

***** APPROVALS *****

PARTITION PLAT NO. P-08-2011 (PARTIALLY SURVEYED)

***** RECORDING *****

FILE SUB2009-00083

EXAMINED AND APPROVED this 19th day of NOVEMBER 20 10

In the N.E. 1/4, the S.E. 1/4 & the S.W 1/4 of Sec. 27, and in the S.E. 1/4 & N.E. 1/4 of Sec. 34, T.36S., R.4W., W.M. Jackson County, Oregon (JCDS File No. SUB2009-00083)

Filed for record this 29th day of March 20 11 at 10:53 o'clock A.M., and recorded as Partition Plat No. P-08-2011 in "Record of Partition Plats" of Jackson County, Oregon. Index Volume 22, Page 08, Document No. 2011-9553, ORJCO.

EXAMINED AND APPROVED this 17th day of NOVEMBER 20 10

JAM [Signature] Jackson County Development Services

Kerry K. Bradshaw Jackson County Surveyor

SURVEY FOR: SURVEY BY:

TED BIRDSEYE 3791 ROGUE RIVER HWY. GOLD HILL, OR 97525

L.J. FRIAR & ASSOCIATES, P.C. CONSULTING LAND SURVEYORS 816 WEST EIGHTH STREET MEDFORD, OREGON 97501 PHONE: (541) 772-2782 EMAIL: LJFRIAR@CHARTER.NET

Christine D. Walker County Clerk, David S. Morgan Deputy, County Surveyor File No. 20842

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of MARCH 29 20 11

DATE: AUGUST 25, 2010

***** SURVEYOR'S CERTIFICATE *****

I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME, AND COMPLIES WITH THE REGULATIONS FOR PARTITIONS, AND REPRESENTS LAND, THE EXTERIOR OF WHICH BEING ACCURATELY DESCRIBED AS FOLLOWS:

TRACT 1: Lot 13 in Section 27, Township 36 South, Range 4 West, Willamette Meridian, Jackson County, Oregon.

TRACT 2: Beginning at the Southeast corner of Donation Land Claim No. 38 Township 36 South, Range 4 West, Willamette Meridian, Jackson County, Oregon; thence WEST, along the South line of said Claim, 3.78 chains to the Southeasterly line of tract described in Volume 254, Page 371 Jackson County Deed Records; thence North 60' East, along said line, a distance of 3.05 chains to the Westerly bank of Rogue River (being the Easterly line of said Donation Land Claim No. 38); thence Southeasterly, along said Claim line, 1.90 chains, more or less, to the point of beginning.

ALSO, Donation Land Claim No. 37, and Donation Land Claim No. 41 in Township 36 South, Range 4 West, Willamette Meridian, Jackson County, Oregon.

EXCEPTING THEREFROM the following: Beginning at a point on the line between Donation Land Claim Nos. 38 and 41, said Township and Range, from which the Southeast corner of said Claim No. 38 bears EAST, 3.78 chains, being a point on the Southeasterly line of that tract described in Volume 254, Page 371, Jackson County Deed Records; thence South 60' West, 12.75 chains to the West line of said Claim No. 41; thence NORTH, along said Claim line, 6.50 chains to the South line of said Claim No. 38; thence EAST, along said Claim line, 11.22 chains, more or less, to the point of beginning.

ALSO EXCEPTING THEREFROM the following: Beginning at the Northeast corner of Donation Land Claim No. 37, said Township and Range; thence SOUTH, along the East line of said Claim, 31.20 chains to the Southeast corner thereof; thence WEST, 44.75 chains to the Southwest corner of said Claim; thence WEST, 370.0 feet to the centerline of Birdseye Creek; thence Northerly along the centerline of said Creek, to a point on the Westerly bank of Rogue River; thence Southeasterly, along said Westerly bank, to the point of beginning.

ALSO EXCEPTING THEREFROM that portion conveyed to County of Jackson by deed recorded as No. 68-02813, Official Records of Jackson County, Oregon.

