

APPROVALS:

KAMMANN JUNE 6, 2011 DATE
JACKSON COUNTY DEVELOPMENT SERVICES
SUB2010-00026 / MINOR LAND PARTITION

EXAMINED AND APPROVED THIS 3RD DAY OF JUNE, 2011
Kerry K. Bradshaw
JACKSON COUNTY SURVEYOR

LAND PARTITION
PARTITION PLAT NO. P - 15 - 2011

LYING SITUATE IN
SOUTHEAST QUARTER OF SECTION 26
SOUTHWEST QUARTER OF SECTION 25
A PORTION OF DONATION LAND CLAIM NO. 68
TOWNSHIP 38 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN
JACKSON COUNTY, OREGON

FOR
THERON ARGRAVES

103 Rapp Road
Talent, Oregon 97540

RECORDING:

FILED FOR RECORD THIS 16 DAY OF JUNE, 2011 AT
2:00CLOCK PM AND RECORDED AS PARTITION PLAT NO. P-15-2011
OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON,
INDEX VOLUME 22, PAGE 152. OR 2011-017919

CHRISTINE WALKER KAREN ALONZO
COUNTY CLERK DEPUTY

COUNTY SURVEYOR FILE NO. 20888

TAX STATEMENT APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY
O.R.S. 92.095 HAVE BEEN PAID AS OF JUNE 16, 2011.

Patty Budson Deputy 6-16-11
TAX COLLECTOR DATE

William Johnson, Deputy 6-16-2011
ASSESSOR DATE

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, THAT THERON KEITH ARGRAVES
IS THE OWNER OF THE LANDS HEREON DESCRIBED, AND HAS
PARTITIONED THE SAME INTO PARCELS SHOWN HEREON, AND THAT
THE SIZE OF THE PARCELS AND THE LENGTHS OF ALL LINES ARE
PLAINLY SET FORTH AND THAT THIS PLAT IS A CORRECT
REPRESENTATION OF THE PARTITION. I HEREBY CREATE THE THIRTY
FOOT (30.00') WIDE PRIVATE ACCESS AND UTILITY EASEMENT, OVER
AND ACROSS PARCEL 1 FOR THE BENEFIT OF PARCEL 2, AS SHOWN
HEREON.

Theron Argaves
THERON KEITH ARGRAVES

SURVEYOR'S CERTIFICATE

I, SHAWN KAMPMANN, DULY REGISTERED PROFESSIONAL LAND SURVEYOR
OF THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY
SURVEYED AND MARKED WITH THE PROPER MONUMENTS AS PROVIDED BY
LAW, THE TRACT OF LAND HEREON SHOWN, THIS SAID PLAT BEING A
CORRECT REPRESENTATION OF THE SAME, AND THE FOLLOWING IS AN
ACCURATE DESCRIPTION OF THE BOUNDARY LINES.

THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 77-13322 OF THE
OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, SAID TRACT LYING
SITUATE WITHIN THE SOUTHEAST QUARTER OF SECTION 26 AND THE
SOUTHWEST QUARTER OF SECTION 25, AND ALSO LYING WITHIN DONATION
LAND CLAIM NO. 68, TOWNSHIP 38 SOUTH, RANGE 1 WEST OF THE WILLAMETTE
MERIDIAN IN SAID COUNTY, MORE PARTICULARLY DESCRIBED AND BOUNDED
AS FOLLOWS, TO WIT:

COMMENCING AT THE SOUTHEAST CORNER OF DONATION LAND CLAIM NO. 68
IN TOWNSHIP 38 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN IN
JACKSON COUNTY, OREGON; THENCE NORTH 89°57'10" WEST, ALONG THE
SOUTH LINE OF SAID CLAIM NO. 68, A DISTANCE OF 1148.40 FEET (DEED
RECORD WEST, 1148.4 FEET) TO A 3/8 INCH IRON PIN AT THE SOUTHEAST
CORNER OF THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO.
77-13322 OF THE OFFICIAL RECORDS OF SAID COUNTY, THE INITIAL POINT OF
BEGINNING; THENCE NORTH 21°42'38" EAST, LEAVING SAID SOUTH LINE, A
DISTANCE OF 1119.25 FEET (DEED RECORD NORTH 22°30' EAST 1122.0 FEET) TO
THE SOUTHERLY RIGHT-OF-WAY LINE OF THE CENTRAL OREGON & PACIFIC
RAILROAD, FROM WHICH A 3/8 INCH IRON PIN WITNESS CORNER REFERENCE
MONUMENT BEARS SOUTH 21°42'38" WEST, 10.25 FEET; THENCE 838.47 FEET
ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, ON THE ARC OF A 1940.08' FOOT
RADIUS CURVE TO THE RIGHT, HAVING A DELTA ANGLE OF 24°45'44" (CHORD
BEARING NORTH 52°59'06" WEST, 831.96 FEET) TO THE NORTHWEST CORNER OF
SAID DESCRIBED TRACT, FROM WHICH A 3/8 INCH IRON PIN BEARS SOUTH
21°44'00" WEST, 0.49 FEET; THENCE SOUTH 21°44'00" WEST, LEAVING SAID
SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1657.85 FEET (DEED RECORD
SOUTH 22° WEST, 1625.0 FEET) TO THE SOUTHWEST CORNER OF SAID TRACT,
FROM WHICH A ONE INCH IRON PIPE BEARS NORTH 21°44'00" EAST, 0.55 FEET;
THENCE SOUTH 89°57'10" EAST, ALONG THE SOUTH LINE OF SAID DONATION
LAND CLAIM NO. 68, A DISTANCE OF 864.16 FEET (DEED RECORD EAST, 864.0
FEET) TO THE INITIAL POINT OF BEGINNING.

