

PARTITION PLAT No. P-13-2011

Located in Sections 1, 2 and 3 and the North-half of Section 10 and the Northwest Quarter of Section 11, T.35S.,R.1W., W.M., Jackson County, Oregon

SURVEY FOR: Freel & Associates, LLC DATE: February 25, 2011 SURVEY BY: Kaiser Surveying  
P.O. Box 587 19754 Highway 62  
Shady Cove, OR. 97539 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:

The North-Half and the Southwest Quarter of Section 1, all of Section 2, the East-Half of the Northeast Quarter and the Southeast Quarter of Section 3, Township 35 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon.

TRACT B:

Beginning at a 1" iron pipe with brass cap found set for the Section corner common to Sections 2, 3, 10 and 11, Township 35 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon for THE INITIAL POINT OF BEGINNING; thence North 89° 58' 08" East, 2648.865 feet to the Quarter corner common to said Sections 2 and 11; thence along the North-South centerline of said Section 11, South 0° 02' 58" East, 1058.82 feet to the Easterly Southeast corner of Tract F as described in Instrument No. 2007-051496 of the Official Records of said County; thence along the Southerly boundary of said Tract F, South 89° 46' 39" West, 1636.00 feet to an interior corner of said Tract F; thence South 36° 50' 17" East, 1359.23 feet (record = 1318.0 feet) to and angle point on the Easterly boundary of said Tract F; thence South 0° 02' 58" East, 497.00 feet to intersect the East-West centerline of said Section 11 and Southerly Southeast corner of said Tract F; thence along the said East-West centerline, South 89° 46' 39" West, 1819.29 feet to a 1" iron pipe with brass cap found set for the Quarter corner common to said Sections 10 and 11; thence along the Southerly boundary of the Northeast Quarter of said Section 10, North 89° 58' 35" West, 2659.39 feet to the Southwest corner thereof; thence along the Westerly boundary of said quarter section, North 0° 11' 45" East, 1327.765 feet to the Northeast corner of the Southeast quarter of the Northwest quarter of said Section 10; thence along the Northerly boundary of said quarter-quarter section, South 89° 57' 28" West, 861.88 feet to intersect the Easterly right-of-way line of Crater Lake Highway (State Hwy. No. 62); thence along said Highway line as follows: North 2° 17' 13" East, 480.12 feet; thence along an offset spiral curve to the left (long chord bears North 1° 45' 10" East, 401.38 feet); thence 154.194 feet along the arc of a 7211.97 foot radius curve to the left (long chord bears North 0° 04' 28" East, 154.19 feet); thence along an offset spiral curve to the left (long chord bears North 1° 36' 14" West, 401.38 feet) to a 3/4" iron pin found set at Engineers station 1542+34.32; thence North 2° 08' 17" West, 1221.89 feet to intersect the Northerly boundary of the South-Half of the Southwest quarter of said Section 3; thence leaving said Highway line along the said Northerly boundary, North 89° 58' 22" East, 898.26 feet to the Northeast corner of said South-Half; thence along the Easterly boundary of said South-Half, South 0° 17' 15" West, 1329.44 feet to a 1" iron pipe with brass cap found set for the Quarter corner common to said Section 3 and 10; thence along the South boundary of said Section 3, South 89° 58' 44" East, 2640.43 feet to THE INITIAL POINT OF BEGINNING.

Bary D Kaiser  
SURVEYOR

\*\*\* DECLARATION \*\*\*

Known all men by these presents, that FREEL & ASSOCIATES, LLC, an Oregon Limited Liability Company, hereafter referred to as Declarant, is the owner of the lands represented on this Partition Plat and more particularly described in Surveyor's Certificate, and has caused the same to be partitioned into parcels as shown on Sheet 2 of the Partition Plat.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 19<sup>th</sup> DAY, OF April, 20 11.

C. David Freel  
C. DAVID FREEL  
(managing member, Freel & Associates, LLC, an Oregon Limited Liability Company)

STATE OF OREGON)  
                          )ss  
COUNTY OF JACKSON)

Personally appeared before me the above named C. DAVID FREEL, and acknowledge the foregoing instrument to be his voluntary act and deed and it was signed on behalf of Freel & Associates, LLC, an Oregon Limited Liability Company.  
Subscribed and sworn to before me this 19<sup>th</sup> day of April, 20 11.