ALSO EXCEPTING THEREFROM that portion lying within the following described tract: Beginning at the South-Southwest corner of Donation Land Claim No. 41, Township 36 South, Range 4 West, Willamette Meridian, Jackson County, Oregon; thence, along the West boundary of said Claim, NORTH, 826.91 feet; thence EAST, 744.69 feet; thence South 03'23" West, 45.95 feet; thence South 46'26" West, 197.00 feet; thence South 07'17" West, 185.00 feet; thence South 09'20" East, 258.00 feet; thence South 19'07" East, 204.00 feet; thence North 89'49" West, 323.00 feet to intersect the Easterly right-of-way line of Birdseye Creek (County) Road; thence, along said road line, 541.86 feet along the arc of a 1175.92 foot radius curve right (the long chord bears South 12'41'15" East, 537.08 feet); thence EAST, 232.15 feet; thence South 05'15" East, 423.70 feet; thence EAST, 276.00 feet to intersect the East boundary of the Southwest Quarter of the Southeast Quarter of Section 34, said Township and Range; thence South 00'10'25" West, 449.00 feet to the Southeast corner of said Quarter-Quarter Section; thence North 89'55'30" West, 1326.01 feet to the South quarter corner of said Section 34; thence North 00'10'10" East, 1327.49 feet to the Center-South one-sixteenth corner of said Section 34; thence, along the North boundary of the Southwest Quarter of the Southeast Quarter of said Section 34, North 89'58'40" East, 297.13 feet; thence NORTH, 50.08 feet to the point of beginning.

SHEET INDEX

- 1 = SIGNATURE PAGE. 2 = SOUTHERLY PORTION OF PARENT TRACT. 3 = NORTHERLY PORTION OF PARENT TRACT.

William Johnson, Deputy Assessor, Department of Assessment; Karen W. Meade, Deputy Tax Collector

***** DECLARATION *****

Know all men by these presents that we, VICTOR THEODORE BIRDSEYE, II aka VICTOR T. BIRDSEYE II and SHERI D. BIRDSEYE, are the owners in fee of the lands shown on this Partition Plat, more particularly described in the Surveyor's Certificate and have caused the same to be Partitioned into the Parcels as shown on Sheets 2 and 3 and we do hereby make and establish the Private Irrigation Easements over the existing ditches, pipes and pond shown on Sheet 2 for the benefit of and use by Parcel 1. The owner or successors in interest of Parcel 1 shall have the right of access across Parcel 2 to maintain said ditches, pipes and pond.

Victor Theodore Birdseye II, Sheri D. Birdseye

STATE OF OREGON) ss COUNTY OF JACKSON)

PERSONALLY appeared the above named Victor Theodore Birdseye, II and acknowledged the foregoing instrument to be his voluntary act and deed.

Dated this 10th day of December 20 10

Karen L. Lafitte Notary Public - Oregon Commission No. 446951 My Commission Expires March 20, 2014

STATE OF OREGON) ss COUNTY OF JACKSON)

PERSONALLY appeared the above named Sheri D. Birdseye and acknowledged the foregoing instrument to be her voluntary act and deed.

Dated this 10th day of December 20 10

Karen L. Lafitte Notary Public - Oregon Commission No. 446951 My Commission Expires March 20, 2014

