-20-2009 OF THE "RECORDS OF PARTITION PLATS" IN JACKSON COUNTY, OREGON.

INDEX VOLUME 20, PAGE 20

Christy D. Miller
COUNTY CLERK

DEPUTY

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS SURVEY No. 20441

NARRATIVE

PURPOSE:

TO PARTITION THAT PARCEL OF LAND DESCRIBED IN VOLUME 595, PAGE 414 AS DIRECTED BY THE CLIENT AND AS APPROVED BY THE JACKSON COUNTY DEVELOPMENT SERVICES DEPARTMENT.

PROCEDURE:

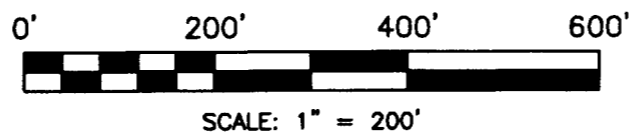
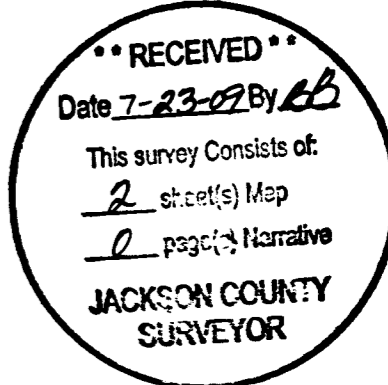
UTILIZING CONTROL ESTABLISHED DURING THE PERFORMANCE OF FILED SURVEY NUMBERS 16419 & 16704, BY THIS OFFICE, I USED ASHTECH PRO-MARK 2 STATIC GPS RECEIVERS TO ESTABLISH ADDITIONAL CONTROL AND A NIKON DTM 520 TOTAL STATION TO TIE THE 3/8 INCH IRON PIN FOUND SET FOR THE SOUTH 1/4 CORNER COMMON TO SECTIONS 35 & 36 PER FILED SURVEY NO. 5684 AND THE BUREAU OF LAND MANAGEMENT (BLM) BRASS CAP FOUND MONUMENTING THE EAST 1/4 CORNER COMMON TO SECTIONS 35 & 2, AS SHOWN HEREON. THE 3/8 INCH REBAR FOUND SET FOR THE NORTH 1/4 CORNER PER FILED SURVEY NO. 11900 AND THE BLM BRASS CAP FOUND MONUMENTING THE SOUTH 1/4 CORNER HAD BEEN PREVIOUSLY TIED PER SAID FILED SURVEY NO. 16419 AND WERE NOT VISITED THIS SURVEY. THE BRASS CAP FOUND MONUMENTING THE WEST 1/4 CORNER PER FILED SURVEY NO. 10988 AND THE JACKSON COUNTY BRASS CAP FOUND SET AS A 450.00-FOOT WITNESS MONUMENT TO THE EAST 1/4 CORNER PER FILED SURVEY NO. 11668 HAD BEEN PREVIOUSLY TIED PER SAID FILED SURVEY NO. 16704 AND WERE NOT VISITED THIS SURVEY.

NO EVIDENCE OF THE IRON PINS SET AT THE NORTHEAST AND SOUTHEAST CORNERS OF THE SOUTH HALF OF THE NORTH HALF OF THE SE 1/4 OF THE SW 1/4, PER FILED SURVEY NO. 9824, WAS FOUND. THIS FACT WAS ALSO NOTED ON FILED SURVEY NO. 17919. THEREFORE, THE NORTHWEST AND NORTHEAST CORNERS OF THE PARENT TRACT WERE LOCATED AT PROPORTIONAL DISTANCES, AS SHOWN HEREON. THE PARCELS WERE THEN MONUMENTED PER CLIENT INSTRUCTION AND THIS PLAT PREPARED.

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 #: 08-078 PREPARED FOR: ANCEL & NANCY ROSECRANS DATE: 04-14-09 FOR: 5094 KANE CREEK ROAD CENTRAL POINT, OREGON 97502 DRAWN BY: TEB CHECKED BY: KKB FILE NAME: 200808-078 Rosecrans\FINAL.dwg SHEET 1 OF 2