(SIGN) Cindy H. Webb  
Cindy H. Webb NOTARY PUBLIC - OREGON  
(PRINT)  
COMMISSION NO. 427154  
MY COMMISSION EXPIRES 04-05-12



\*\*\* APPROVALS \*\*\*

Approved by Jackson County Development Services (File SUB2009-00038).

BY: KAM, PLANNING DIRECTOR DATE: June 1, 2011

Examined and approved this 19<sup>th</sup> day of APRIL, 20 11.

Kerry K. Bradshaw  
COUNTY SURVEYOR

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

Nena Crawford, Deputy 6/3/2011  
ASSESSOR DATE

Karen W. Meade, Deputy 6/6/2011  
TAX COLLECTOR DATE

\*\*\* RECORDER'S CERTIFICATE \*\*\*

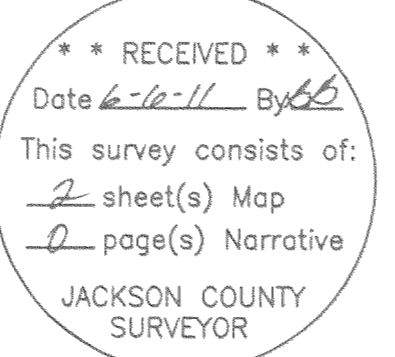
Filed for record, this 6<sup>th</sup> day of June, 20 11, at 12:51 O'clock P.m., and recorded as Partition Plat No. P-13-2011 of the Records of Partition Plats in Jackson County, Oregon

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Christine D. Walker  
COUNTY CLERK

Cassan D. Helman  
DEPUTY

COUNTY SURVEYOR FILE No. 20879



I HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT  
Bary D Kaiser  
SURVEYOR

EASEMENTS ON CURRENT TITLE REPORT

1. Power line easements recorded in Vol. 232, Page 108 D.R., Vol. 224, Page 421 D.R., Vol. 234, Page 103 D.R., Vol. 271, Page 12 and Vol. 358, Page 421 D.R. could not be located. Overhead power line exist along and in the Highway 62 right-of-way and along driveway to residence in Parcel No. 1, it was not determined if any of these easements pertain to these existing power lines.
2. Easements recorded in Vol. 274, Page 369 D.R., Vol. 275, Page 474 D.R. and Vol. 277, Page 37 D.R. affects the relocation of irrigation ditches and drainage ditches, structures drainage ditches along and in the State Highway right-of-way. Easements benefit the State of Oregon through its State Highway Commission. These easements were created in 1946 when highway was reconstructed.
3. 25 foot wide Irrigation easement recorded in Vol. 146, Page 286 D.R., affects the irrigation ditch across Sections 1, 2, 3, 10 and 11, Township 35 South, Range 1 West, W.M. benefiting Eagle Point Irrigation District. Also, 25 foot wide irrigation easement recorded in Vol. 600, Page 309 D.R., for irrigation ditch across the SW1/4 of the NE1/4 and the SE1/4 of the NW1/4 of Section 10 in Township 35 South, Range 1 West, W.M., benefit Eagle Point Irrigation District. The Irrigation ditches subject to these easements were not located on this plat but appear to affect subject properties.
4. Easement for pumping irrigation water mentioned in Inst. No. 67-06132 O.R. is located in the SE1/4 of the NW1/4 is not a part of subject property.