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

PURPOSE: TO SURVEY AND MONUMENT A 80 ACRE TRACT FROM THE PARENT PROPERTY LINE CREATED THROUGH A LAND PARTITION AND PURSUANT TO CIRCUIT COURT CASE NO. 05-2623-D2 & JCDS FILE NO. SUB2009-00083. PROCEDURE: MADE TIES TO MONUMENTS OF RECORD AS SHOWN HEREON TO CONTROL THIS SURVEY. AS THE S.E. CORNER OF D.L.C. #41 HAS BEEN LOST FOR MANY YEARS TIES WERE MADE TO RE-ESTABLISHED D.L.C. CORNERS TO THE IMMEDIATE NORTH AND WEST AS WELL AS A LARGE YEW WOOD FENCE CORNER POST. THIS POST FIT VERY WELL TO BOTH D.L.C. CORNERS TO THE NORTH & WEST. TO SUBSTANTIATE THIS CORNER, WRITTEN TESTIMONY FROM VICTOR BIRDSEYE POINTED OUT THAT THIS YEW WOOD FENCE CORNER POST HAD BEEN PLACED BY DAVID BIRDSEYE (THE ORIGINAL DONATION LAND CLAIMANT IN THE POSITION OF THE S.E. CORNER OF THE CLAIM IN THE EARLY 1900'S. BASED ON MY MEASUREMENTS AND THE ABOVE TESTIMONY, I ACCEPT THIS POST AS BEING THE LOCATION OF THE S.E. CORNER OF THE DAVID BIRDSEYE D.L.C. #41. THIS CORNER WAS PERPETUATED BY THE JACKSON COUNTY SURVEYOR DURING THE COURSE OF THIS SURVEY. THE NORTHERLY LINE OF THE 80 ACRE TRACT AS SET FORTH IN THE CIRCUIT COURT DOCUMENTS CALLED FOR THE NORTH SIDE OF AN EXISTING DRIVEWAY AND A MINIMUM SIZE OF 80 ACRES. THE LINE WAS THEN AGREED UPON BETWEEN THE PARTIES IN THE DISPUTE AND WAS MONUMENTED AS SHOWN HEREON. PARCEL 1 IS UNSURVEYED AS IT IS OVER 10 ACRES IN SIZE AND PARCEL 2 IS PARTIALLY SURVEYED AS FAR AS ONLY THE EXTERIOR OF THE PARCEL. THE EXISTING DITCHES, PIPES AND PONDS WERE LOCATED SO EASEMENTS COULD BE CREATED FOR MAINTENANCE OF SAME.

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT. [Signature]

REGISTERED PROFESSIONAL LAND SURVEYOR

JAMES E. HIBBS JULY 17, 1986 OREGON 2234 RENEWAL DATE 6-30-11

RECEIVED ** DATE 3-29-11 BY [Signature] This survey consists of: 3 sheet(s) Map 0 page(s) Narrative JACKSON COUNTY SURVEYOR

SURVEY FOR:
TED BIRDSEYE
3791 ROGUE RIVER HWY.
GOLD HILL, OR 97525

DATE:
AUGUST 25, 2010

PARTITION PLAT NO. P-08-2011

(PARTIALLY SURVEYED)
In the N.E. 1/4, the S.E. 1/4 & the S.W 1/4 of Sec. 27,
and in the S.E. 1/4 & N.E. 1/4 of Sec. 34,
T.36S., R.4W., W.M. Jackson County, Oregon
(JCDS File No. SUB2009-00083)

SURVEY BY:
L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
816 WEST EIGHTH STREET
MEDFORD, OREGON 97501
PHONE: (541) 772-2782
EMAIL: LJFRIAR@CHARTER.NET

