

PARTITION PLAT No. 9-3-2012

MEASURE 37/49 PARTITION

Located in the S.E. 1/4 of Section 4, the S.W. 1/4 of Section 3, the N.E. 1/4 of Section 9 and the N.W. 1/4 of Section 10, T.37S., R.2E., W.M., Jackson County, Oregon

SURVEY FOR: Stone Family Trust  
5500 Lost Creek Road  
Eagle Point, OR. 97524

DATE: December 28, 2011

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

I HEREBY CERTIFY THAT THIS IS A PHOTOCOPY OF THE ORIGINAL PLAT  
Bary D. Kaiser  
SURVEYOR

\*\*\* 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:

Beginning at the 2 1/2" iron pipe with brass cap found set for the Quarter corner common to Sections 9 and 10, Township 37 South, Range 2 East of the Willamette Meridian in Jackson County, Oregon for THE INITIAL POINT OF BEGINNING; thence along the East-West centerline of said Section 9, West, 137.18 feet a more or less bearing and distance, to the center of a roadway, hereafter referred to as "Ranch Road"; thence along the center of said Ranch Road as follows: 113.595 feet along the arc of a 450.00 foot radius curve to the left (long chord bears North 17° 06' 06" West, 113.293 feet); thence North 24° 20' 00" West, 69.80 feet; thence 223.984 feet along the arc of a 500.00 foot radius curve to the right (long chord bears North 11° 30' 00" West, 222.116 feet); thence North 1° 20' 00" East, 79.08 feet; thence 133.08 feet along the arc of a 250.00 foot radius curve to the left (long chord bears North 13° 55' 00" West, 131.516 feet); thence North 29° 10' 00" West, 87.46 feet; thence 113.01 feet along the arc of a 370.00 foot radius curve to the right (long chord bears North 20° 25' 00" West, 112.571 feet); thence North 11° 40' 00" West, 215.51 feet; thence North 14° 36' 00" West, 130.59 feet; thence 280.998 feet along the arc of a 1000.00 foot radius curve to the right (long chord bears North 6° 33' 00" West, 280.075 feet); thence North 1° 30' 00" East, 82.09 feet; thence 102.102 feet along the arc of a 260.00 foot radius curve to the left (long chord bears North 9° 45' 00" West, 101.447 feet); thence North 21° 00' 00" West, 69.56 feet; thence 156.382 feet along the arc of a 320.00 foot radius curve to the right (long chord bears North 7° 00' 00" West, 154.83 feet); thence North 7° 00' 00" East, 16.36 feet; thence 167.552 feet along the arc of a 600.00 foot radius curve to the left (long chord bears North 1° 00' 00" West, 167.008 feet); thence North 9° 00' 00" West, 82.51 feet; thence 298.451 feet along the arc of a 600 foot radius curve to the right (long chord bears North 5° 15' 00" East, 295.384 feet); thence North 19° 30' 00" East, 274.86 feet; thence 86.103 feet along the arc of a 800.00 foot radius curve to the left (long chord bears North 16° 25' 00" East, 86.062 feet); thence North 13° 20' 00" East, 352.41 feet; thence North 16° 31' 00" East, 550.54 feet; thence 85.353 feet along the arc of a 170.00 foot radius curve to the left (long chord bears North 2° 08' 00" East, 84.459 feet); thence North 12° 15' 00" West, 200.78 feet; thence 354.738 feet along the arc of a 500.00 foot radius curve to the right (long chord bears North 8° 04' 30" East, 347.345 feet); thence North 28° 24' 00" East, 370.57 feet; thence 79.82 feet along the arc of a 400.00 foot radius curve to the right (long chord bears North 34° 07' 00" East, 79.687 feet); thence North 39° 50' 00" East, 167.04 feet; thence 55.493 feet along the arc of a 100.00 foot radius curve to the left (long chord bears North 23° 56' 09" East, 54.783 feet); thence North 8° 02' 18" East, 24.45 feet to intersect the Southwesterly right-of-way line of Lost Creek Road; thence leaving said Ranch Road along the said Lost Creek Road line as follows: 15.047 feet along the arc of a 507.465 foot radius curve to the left (long chord bears North 87° 50' 58" East, 15.046 feet); thence South 69° 46' 23" East, 126.87 feet; thence South 73° 30' 00" East, 85.04 feet; thence North 88° 40' 31" East, 98.00 feet; thence 160.10 feet along the arc of a 447.465 foot radius curve to the right (long chord bears South 63° 15' 00" East, 159.247 feet); thence South 53° 00' 00" East, 121.64 feet; thence 262.793 feet along the arc of a 1030.00 foot radius curve to the left (long chord bears South 60° 18' 33" East, 262.081 feet); thence South 67° 37' 06" East, 30.62 feet; thence 86.952 feet along the arc of a 470.00 foot radius curve to the right (long chord bears South 62° 19' 06" East, 86.828 feet); thence South 57° 01' 06" East, 185.04 feet; thence 123.231 feet along the arc of a 170.00 foot radius curve to the right (long chord bears South 36° 15' 07" East, 120.551 feet); thence South 15° 29' 07" East, 213.58 feet; thence 91.786 feet along the arc of a 355.00 foot radius curve to the right (long chord bears South 8° 04' 42" East, 91.53 feet); thence South 0° 40' 17" East, 302.79 feet; thence 142.174 feet along the arc of a 130.00 foot radius curve to the left (long chord bears South 32° 00' 07" East, 135.194 feet); thence leaving said Road line, South 45° 00' 00" West, 30.85 feet to a 5/8" rebar found set for an angle point on the Easterly boundary of tract described in Instrument No. 89-29425 of the Official Records of said County; thence along said tract boundary, West, 120.72 feet more or less (record = 136.0 feet), to intersect the Easterly boundary of the Southwest Quarter of said Section 10; thence South 0° 05' 10" West, 807.39 feet to the Southeast corner of said Quarter-Quarter, also being the Northeast corner of the West-Half of the Northwest Quarter of said Section; thence along the East boundary of said West-Half of the Northwest Quarter, South 0° 38' 31" West, 2651.11 feet to the Southeast corner thereof; thence South 89° 57' 39" West, 1291.46 feet to THE INITIAL POINT OF BEGINNING.