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P.O. Box 587  
Shady Cove, OR. 97539

DATE: February 25, 2011

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

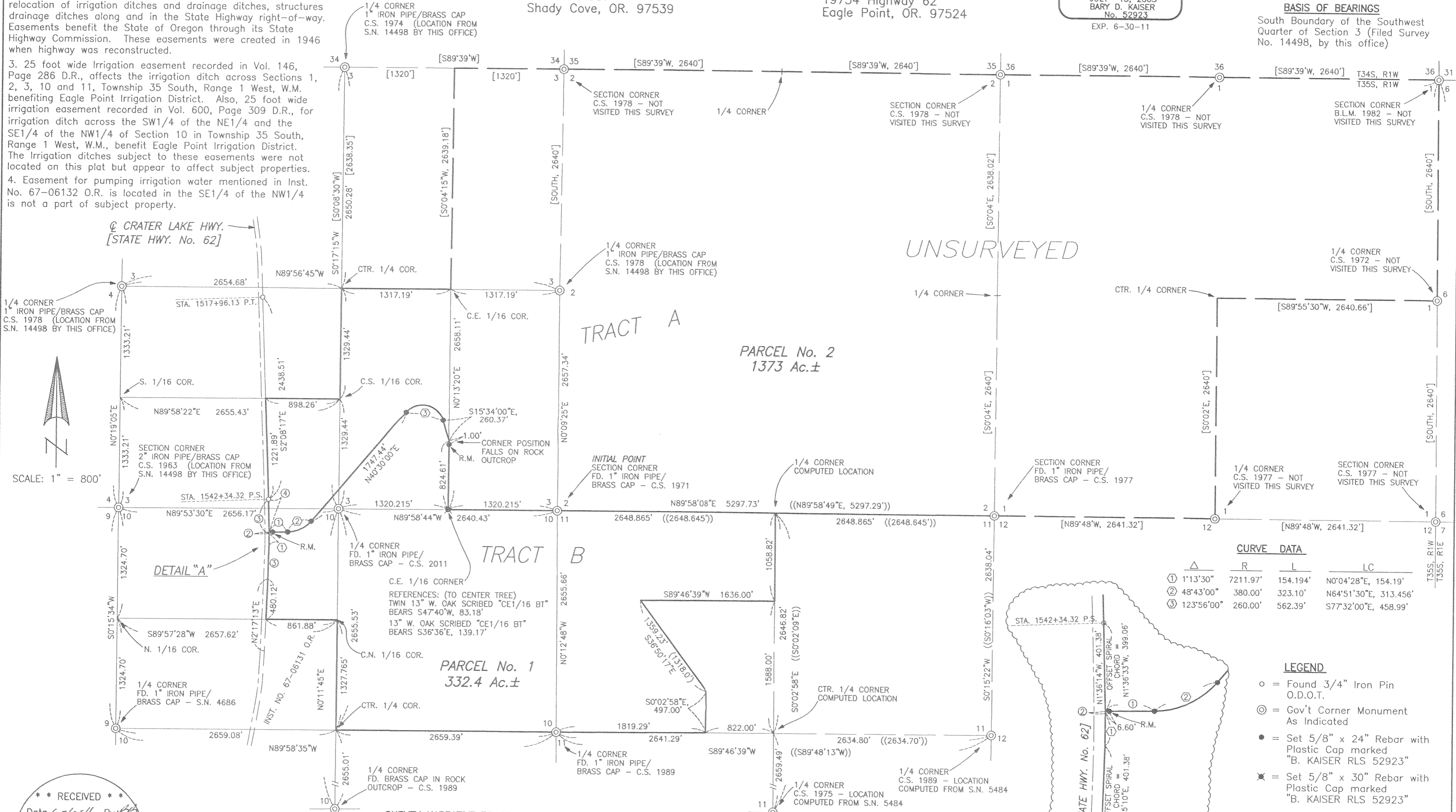
REGISTERED PROFESSIONAL LAND SURVEYOR

Bary D. Kaiser

OREGON JULY 15, 2003 BARY D. KAISER No. 52923 EXP. 6-30-11

I HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT  
Bary D. Kaiser  
SURVEYOR