EASEMENTS PER SUBDIVISION GUARANTEE

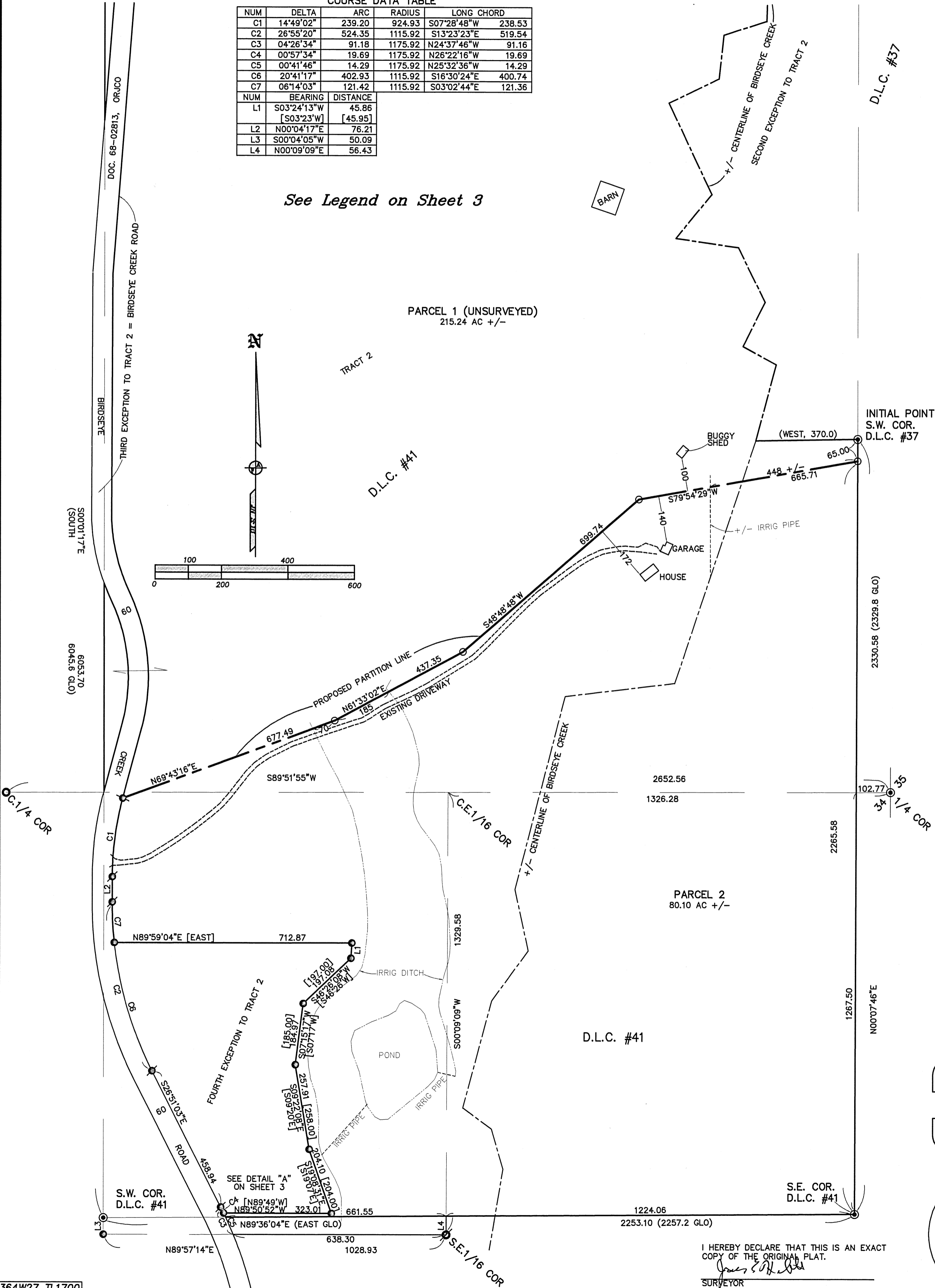
1) EASEMENTS FOR ELECTRICAL POWER PER VOL.386, PG.415, JCDR & DOC.
82-06824, ORJCO ARE UNLOCATABLE BUT MAY AFFECT SUBJECT PROPERTY.

COURSE DATA TABLE

NUM	DELTA	ARC	RADIUS	LONG CHORD
C1	14°49'02"	239.20	924.93	S07°28'48"W 238.53
C2	26°55'20"	524.35	1115.92	S13°23'23"E 519.54
C3	04°26'34"	91.18	1175.92	N24°37'46"W 91.16
C4	00°57'34"	19.69	1175.92	N26°22'16"W 19.69
C5	00°41'46"	14.29	1175.92	N25°32'36"W 14.29
C6	20°41'17"	402.93	1115.92	S16°30'24"E 400.74
C7	06°14'03"	121.42	1115.92	S03°02'44"E 121.36

NUM	BEARING	DISTANCE
L1	S03°24'13"W [S03°23'W]	45.86 [45.95]
L2	N00°04'17"E	76.21
L3	S00°04'05"W	50.09
L4	N00°09'09"E	56.43

See Legend on Sheet 3



REGISTERED
PROFESSIONAL
LAND SURVEYOR

James E. Hibbs

OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-11

** RECEIVED **

DATE 8-29-11 BY *[Signature]*

This survey consists of:
3 sheet(s) Map
0 page(s) Narrative

JACKSON COUNTY
SURVEYOR

I HEREBY DECLARE THAT THIS IS AN EXACT
COPY OF THE ORIGINAL PLAT.

