

PRELIMINARY
LAND PARTITION SURVEY
PARTITION PLAT NO. P-02-2012

JACKSON COUNTY PLANNING FILE No. SUB2009-00073
LOCATED IN ALL QUARTERS OF SECTION 18, TOWNSHIP 39 SOUTH, RANGE 2 EAST OF
THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON.

FOR
DOUG AND DIONNE IRVINE
2113 EMIGRANT CREEK ROAD
ASHLAND, OREGON

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS:

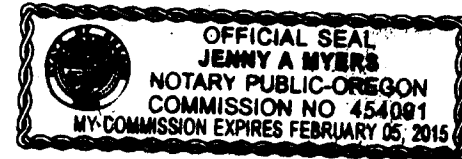
THAT DOUGLAS IRVINE, TRUSTEE AND DIONNE IRVINE, TRUSTEE OF THE DOUGLAS AND DIONNE IRVINE TRUST ARE THE OWNERS OF THE LANDS HEREON DESCRIBED, AND SAID OWNERS HAVE PARTITIONED THE SAME INTO LOTS AS SHOWN HEREON, AND THE NUMBER AND SIZE OF LOTS AND THE LENGTH OF ALL LINES ARE PLAINLY SET FORTH AND WE DO HEREBY CREATE THE PRIVATE IRRIGATION EASEMENT AS SHOWN HEREON AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SAID PARTITION.

Douglas Irvine Dionne Irvine
DOUGLAS IRVINE, TRUSTEE DIONNE IRVINE, TRUSTEE

STATE OF OREGON)
COUNTY OF JACKSON) S.S.

ON THIS, THE 4 DAY OF January, 2012, BEFORE ME APPEARED DOUGLAS IRVINE, TRUSTEE OF THE DOUGLAS AND DIONNE IRVINE TRUST, TO ME PERSONALLY KNOWN, WHO BEING DULY SWORN, DID SAY THAT THE SAID INSTRUMENT WAS SIGNED BY AND TO BE HIS FREE ACT AND DEED.

Jenny A Myers
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES: 2/5/15



STATE OF OREGON)
COUNTY OF JACKSON)

ON THIS, THE 4 DAY OF January, 2012, BEFORE ME APPEARED DIONNE IRVINE, TRUSTEE OF THE DOUGLAS AND DIONNE IRVINE TRUST, TO ME PERSONALLY KNOWN, WHO BEING DULY SWORN, DID SAY THAT THE SAID INSTRUMENT WAS SIGNED BY AND TO BE HER FREE ACT AND DEED.

Jenny A Myers
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES: 2/5/15



SURVEY BY:
TERRASURVEY, INC.
PROFESSIONAL LAND SURVEYORS
274 FOURTH STREET
ASHLAND, OREGON 97520
(541) 482-6474
terrain@tsp.net
Job No. 799-11



APPROVALS:

EXAMINED AND APPROVED THIS 3RD DAY OF
JANUARY, 2011 2012
Kerry K. Brackshaw
JACKSON COUNTY SURVEYOR

EXAMINED AND APPROVED AS REQUIRED BY O.R.S 92.100
AS OF JAN. 20TH, 2011 2012
Hena Crawford, Deputy
ASSESSOR, DEPARTMENT OF ASSESSMENT

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY
ORS 92.095 AND ORS 311.280 HAVE BEEN PAID AS OF Jan 19, 2011
Patty Bindson, Deputy
TAX COLLECTOR

EXAMINED AND APPROVED THIS 4th DAY OF
JANUARY, 2011

KAMald
JACKSON COUNTY DEVELOPMENT SERVICES, DIRECTOR

RECORDING:

FILED FOR RECORD THIS 19 DAY OF JANUARY
2012 AT 10:23 O'CLOCK, AM. AND RECORDED IN
VOLUME 23, PAGE 2
OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.