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

PURPOSE: TO SURVEY AND MONUMENT A LAND PARTITION OF THAT TRACT
OF LAND DESCRIBED WITHIN INSTRUMENT NO. 77-13322 OF THE
OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LYING SITUATE
WITHIN THE SOUTHEAST QUARTER OF SECTION 26 AND THE
SOUTHWEST QUARTER OF SECTION 25, AND DONATION LAND CLAIM
NO. 68, TOWNSHIP 38 SOUTH, RANGE 1 WEST OF THE WILLAMETTE
MERIDIAN IN SAID COUNTY.

PROCEDURE: UTILIZING A LEICA 1200 SMART STATION GPS RECEIVER AND AN
ELECTRONIC LEICA TCRA 1203 ROBOTIC TOTAL STATION WITH RANGING
PRISMS, I SURVEY AND MONUMENT THE PARTITION PARCELS AS
SHOWN. PORTIONS OF THE SUBJECT PROPERTY ALONG THE SOUTH,
WEST AND EAST LINES HAD PREVIOUSLY BEEN SURVEYED DURING THE
PERFORMANCE OF SURVEY NO.'S 14663, 15605 & 19881. MONUMENTS
THAT WERE RECOVERED ALONG THESE LINES WERE FOUND TO FIT
WELL WITH THE SURVEY RECORDS AND HELD FOR POSITION. THE
RIGHT OF WAY FOR THE CENTRAL OREGON AND PACIFIC RAILROAD
(FORMERLY SOUTHERN PACIFIC RAILROAD) WAS DETERMINED BY
HOLDING THE WESTERLY TANGENT OF THE RIGHT-OF-WAY AS
PREVIOUSLY DETERMINED AND DENOTED ON SURVEY NO. 14663 BY
LONG TIME SURVEYOR MARK BOYDEN WHO HAS EXTENSIVE
EXPERIENCE AND KNOWLEDGE OF THE RAILROAD RIGHT-OF-WAY
AROUND THE ROGUE VALLEY. I HELD BOYDEN'S POINT OF TANGENCY
ESTABLISHED FOR STATION 1254+36 BASED ON SOUTHERN PACIFIC
COMPANY RIGHT OF WAY AND TRACK MAP AND CALCULATED THE
CURVE TO POINT OF CURVATURE AT STATION 1241+00. THE TRACK
CENTERLINE WAS FIELD SURVEYED AT TWENTY FIVE FOOT INTERVALS
ALONG THE CURVE AND FIFTY FOOT INTERVALS ON THE TANGENTS AT
EACH END WHICH VERIFIED THE CALCULATED RIGHT OF WAY TO FIT
WELL WITH THE FIELD MEASUREMENTS.

STATE OF OREGON) SS
COUNTY OF JACKSON)

PERSONALLY APPEARED THE ABOVE NAMED THERON KEITH ARGRAVES,
ON THIS 3 DAY OF JUNE, 2011, AND ACKNOWLEDGED
THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

BEFORE ME: Angela Watson
NOTARY PUBLIC, STATE OF OREGON
COMMISSION NO. 452458
MY COMMISSION EXPIRES 9.20.14

SURVEY NOTES:

THE FOLLOWING ENCUMBRANCES ARE EITHER BLANKET IN NATURE,
NOT APPLICABLE OR OTHERWISE INSUFFICIENTLY DESCRIBED, AND
THEREFORE ARE NOT SHOWN GRAPHICALLY ON THIS PLAT.

RIGHT OF WAY FOR DITCH, RECORDED IN VOLUME 130, PAGE 564 OF THE
DEED RECORDS OF JACKSON COUNTY, OREGON.