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

Known all men by these presents, that SHIRLEY M. STONE, Trustee of the Stone Family Trust dated December 11, 1989, 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.

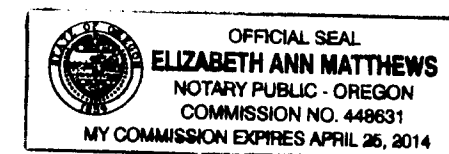
IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 12<sup>th</sup> DAY, OF January, 20 12.

Shirley M. Stone Trustee  
SHIRLEY M. STONE, Trustee

STATE OF OREGON)  
COUNTY OF JACKSON)

Personally appeared before me the above named SHIRLEY M. STONE, acting as Trustee of the Stone Family Trust dated December 11, 1989, acknowledge the foregoing instrument to be her voluntary act and deed and it was signed on behalf of the Stone Family Trust.

Subscribed and sworn to before me this 12<sup>th</sup> day of January, 20 12.



(SIGN) Elizabeth Matthews  
Elizabeth Matthews NOTARY PUBLIC - OREGON  
(PRINT)  
COMMISSION NO. 448631  
MY COMMISSION EXPIRES 4/26/14

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

Examined and approved this 13<sup>th</sup> day of JANUARY, 20 12.

Karen K. Brackley  
JACKSON COUNTY SURVEYOR

Examined and approved by the Jackson County Development Services. (SUB2010-00064).  
13<sup>th</sup> day of JANUARY, 20 12.

KAM  
JACKSON COUNTY PLANNING DIRECTOR

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of the 20<sup>th</sup> day of JANUARY, 20 12.

Willie Johnson, Deputy 1-20-2012  
ASSESSOR DATE

C. Fisher, Deputy 1-20-2012  
TAX COLLECTOR DATE

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

Filed for record, this 20<sup>th</sup> day of January, 20 12, at 3:41 o'clock P m. and recorded as Partition Plat No. 9-3-2012 of the Records of Partition Plats in Jackson County, Oregon

By Christine D. Walker COUNTY CLERK  
CARMA D. HELMAN DEPUTY

COUNTY SURVEYOR FILE No. 21010

\*\* RECEIVED \*\*

Date 1-20-12 By AK

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

JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

Bary D. Kaiser

OREGON  
JULY 15, 2003  
BARY D. KAISER  
No. 52923  
EXP. 6-30-13

PARTITION PLAT No. φ-3-2012

MEASURE 37/49 PARTITION

Located in the S.E. 1/4 of Section 4, the S.W. 1/4 of Section 3, the N.E. 1/4 of Section 9 and the N.W. 1/4 of Section 10, T.37S., R.2E., W.M., Jackson County, Oregon

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5500 Lost Creek Road  
Eagle Point, OR. 97524

DATE: December 28, 2011

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

MEASURE 37/49 NOTE:  
THIS LAND DIVISION IS PURSUANT  
TO MEASURE 37/49, FINAL ORDER  
No. E132647.