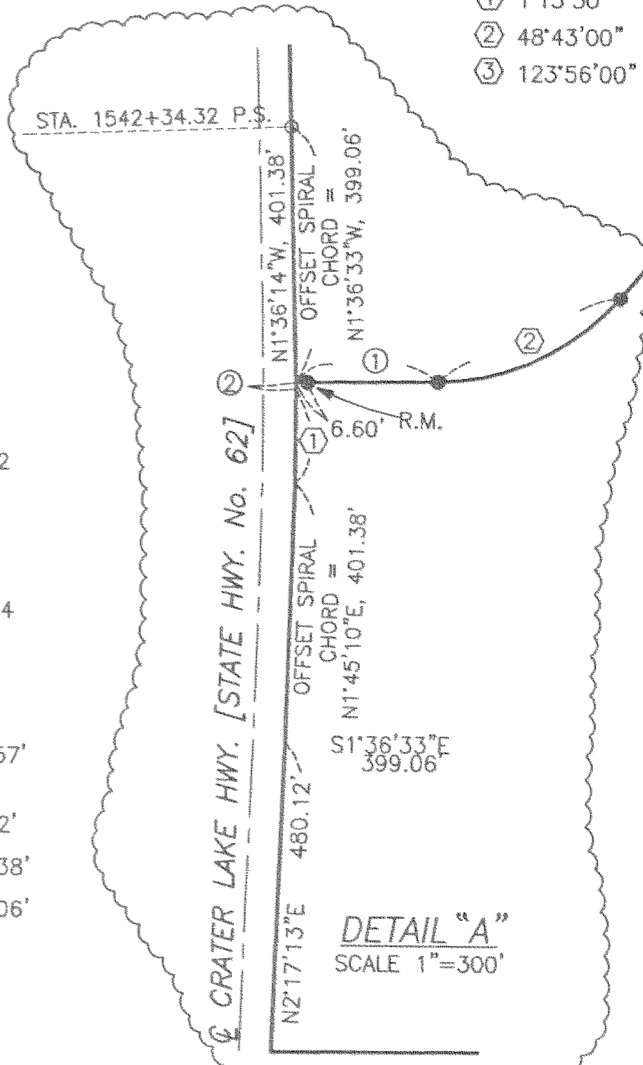
BASIS OF BEARINGS  
South Boundary of the Southwest Quarter of Section 3 (Filed Survey No. 14498, by this office)



UNSURVEYED

**CURVE DATA**

Δ	R	L	LC
① 1°13'30"	7211.97'	154.194'	N0°04'28"E, 154.19'
② 48°43'00"	380.00'	323.10'	N64°51'30"E, 313.456'
③ 123°56'00"	260.00'	562.39'	S77°32'00"E, 458.99'



- LEGEND**
- = Found 3/4" Iron Pin O.D.O.T.
  - ⊙ = Gov't Corner Monument As Indicated
  - = 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
  - C.S. = County Surveyors Office
  - R.M. = Reference Monument
  - ( ) = Record/Inst. No. 2007-051496 O.R.
  - (( )) = Record/S.N. 5484
  - [ ] = Record/1855 G.L.O. Plat

SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250  
PURPOSE: Partition Survey of TRACTS A, B, C, D and F as described in Instrument No. 2007-051496 O.R.

PROCEDURE: Equipment used to perform survey was a Nikon DTM 530 total station. Property boundaries were located from deed recorded in Inst. No. 2007-051496 O.R. and information on Filed Survey Nos. 5484 and 14498. Sections 3, 10 and 11 were subdivided from found Gov't corners and information on said Filed Survey Nos. 14498 and 5484. The boundaries of Sections 1 and 2 are unsurveyed and were located on this survey by found monuments at the Southeast and Southwest corners of Section 2 and the 1855 G.L.O. plat. The Easterly right-of-way line of Crater Lake Highway was determined from found O.D.O.T monuments as shown on the 1946 State Highway Department plan map. The New Partition Boundary was located per the clients direction and the County Approval.

**LINE TABLE**

①	N89°13'00"E	221.57'
	(OFFSET SPIRAL CHORDS)	
②	N0°41'17"W	2.32'
③	N1°36'14"W	401.38'
④	N1°36'33"W	399.06'

\*\* RECEIVED \*\*  
Date 6-16-11 By [Signature]  
This survey consists of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

TAX LOT Nos. 351W 01 - 100 & 200, 02 - 100 & 200, 03 - 100 & 1200, 10 - 100 and 11 - 300