EASEMENT FOR DISTRIBUTION OF ELECTRICITY TO PACIFIC POWER AND
LIGHT, RECORDED IN VOLUME 429, PAGE 230 OF THE DEED RECORDS OF
JACKSON COUNTY, OREGON.

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

Shawn Kampmann
SURVEYOR

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Shawn Kampmann

OREGON
JULY 14, 1998
SHAWN KAMPMANN
2883 LS

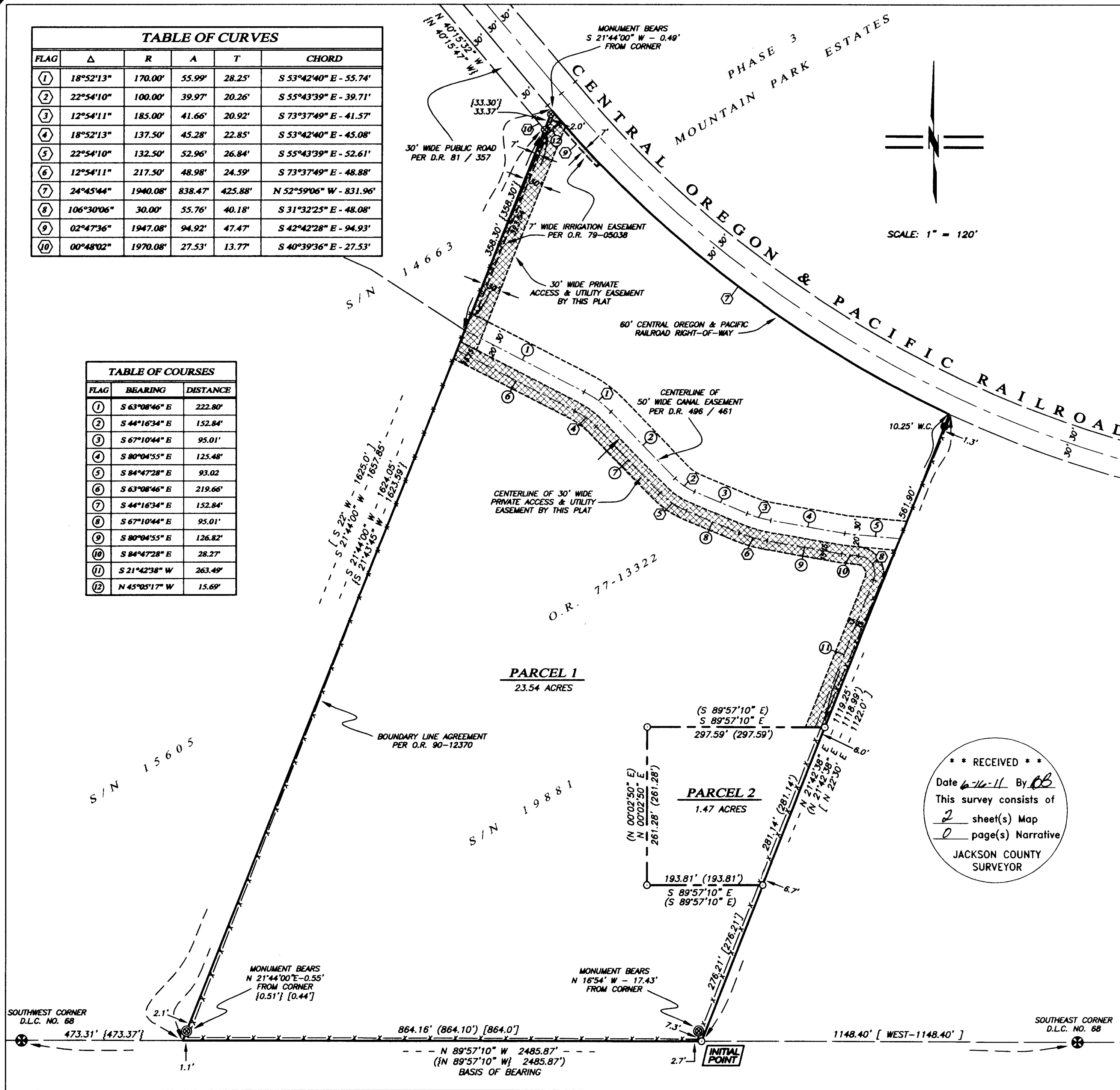
RENEWAL DATE: 6/30/2011

SURVEYED BY:
POLARIS LAND SURVEYING LLC
P.O. BOX 459
ASHLAND, OREGON 97520
(541) 482-5009

DATE: MARCH 18, 2011
PROJECT NO. 633-11

| TABLE OF CURVES | | | | | |
|-----------------|------------|----------|---------|---------|-------------------------|
| FLAG | Δ | R | A | T | CHORD |
| ① | 18°52'13" | 170.00' | 55.99' | 28.25' | S 53°42'40" E - 55.74' |
| ② | 22°54'10" | 100.00' | 39.97' | 20.26' | S 55°43'39" E - 39.71' |
| ③ | 12°54'11" | 185.00' | 41.66' | 20.92' | S 73°37'49" E - 41.57' |
| ④ | 18°52'13" | 137.50' | 45.28' | 22.85' | S 53°42'40" E - 45.08' |
| ⑤ | 22°54'10" | 132.50' | 52.96' | 26.84' | S 55°43'39" E - 52.61' |
| ⑥ | 12°54'11" | 217.50' | 48.98' | 24.59' | S 73°37'49" E - 48.88' |
| ⑦ | 24°45'44" | 1940.08' | 838.47' | 425.88' | N 52°59'06" W - 831.96' |
| ⑧ | 106°30'06" | 30.00' | 55.76' | 40.18' | S 31°32'25" E - 48.08' |
| ⑨ | 02°47'36" | 1947.08' | 94.92' | 47.47' | S 42°42'28" E - 94.93' |
| ⑩ | 00°48'02" | 1970.08' | 27.53' | 13.77' | S 40°39'36" E - 27.53' |

| TABLE OF COURSES | | |
|------------------|---------------|----------|
| FLAG | BEARING | DISTANCE |
| ① | S 63°08'46" E | 222.80' |
| ② | S 44°16'34" E | 152.84' |
| ③ | S 67°10'44" E | 95.01' |
| ④ | S 80°04'55" E | 125.48' |
| ⑤ | S 84°47'28" E | 93.02' |
| ⑥ | S 63°08'46" E | 219.66' |
| ⑦ | S 44°16'34" E | 152.84' |
| ⑧ | S 67°10'44" E | 95.01' |
| ⑨ | S 80°04'55" E | 126.82' |
| ⑩ | S 84°47'28" E | 28.27' |
