

APPROVAL:

JACKSON COUNTY PLANNING DEPARTMENT DATE 6/21/10 FILE NO. SUB2009-00087

LAND PARTITION SURVEY PARTITION PLAT NO. P-16-2010 (Jackson County Planning Dept. File No. SUB2009-00087)

LOCATED IN The N.E. 1/4 & S.E. 1/4 of Section 22, & The N.W. 1/4 & S.W. 1/4 of Section 23, TOWNSHIP 38 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN JACKSON COUNTY, OREGON

APPROVAL

Examined and Approved this 16th day of JUNE, 2010 Kerry K. Bradshaw Jackson County Surveyor

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that William G. Whitley and Lori D. Whitley, husband and wife, and Mary Nye Pope, Trustee of the Mary Nye Pope Revocable Living Trust are the owners of the real property 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 on the partition plat.

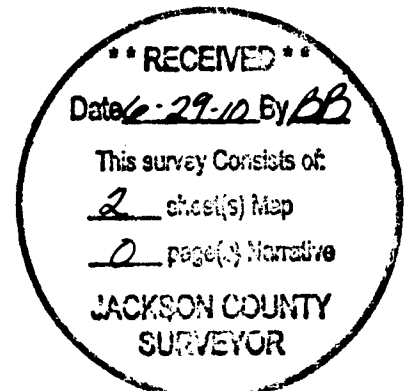
Signatures of William G. Whitley, Lori D. Whitley, and Mary Nye Pope, Trustee.

STATE OF OREGON } COUNTY OF JACKSON } ss.

Personally appeared the above named William G. Whitley and Lori D. Whitley, and acknowledged the foregoing instrument to be their voluntary act and deed.

Signed this 16th day of June, 2010.

Before me: Lisa M Canon NOTARY



STATE OF OREGON } COUNTY OF JACKSON } ss.

Personally appeared the above named Mary Nye Pope, Trustee of the Mary Nye Pope Revocable Living Trust, and acknowledged the foregoing instrument to be her voluntary act and deed.

Signed this 16th day of June, 2010.

Before me: Lisa M Canon NOTARY



SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250 OREGON REVISED STATUTES

Purpose: To survey and monument a land partition as approved by the Jackson County Planning Department (File No. SUB2009-00087)

Procedure: Parcel 1 (Tax Lot 1700) and Parcel 2 (Tax Lot 2300) were created in 1991 through a Circuit Court Probate action (file P-72-80). In 2002, Parcel 1 was conveyed to William and Lori Whitley per Instrument No. 2002-20463. According to Jackson County Planning staff (see Staff report File No. ZON2004-00332), neither tax lot 2300 or tax lot 1700 (formerly tax lot 1401) are lawfully created separate parcels. The two tax lots together are recognized as being a single parcel for development purposes. The County Planning staff has determined that it is now necessary to record a land partition plat to allow for the lawful creation of a parcel from a previously unlawfully established unit of land.

In 1991, Parcel 2 was surveyed and platted per partition plat P-88-1991 and filed as Survey No. 12644. In 2003, the boundary of Parcel 1 was surveyed and monumented per filed Survey No. 18027. Monuments located from those surveys were held to control the already established parcel boundaries as previously surveyed. Equipment used - Trimble S-6 robotic instrument.

RECORDING

Filed for record this the 29 day of JUNE, 2010, at 1:24 o'clock P.M. and recorded as Partition Plat No. P-16-2010 of the Records of Partition Plats in Jackson County, Oregon. Index Volume 21, Page 16.

CHRISTINE WALKER County Clerk KAREN ALONZO Deputy

COUNTY SURVEYOR File No. 20697.

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID. AS OF JUNE 23, 2010.

William H. Johnson, Deputy ASSESSOR 6-23-2010 DATE

Karen W. Meade, Deputy TAX COLLECTOR 6-29-10 DATE

SURVEYORS CERTIFICATE:

I Darrell L. Huck, a duly Registered Surveyor of the State of Oregon, do hereby certify that this map correctly represents a survey made by me, or under my direction, and complies with the regulations for land partitions and the following is an accurate description of the parent tract of land as set forth hereon:

The INITIAL POINT OF BEGINNING, being the most easterly, Southeast corner of Parcel 1 of land partition filed for record September 12, 1991 and recorded as Partition Plat No. P-88-1991 of the records of Partition Plats in Jackson County, Oregon and is on file in the office of the Jackson County Surveyor as No. 12644; thence along the southerly boundary of said Parcel 1, North 89°54'01" West 287.47 feet (record North 89°57' West 287.71 feet); thence continue along said Parcel 1 boundary, South 00°05'59" West (record South 00°03' West) 394.91 feet to the northerly boundary of that tract of land described in Instrument No. 2007-056220 of the Official Records of Jackson County, Oregon; thence along said northerly boundary, North 89°54'01" West 1037.49 feet (record WEST 16.03 chains) to the northeasterly right-of-way line of the Central Oregon & Pacific Railroad; thence along said right-of-way, North 42°26'14" West 804.24 feet to the southerly line of that tract of land described in Instrument No. 02-20463 of the Official Records of Jackson County, Oregon; thence along said southerly line, North 89°49'04" West 1641.28 feet (record WEST 1627.56 feet) to the southwest corner thereof; thence along the westerly line of said tract, North 00°09'45" East (record NORTH) 504.95 feet to the Northeast corner of Donation Land Claim No. 57, in Township 38 South, Range 1 West, Willamette Meridian, Jackson County, Oregon; thence continue along said west line, North 00°02'41" West (record NORTH) 377.925 feet to the southerly right-of-way line of Hartley Lane; thence along said right-of-way, South 89°52'00" East (record EAST) 2687.41 feet to the southwesterly right-of-way line of the relocated Pacific Highway (U.S. 99); thence along said right-of-way, South 37°10'22" East 1358.88 feet, more or less, to the initial point of beginning.