CHRISTINE WALKER
COUNTY CLERK

KAREN ALONZO
DEPUTY

COUNTY SURVEYOR FILE NO. 21009

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

Fred A. Frantz

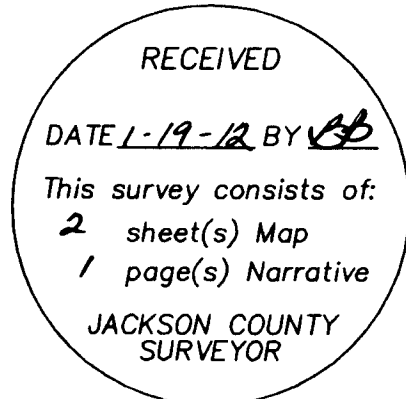
SURVEYOR'S CERTIFICATE:

I, FRED A FRANTZ, A DULY REGISTERED PROFESSIONAL LAND 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 PARTITIONS, AND REPRESENTS LAND, THE EXTERIOR OF WHICH BEING ACCURATELY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 BY 30 INCH IRON PIN MONUMENT ON THE SOUTH LINE OF THAT TRACT DESCRIBED IN INSTRUMENT NUMBER 2008-024325 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LOCATED IN ALL QUARTERS OF SECTION 18, TOWNSHIP 39 SOUTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON, AND THE INITIAL POINT OF BEGINNING; THENCE NORTH ALONG THE EASTERLY RIGHT OF WAY LINE OF EMIGRANT CREEK ROAD, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 543.00 FEET, A LENGTH OF 105.75 FEET, A CENTRAL ANGLE OF 11°09'32" AND A LONG CHORD BEARING AND DISTANCE OF NORTH 28°43'47" WEST, 105.59 FEET; THENCE NORTH 23°09'01" WEST, 350.90 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 985.00 FEET, A LENGTH OF 208.18 FEET, A CENTRAL ANGLE OF 12°06'34" AND A LONG CHORD BEARING AND DISTANCE OF NORTH 29°12'20" WEST, 207.79 FEET; TO A POINT ON THE NORTH LINE OF SAID TRACT; THENCE ALONG THE BOUNDARY OF SAID TRACT THROUGH THE FOLLOWING COURSES, NORTH 35°50'59" EAST, 320.01 FEET; THENCE NORTH 47°40'41" EAST, 359.65 FEET; THENCE NORTH 30°37'48" EAST, 534.12 FEET; THENCE SOUTH 30°15'57" EAST, 493.77 FEET; THENCE NORTH 4°00'34" EAST, 217.07 FEET; THENCE NORTH 12°07'35" WEST, 240.32 FEET; THENCE NORTH 30°24'21" WEST, 644.12 FEET; THENCE NORTH 15°59'25" WEST, 193.67 FEET; THENCE NORTH 0°02'38" EAST, 461.00 FEET; THENCE SOUTH 89°42'05" EAST, 493.07 FEET; THENCE SOUTH 0°09'13" WEST, 1459.02 FEET; THENCE SOUTH 0°14'06" WEST, 528.89 FEET; THENCE NORTH 89°50'01" WEST, 592.19 FEET; THENCE SOUTH 0°06'41" WEST, 797.16 FEET; THENCE NORTH 89°50'55" WEST, 163.17 FEET TO THE INITIAL POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING DESCRIBED TRACT: COMMENCING AT A 5/8 BY 30 INCH IRON PIN MONUMENT ON THE SOUTH LINE OF THAT TRACT DESCRIBED IN INSTRUMENT NUMBER 2008-024325 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LOCATED IN ALL QUARTERS OF SECTION 18, TOWNSHIP 39 SOUTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON, ON THE EASTERLY RIGHT OF WAY LINE OF EMIGRANT CREEK ROAD AND THE INITIAL POINT OF THIS PARTITION; THENCE NORTH 89°50'55" WEST, ALONG THE BOUNDARY OF SAID TRACT, 71.14 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE BOUNDARY OF SAID TRACT THROUGH THE FOLLOWING COURSES, NORTH 89°50'55" WEST, 496.60 FEET; THENCE NORTH 89°50'54" WEST, 1322.80 FEET; THENCE NORTH 0°03'16" EAST, 1328.18 FEET; THENCE NORTH 0°40'25" EAST, 907.08 FEET; THENCE SOUTH 56°54'00" EAST, 231.30 FEET; THENCE NORTH 50°18'00" EAST, 30.77 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF EMIGRANT CREEK ROAD; THENCE SOUTH 40°11'01" EAST, 1974.14 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 925.00 FEET, A LENGTH OF 274.98 FEET, A CENTRAL ANGLE OF 17°01'58" AND A LONG CHORD BEARING AND DISTANCE OF SOUTH 31°40'02" EAST, 273.97 FEET; THENCE SOUTH 23°09'01" EAST, 350.90 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 603.00 FEET, A LENGTH OF 77.16 FEET, A CENTRAL ANGLE OF 7°19'52" AND A LONG CHORD BEARING AND DISTANCE OF SOUTH 26°48'57" EAST, 77.10 FEET TO THE POINT OF BEGINNING.