James E. Hibbs
SURVEYOR

364W27 TL1700
364W34 TL100

THIS PLAT WAS PREPARED USING AN HP450C DESIGNJET WITH 51640A INKJET INK ON CONTINENTAL JPC4M2 POLYESTER FILM.

SHEET 2 OF 3

09116FM

SURVEY FOR:
TED BIRDSEYE
3791 ROGUE RIVER HWY.
GOLD HILL, OR 97525

DATE:
AUGUST 25, 2010

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and in the S.E. 1/4 & N.E. 1/4 of Sec. 34,
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(JCDS File No. SUB2009-00083)

SURVEY BY:
L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
816 WEST EIGHTH STREET
MEDFORD, OREGON 97501
PHONE: (541) 772-2782
EMAIL: LJFRIAR@CHARTER.NET

LEGEND:

- ⊙ = FD. COUNTY SURVEYOR'S BRASS CAPPED MONUMENT PER RE-ESTAB'S.
- = FD. 1.25" IRON PIPE PER FS2955.
- ⊘ = FD. 3/4" IRON PIPE W/ 2" BRASS DISK PER FS7263.
- = FD. 3/4" IRON PIN PER FS7263.
- ⊙ = FD. 5/8" IRON PIN PER FS8491.
- = SET 5/8" X 30" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.

- JCDR = JACKSON COUNTY DEED RECORDS.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- WC = WITNESS CORNER.
- { } = RECORD DATA AS SHOWN.
- [] = RECORD DATA PER DOC. 03-48148, ORJCO.
- GLO = ORIGINAL GENERAL LAND OFFICE FIELD NOTES.
- FS = FILED SURVEY #.
- C1/L1 = SEE COURSE DATA TABLE.
- X- = FENCE LINE.