Darrell L Huck Surveyor

NOTES, EASEMENTS AND RESTRICTIONS OF RECORD:

Encumbrances including easements and rights-of-way, as identified by Amerititle, Subdivision Guarantee (title no. 0792869-SUB) dated April 20, 2010:

- Affecting Parcel 1 - 1. Easement per Volume D, Page 287 Miscellaneous Records, Jackson County, OR. for utility wires & cables - to be located along the westerly line of the railroad right-of-way. The existing remains of the utility poles are located within the rail road right-of-way. 2. Parcel 1 is subject to a restrictive covenant as set for in Instrument No. 2007-012265, Official Records, Jackson County, OR. Affecting Parcel 2 - 3. Easement per Volume 354, Page 327 & Volume 402, Page 122, Deed Records, Jackson County, OR. for transmission & distribution of electricity (exact location not given) 4. Easement per Instrument No. 72-14916, Official Records, Jackson County, OR. for transmission & distribution of electricity (exact location not given)

REGISTERED PROFESSIONAL LAND SURVEYOR

Darrell L Huck OREGON FEBRUARY 4, 1988 DARRELL L. HUCK 2003 Expires 6/30/2011

I certify this plat to be an exact copy of the original Darrell L Huck SURVEYOR

38 1W 22A TL 1700 38 1W 23B TL 2300

FOR
WILLIAM WHITLEY
411 Hartley Road
Phoenix, Oregon 97535

RECEIVED
Date: 5-29-10 By: DLH
This survey consists of:
2 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY
SURVEYOR