Fred A Frantz 1-3-13
FRED A FRANTZ, PLS 50077 DATE



Survey Number 121009
P-2-2012

SURVEY NARRATIVE

TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

DATE OF SURVEY:

October 25, 2011

SURVEYED BY:

Fred A Frantz, LS50077
Terrasurvey, Inc.
274 Fourth Street
Ashland, Oregon 97520

SURVEY FOR:

Doug and Dionne Irvine
2133 Emigrant Creek Road
Ashland, Oregon 97520

LOCATION:

Located in all quarters of Section 18, Township 39 South of the Willamette Meridian,
Jackson County, Oregon.

PURPOSE:

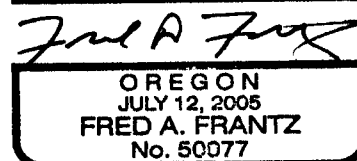
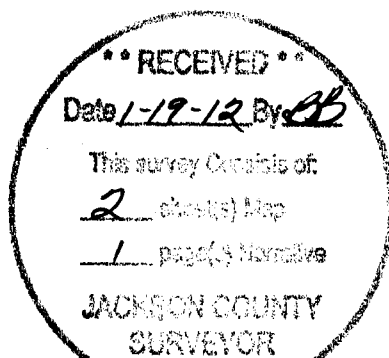
To monument the new partition lines for those Parcels over ten acres as approved by
Jackson County Planning File No. 2009-00073.

BASIS OF BEARINGS:

Basis of bearing is from the brass cap monumenting the northwest corner of Section 18
and the brass cap monumenting the north one quarter corner of said section 18 located
in Township 39 South, Range 2 East of the Willamette Meridian, Jackson County,
Oregon. Said bearing being South 89°41'56" East per filed survey No. 16292.

PROCEDURE:

Utilizing a total station and ranging prisms, I tie the northwest corner and the north quarter corner
of Section 18 and using this as a basis of bearing compute the record boundary of the partition
parent tract as described in Instrument No. 2008-024325 of the Official Records of Jackson
County, Oregon. The center line of Emigrant Creek Road was tied through the property and
compared to the description in Volume 188 at Page 478 of the Deed Records of Jackson County.
The commencement calls fit the road way reasonably well and the particular description of the
right of way alignment was rotated to and fit the roadway well within the 60 foot granted right of
way. I therefor hold the particular description to the point of beginning and rotate the particularly
described geometry of the roadway to the tied center line and monument the partition lines as
required by Jackson County Land Development Ordinance Section 10.3.3. as shown. As the three
parcels are over 10 acres and unsurveyed the approximate location of the easements lying within
the unsurveyed parcels are shown in their approximate positions to satisfy the requirements of
Oregon Revised Statutes 92.050 (6).