| ⑪ | S 21°42'38" W | 263.49' |
| ⑫ | N 45°05'17" W | 15.69' |



LAND PARTITION
PARTITION PLAT NO. P - 15 - 2011

LYING SITUATE IN
THE SOUTHEAST QUARTER OF SECTION 26 &
THE SOUTHWEST QUARTER OF SECTION 25 &
A PORTION OF DONATION LAND CLAIM NO. 68
TOWNSHIP 38 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN
JACKSON COUNTY, OREGON

FOR
THERON ARGRAVES
103 Rapp Road
Talent, Oregon 97540

LEGEND

- ⊗ 2 1/2" BRASS CAP DONATION LAND CLAIM CORNER PER JACKSON COUNTY RE-ESTAB NOTES (RECOVERED)
- 5/8" IRON PIN w/ YELLOW PLASTIC CAP MARKED "ALSPACH PLS 2653" PER S/N 19881 (RECOVERED)
- ⊗ 5/8" IRON PIN w/ RED PLASTIC CAP STAMPED "BOYDEN RLS 281" PER S/N 14663 & 15605 (RECOVERED)
- ⊗ 1" IRON PIPE, NO OTHER MARKINGS, PER S/N 14663, 15605 & 19881 (RECOVERED)
- 5/8" x 30" IRON PIN w/ ORANGE PLASTIC CAP MARKED "KAMPMANN PLS 2883" (ESTABLISHED)
- PROPERTY LINE
- - - PARTITION LINE
- - - BOUNDARY LINE
- - - CENTERLINE
- - - EASEMENT LINE
- x - x - FENCELINE
- O.R. OFFICIAL RECORDS, JACKSON COUNTY CLERK
- D.R. DEED RECORD, VOLUME & PAGE, JACKSON COUNTY CLERK
- W.C. WITNESS CORNER REFERENCE MONUMENT, AS DESCRIBED
- S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
- [] SURVEY RECORD DATA PER O.R. 77-13322
- { } SURVEY RECORD DATA PER S/N 14663 & 15605 (BOYDEN)
- () SURVEY RECORD DATA PER S/N 19881 (ALSPACH)

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE SOUTH LINE OF DONATION LAND CLAIM NO. 68, LOCATED IN TOWNSHIP 38 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, HAVING A RECORD PLAT BEARING OF NORTH 89°57'10" WEST AS REFERENCED ON FILED SURVEY NO. 14663, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

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

Shawn Kampmann
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Shawn Kampmann

OREGON
JULY 14, 1998
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