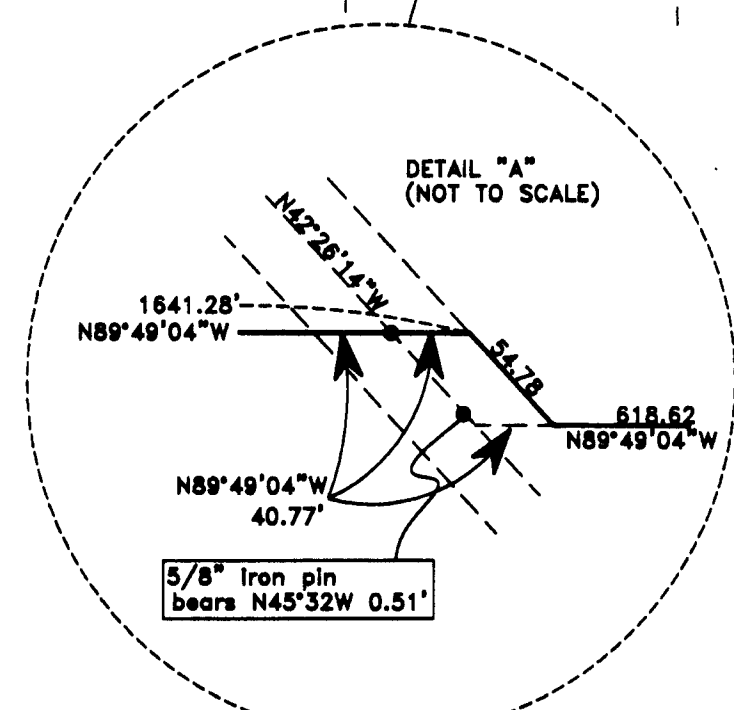
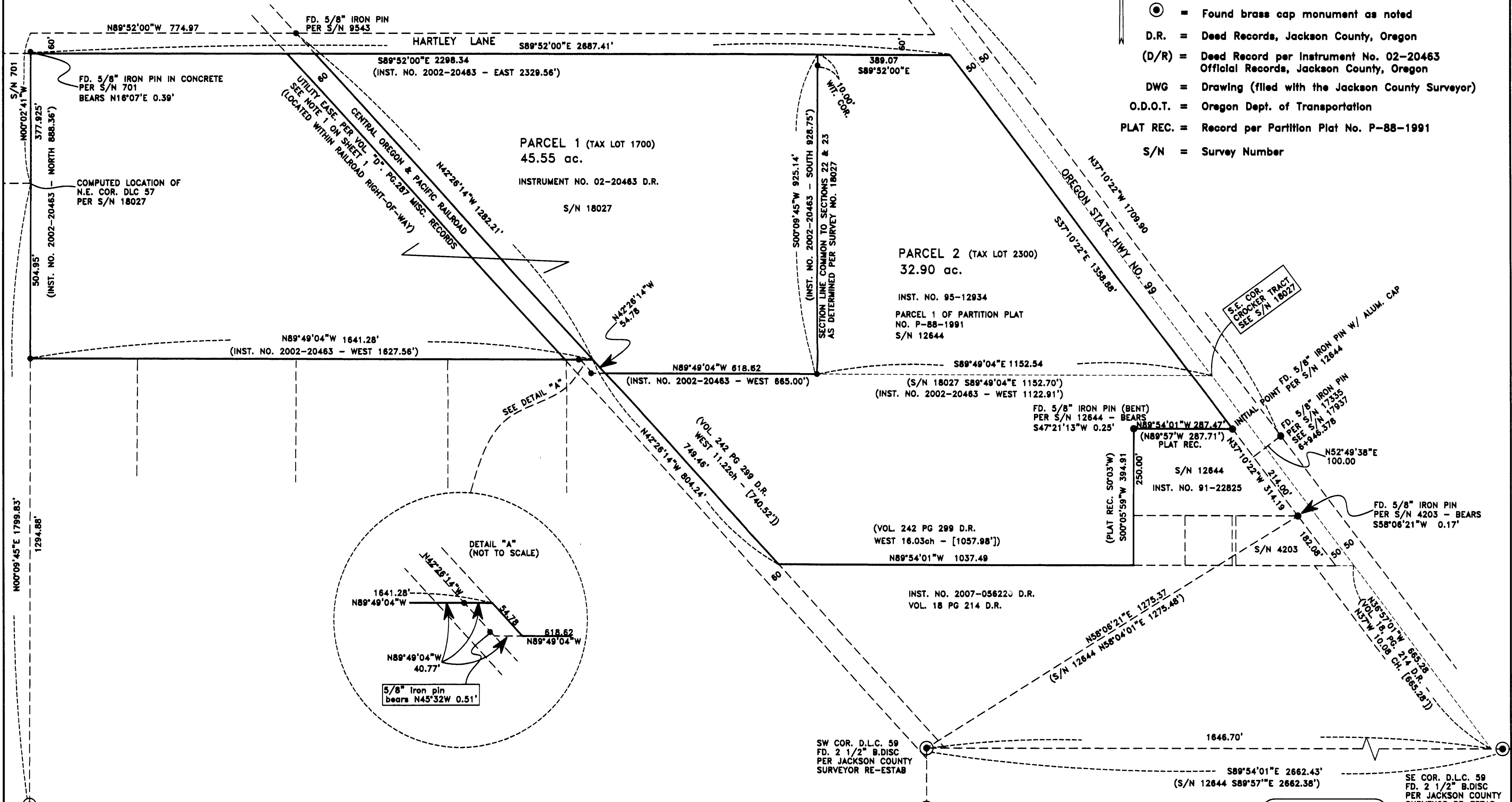
LAND PARTITION SURVEY
PARTITION PLAT NO. P-16-2010
(Jackson County Planning Dept. File No. SUB2009-00087)

LOCATED IN
The N.E. 1/4 & S.E. 1/4 of Section 22, &
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TOWNSHIP 38 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN
JACKSON COUNTY, OREGON

HOFFBUHR & ASSOCIATES, INC.
880 GOLF VIEW DRIVE, SUITE 201
MEDFORD, OREGON 97504
(541)779-4641

BY: **DARRELL L. HUCK** PLS No. 2023
SCALE: 1 inch = 200' MAY 10, 2010
BASIS OF BEARING: SURVEY NO. 18027

- = Set 5/8"x30" iron reinforcing pin with plastic cap stamped "D. Huck LS 2023".
- = Found 5/8" iron pin per Survey No. 18027 unless noted otherwise
- ⊙ = Found brass cap monument as noted
- D.R. = Deed Records, Jackson County, Oregon
- (D/R) = Deed Record per Instrument No. 02-20463 Official Records, Jackson County, Oregon
- DWG = Drawing (filed with the Jackson County Surveyor)
- O.D.O.T. = Oregon Dept. of Transportation
- PLAT REC. = Record per Partition Plat No. P-88-1991
- S/N = Survey Number



SW COR. D.L.C. 58
FD. 2 1/2" B.DISC
PER JACKSON COUNTY
SURVEYOR RE-ESTAB

S89°49'04"E 2620.00
BASIS OF BEARINGS

SE COR. D.L.C. 58
LOCATION COMPUTED FROM R.P.'S
PER JACKSON COUNTY
SURVEYOR RE-ESTAB

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Darrell L. Huck
DARRELL L. HUCK
2023
Expires 6/30/2011

I certify this plat to be an
exact copy of the original
Darrell L. Huck
SURVEYOR

SE COR. D.L.C. 59
FD. 2 1/2" B.DISC
PER JACKSON COUNTY
SURVEYOR RE-ESTAB

(09146 PART.DWG)
SHEET 2 OF 2