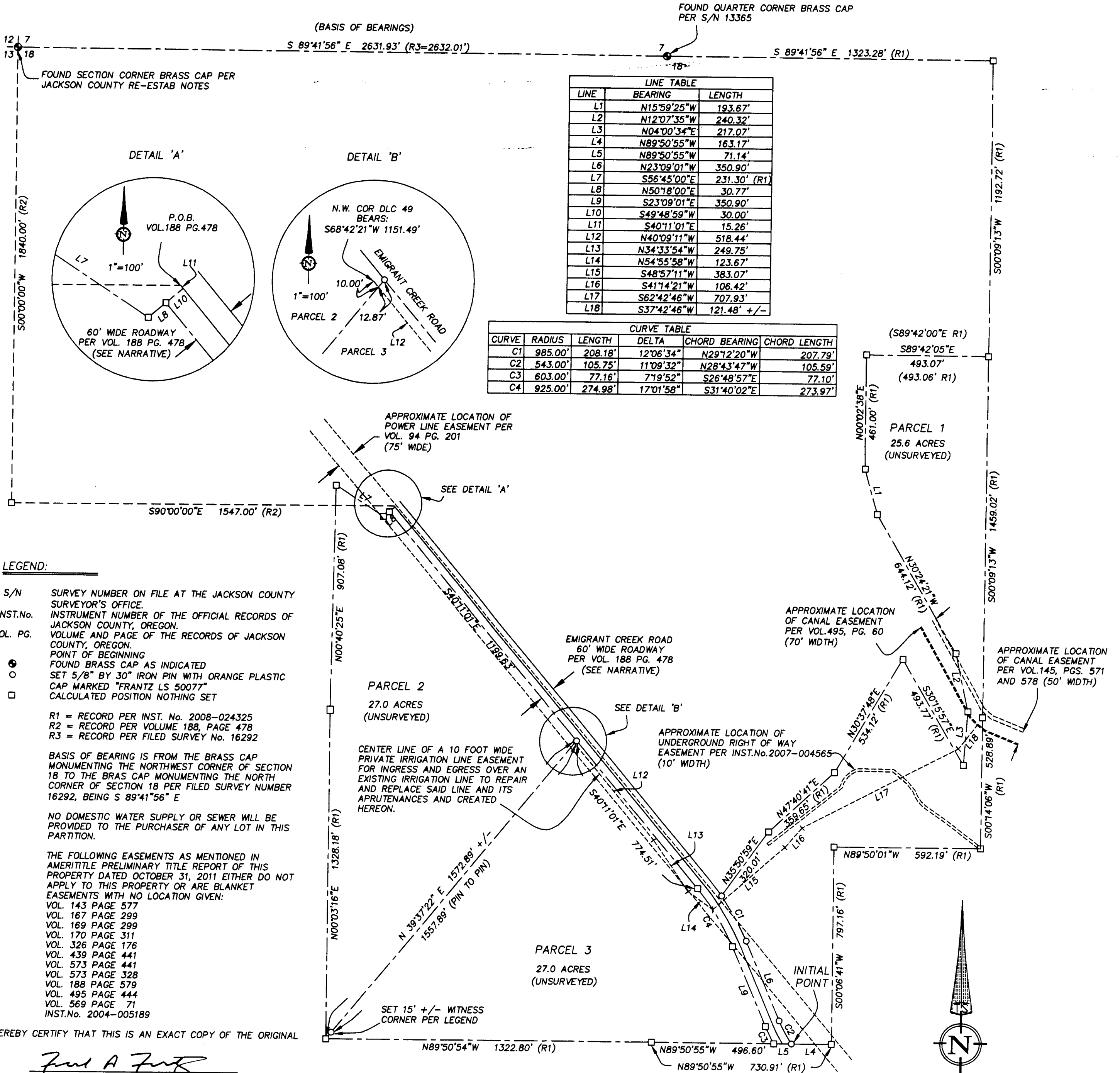
Renewal 12-31-13

PRELIMINARY LAND PARTITION SURVEY

PARTITION PLAT NO. *P-02-2012*

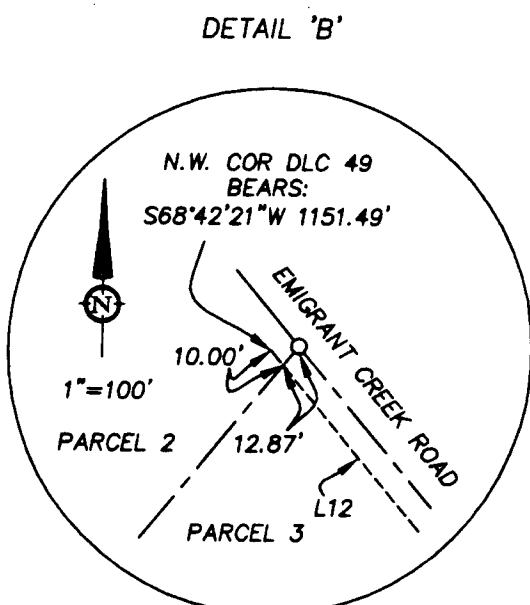
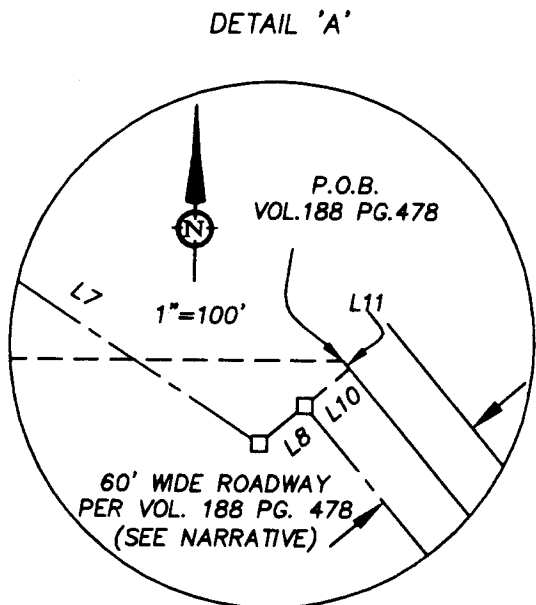
JACKSON COUNTY PLANNING FILE No. SUB2009-00073
LOCATED IN ALL QUARTERS OF SECTION 18, TOWNSHIP 39 SOUTH, RANGE 2 EAST OF
THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON.