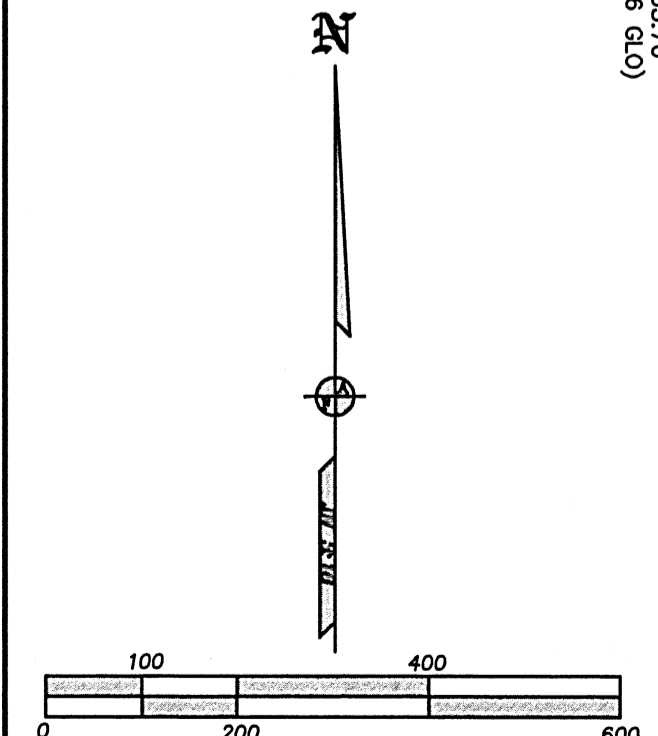
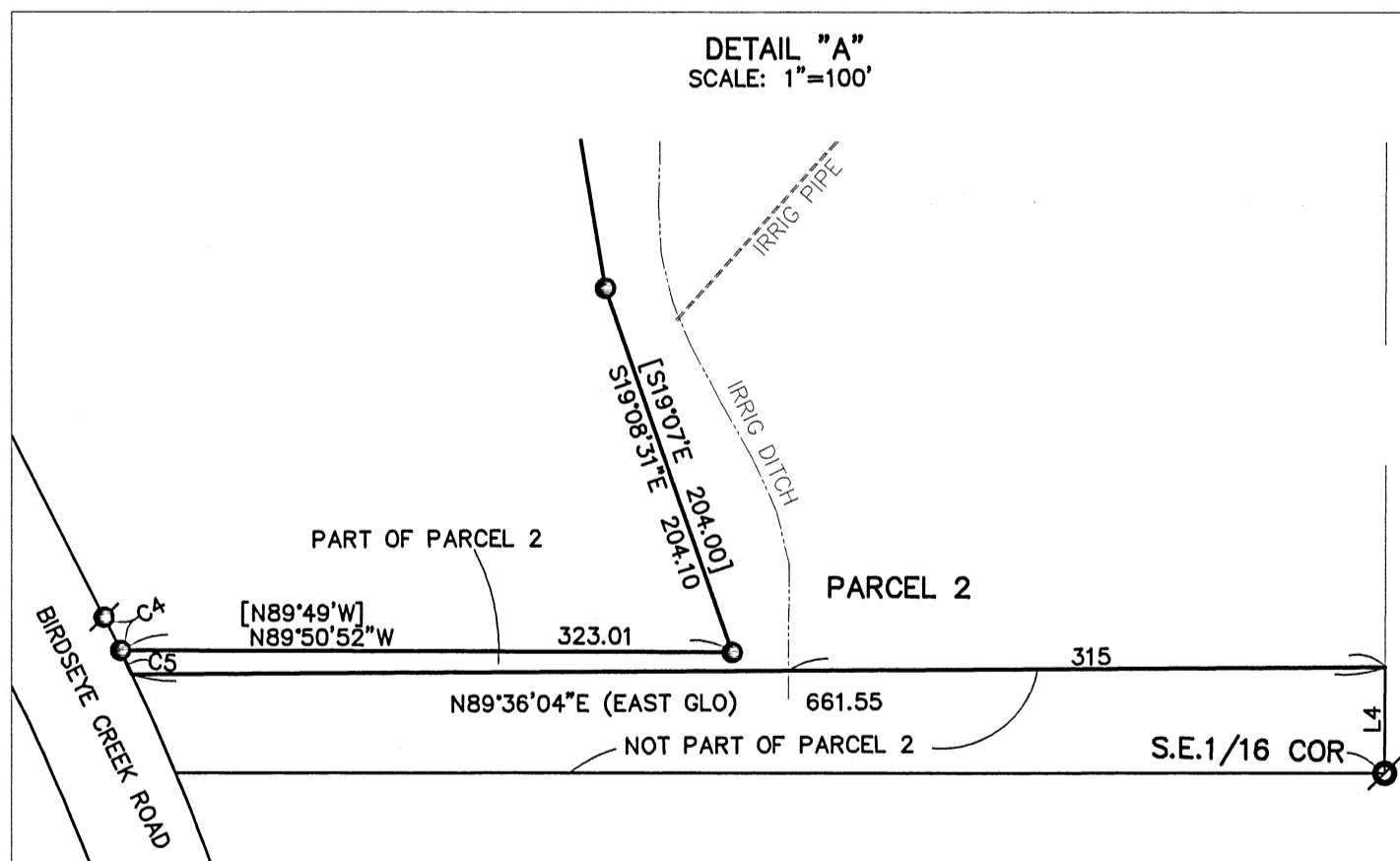
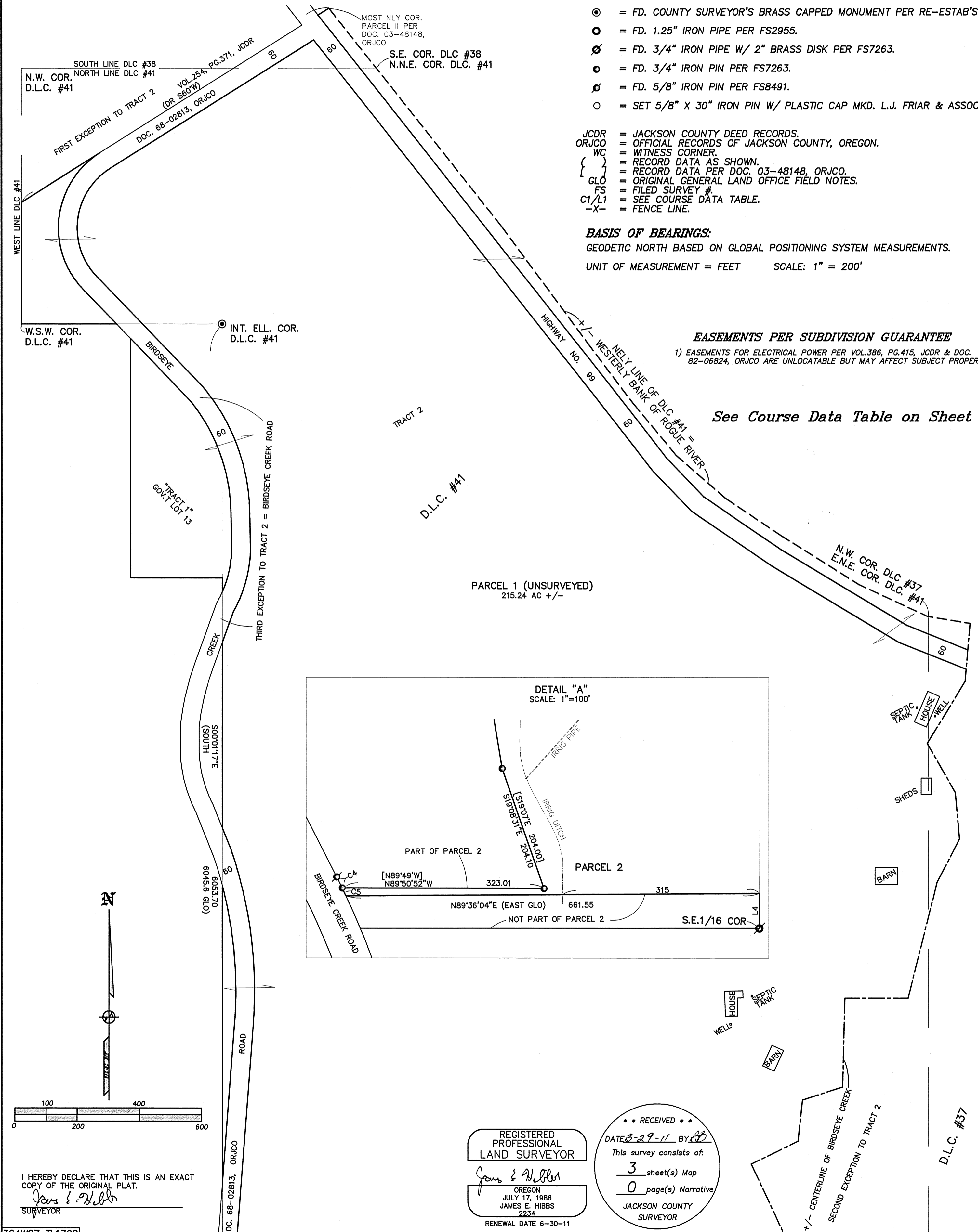
BASIS OF BEARINGS:

GEODETIC NORTH BASED ON GLOBAL POSITIONING SYSTEM MEASUREMENTS.
UNIT OF MEASUREMENT = FEET SCALE: 1" = 200'

EASEMENTS PER SUBDIVISION GUARANTEE

- 1) EASEMENTS FOR ELECTRICAL POWER PER VOL.386, PG.415, JCDR & DOC. 82-06824, ORJCO ARE UNLOCATABLE BUT MAY AFFECT SUBJECT PROPERTY.

See Course Data Table on Sheet 2



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SURVEYOR

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OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-11

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JACKSON COUNTY SURVEYOR

364W27 TL1700
364W34 TL100

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SHEET 3 OF 3 09116FM