BASIS OF BEARINGS  
FILED SURVEY No. 18898  
[By this Office]

CURVE DATA

Δ	R	L	LC
①	62°39'41"	130.00'	S32°00'07"E, 135.194'
②	14°48'50"	355.00'	S8°04'42"E, 91.53'
③	41°31'59"	170.00'	S36°15'07"E, 120.55'
④	10°36'00"	470.00'	S62°19'06"E, 86.828'
⑤	14°37'06"	1030.00'	S60°18'33"E, 262.081'
⑥	20°30'00"	447.465'	S63°15'00"E, 159.247'
⑦	1°41'56"	507.465'	N87°50'58"E, 15.046'
⑧	31°47'42"	100.00'	N23°56'09"E, 54.783'
⑨	11°26'00"	400.00'	N34°07'00"E, 79.687'
⑩	40°39'00"	500.00'	N8°04'30"E, 347.345'
⑪	37°53'46"	500.00'	N9°27'07"E, 324.711'
⑫	2°45'14"	500.00'	N10°52'23"W, 24.03'
⑬	28°46'00"	170.00'	N2°08'00"E, 84.459'
⑭	6°10'00"	800.00'	N16°25'00"E, 86.062'
⑮	28°30'00"	600.00'	N5°15'00"E, 295.384'
⑯	16°00'00"	600.00'	N1°00'00"W, 167.008'
⑰	28°00'00"	320.00'	N7°00'00"W, 154.83'
⑱	22°30'00"	260.00'	N9°45'00"W, 101.447'
⑲	16°06'00"	1000.00'	N6°33'00"W, 280.075'
⑳	17°30'00"	370.00'	N20°25'00"W, 112.571'
㉑	30°30'00"	250.00'	N13°55'00"W, 131.516'
㉒	25°40'00"	500.00'	N11°30'00"W, 222.116'
㉓	14°27'48"	450.00'	N17°06'06"W, 113.293'

6. RANCH ROAD AND INGRESS-EGRESS  
EASEMENTS PER INSTRUMENT NOS.  
71-10216 O.R., 79-16293 O.R. AND  
89-17741 O.R. ALSO APPEARS TO  
BE EXISTING ROAD EASEMENT IN THE  
CIRCUIT COURT OF THE STATE OF  
OREGON FOR JACKSON COUNTY  
UNDER CASE NO. 90-1859E

LINE TABLE

①	S69°46'23"E	126.87'
②	S73°30'00"E	85.04'
③	N88°40'31"E	19.02'
④	N88°40'31"E	78.98'
⑤	S5°30'00"W	87.70'

LEGEND

- = Found 5/8" Rebar per Inst. No. 89-29425 O.R. Origin Unknown
- ⊙ = Gov't Corner Monument As Indicated
- = 5/8" x 24" 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/S.N. 11175
- (( )) = Record/Bureau of Land Management
- (( ( ))) = Record/Inst. No. 89-29425 O.R.
- P— = Overhead Power Lines

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Bary D. Kaiser  
OREGON  
JULY 15, 2003  
BARY D. KAISER  
No. 52923  
EXP. 6-30-13

\*\* RECEIVED \*\*  
Date 1-20-12 By [Signature]  
This survey consists of:  
2 sheet(s) Map  
2 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