FOR
DOUG AND DIONNE IRVINE
2113 EMIGRANT CREEK ROAD
ASHLAND, OREGON



LINE	BEARING	LENGTH
L1	N15°59'25"W	193.67'
L2	N12°07'35"W	240.32'
L3	N04°00'34"E	217.07'
L4	N89°50'55"W	163.17'
L5	N89°50'55"W	71.14'
L6	N23°09'01"W	350.90'
L7	S56°45'00"E	231.30' (R1)
L8	N50°18'00"E	30.77'
L9	S23°09'01"E	350.90'
L10	S49°48'59"W	30.00'
L11	S40°11'01"E	15.26'
L12	N40°09'11"W	518.44'
L13	N34°33'54"W	249.75'
L14	N54°55'58"W	123.67'
L15	S48°57'11"W	383.07'
L16	S41°14'21"W	106.42'
L17	S62°42'46"W	707.93'
L18	S37°42'46"W	121.48' +/-

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	985.00'	208.18'	12°06'34"	N29°12'20"W	207.79'
C2	543.00'	105.75'	11°09'32"	N28°43'47"W	105.59'
C3	603.00'	77.16'	7°19'52"	S26°48'57"E	77.10'
C4	925.00'	274.98'	17°01'58"	S31°40'02"E	273.97'



LEGEND:

S/N SURVEY NUMBER ON FILE AT THE JACKSON COUNTY SURVEYOR'S OFFICE.
 INST.No. INSTRUMENT NUMBER OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
 VOL. PG. VOLUME AND PAGE OF THE RECORDS OF JACKSON COUNTY, OREGON.
 ● POINT OF BEGINNING
 ○ FOUND BRASS CAP AS INDICATED
 ○ SET 5/8" BY 30" IRON PIN WITH ORANGE PLASTIC CAP MARKED "FRANTZ LS 50077"
 □ CALCULATED POSITION NOTHING SET

R1 = RECORD PER INST. No. 2008-024325
 R2 = RECORD PER VOLUME 188, PAGE 478
 R3 = RECORD PER FILED SURVEY No. 16292

BASIS OF BEARING IS FROM THE BRASS CAP MONUMENTING THE NORTHWEST CORNER OF SECTION 18 TO THE BRASS CAP MONUMENTING THE NORTH CORNER OF SECTION 18 PER FILED SURVEY NUMBER 16292, BEING S 89°41'56" E

NO DOMESTIC WATER SUPPLY OR SEWER WILL BE PROVIDED TO THE PURCHASER OF ANY LOT IN THIS PARTITION.

THE FOLLOWING EASEMENTS AS MENTIONED IN AMERITITLE PRELIMINARY TITLE REPORT OF THIS PROPERTY DATED OCTOBER 31, 2011 EITHER DO NOT APPLY TO THIS PROPERTY OR ARE BLANKET EASEMENTS WITH NO LOCATION GIVEN:
 VOL. 143 PAGE 577
 VOL. 167 PAGE 299
 VOL. 169 PAGE 299
 VOL. 170 PAGE 311
 VOL. 326 PAGE 176
 VOL. 439 PAGE 441
 VOL. 573 PAGE 441
 VOL. 573 PAGE 328
 VOL. 188 PAGE 579
 VOL. 495 PAGE 444
 VOL. 569 PAGE 71
 INST.No. 2004-005189

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

Fred A. Frantz

SURVEY BY:
TERRASURVEY, INC.
 PROFESSIONAL LAND SURVEYORS
 274 FOURTH STREET
 ASHLAND, OREGON 97520
 (541) 482-6474
 terrain@bisp.net
 Job No. 799-11

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Fred A. Frantz

OREGON
JULY 12, 2005
FRED A. FRANTZ
No. 50077

Renewal **12-31-13**

RECEIVED
DATE *1-19-12* BY *BB*
This survey consists of:
2 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR