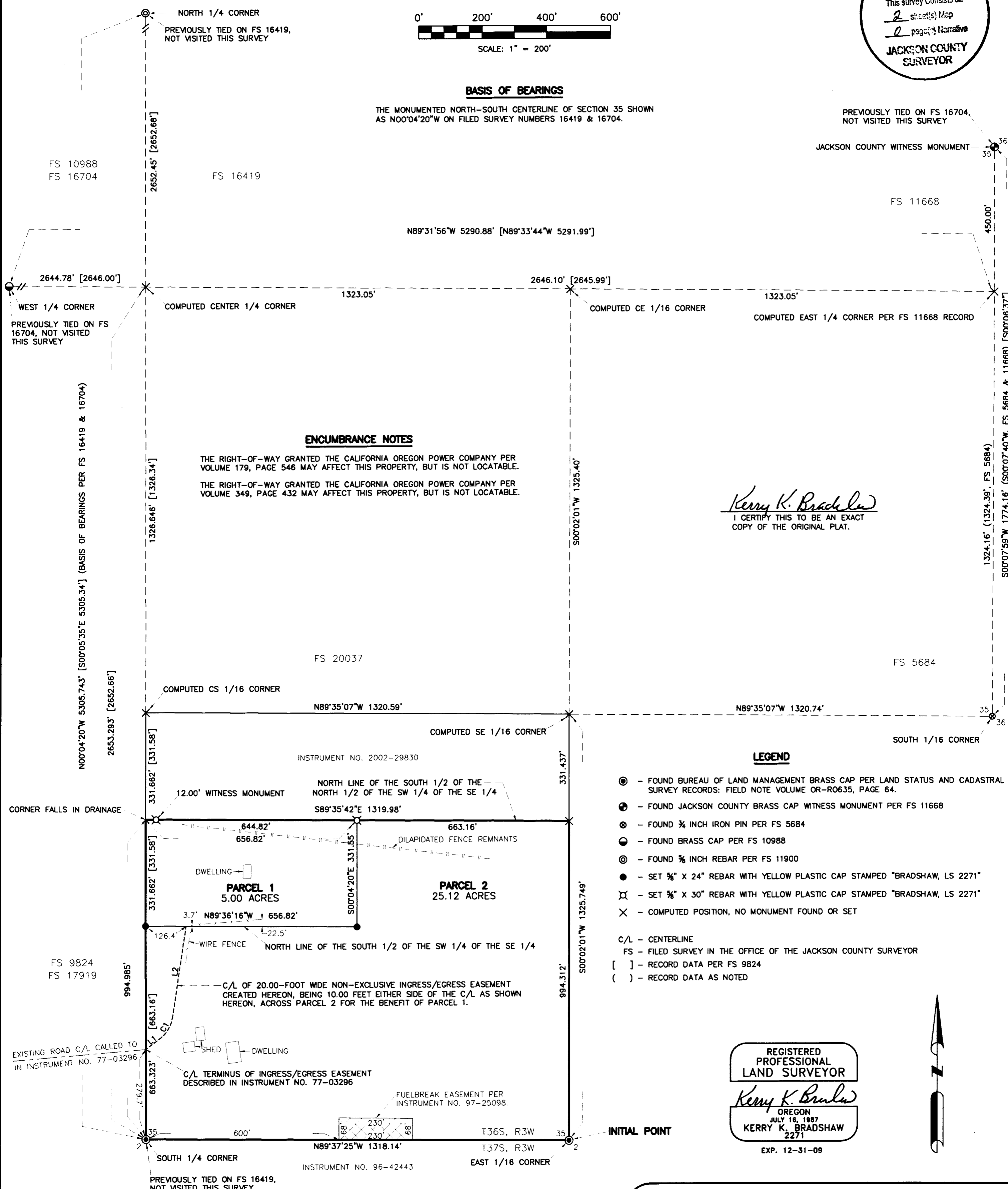
PARTITION PLAT NO. P-20-2009

LYING WITHIN
THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 36 SOUTH, RANGE 3 WEST,
WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON



BASIS OF BEARINGS

THE MONUMENTED NORTH-SOUTH CENTERLINE OF SECTION 35 SHOWN AS N00°04'20"W ON FILED SURVEY NUMBERS 16419 & 16704.



ENCUMBRANCE NOTES

THE RIGHT-OF-WAY GRANTED THE CALIFORNIA OREGON POWER COMPANY PER VOLUME 179, PAGE 546 MAY AFFECT THIS PROPERTY, BUT IS NOT LOCATABLE.
THE RIGHT-OF-WAY GRANTED THE CALIFORNIA OREGON POWER COMPANY PER VOLUME 349, PAGE 432 MAY AFFECT THIS PROPERTY, BUT IS NOT LOCATABLE.

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

LEGEND

- ⊙ - FOUND BUREAU OF LAND MANAGEMENT BRASS CAP PER LAND STATUS AND CADASTRAL SURVEY RECORDS: FIELD NOTE VOLUME OR-R0635, PAGE 64.
 - ⊕ - FOUND JACKSON COUNTY BRASS CAP WITNESS MONUMENT PER FS 11668
 - ⊗ - FOUND 1/4 INCH IRON PIN PER FS 5684
 - ⊙ - FOUND BRASS CAP PER FS 10988
 - ⊙ - FOUND 3/8 INCH REBAR PER FS 11900
 - - 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"
 - ⊗ - COMPUTED POSITION, NO MONUMENT FOUND OR SET
- C/L - CENTERLINE
FS - FILED SURVEY IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR
[] - RECORD DATA PER FS 9824
() - RECORD DATA AS NOTED

REGISTERED PROFESSIONAL LAND SURVEYOR
Kerry K. Bradshaw
OREGON
JULY 16, 1987
KERRY K. BRADSHAW
2271
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| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 52°36'47" E | 56.65' |
| L2 | S 08°33'45" W | 286.96' |

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|---------|------------|--------------|---------------|-------------|
| C1 | 100.00' | 76.88' | 75.00' | S 30°35'16" W | 44°03'03" |

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 #: 08-078
DATE: 04-14-09
DRAWN BY: TEB
CHECKED BY: KKB

PREPARED FOR:
ANCEL & NANCY ROSECRANS
5094 KANE CREEK ROAD
CENTRAL POINT, OREGON 97502
FILE NAME: 200808-078 Rosecrans\FINAL.dwg

SHEET 2 OF 2