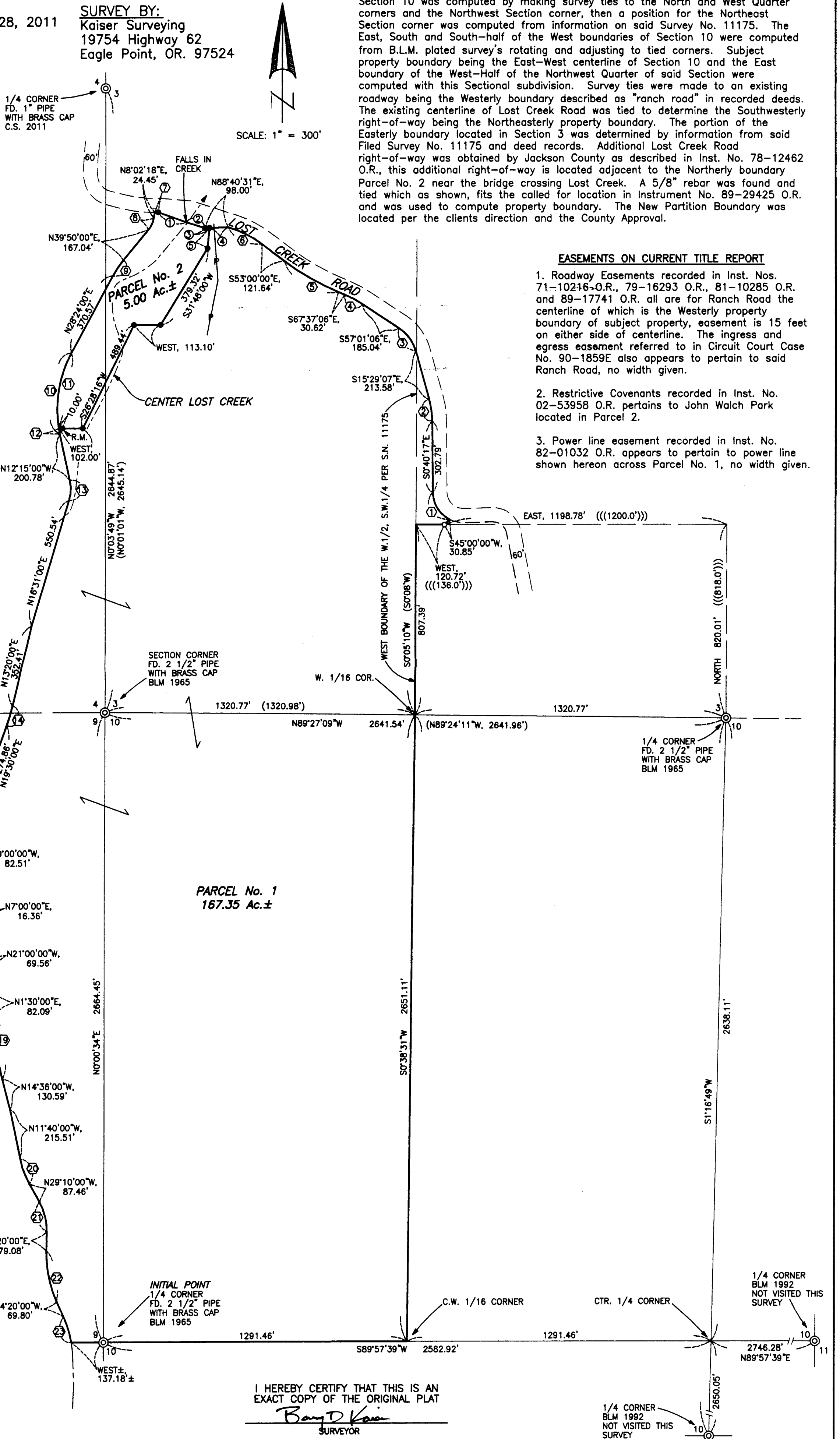
SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

PURPOSE: Partition Survey of tracts described in Instrument Nos. 89-29425 O.R. and 89-29426 O.R., excepting property described in Inst. No. 2009-005094 O.R.

PROCEDURE: Equipment used to perform survey was a Nikon DTM 530 total station. Property boundaries were located from information on Filed Survey No. 11175 and Bureau of Land Management dependent survey dated July 21, 1994. A subdivision of Section 10 was computed by making survey ties to the North and West Quarter corners and the Northwest Section corner, then a position for the Northeast Section corner was computed from information on said Survey No. 11175. The East, South and South-half of the West boundaries of Section 10 were computed from B.L.M. plated survey's rotating and adjusting to tied corners. Subject property boundary being the East-West centerline of Section 10 and the East boundary of the West-Half of the Northwest Quarter of said Section were computed with this Sectional subdivision. Survey ties were made to an existing roadway being the Westerly boundary described as "ranch road" in recorded deeds. The existing centerline of Lost Creek Road was tied to determine the Southwesterly right-of-way being the Northeastly property boundary. The portion of the Easterly boundary located in Section 3 was determined by information from said Filed Survey No. 11175 and deed records. Additional Lost Creek Road right-of-way was obtained by Jackson County as described in Inst. No. 78-12462 O.R., this additional right-of-way is located adjacent to the Northerly boundary Parcel No. 2 near the bridge crossing Lost Creek. A 5/8" rebar was found and tied which as shown, fits the called for location in Instrument No. 89-29425 O.R. and was used to compute property boundary. The New Partition Boundary was located per the clients direction and the County Approval.

EASEMENTS ON CURRENT TITLE REPORT

- Roadway Easements recorded in Inst. Nos. 71-10216-O.R., 79-16293 O.R., 81-10285 O.R. and 89-17741 O.R. all are for Ranch Road the centerline of which is the Westerly property boundary of subject property, easement is 15 feet on either side of centerline. The ingress and egress easement referred to in Circuit Court Case No. 90-1859E also appears to pertain to said Ranch Road, no width given.
- Restrictive Covenants recorded in Inst. No. 02-53958 O.R. pertains to John Walch Park located in Parcel 2.
- Power line easement recorded in Inst. No. 82-01032 O.R. appears to pertain to power line shown hereon across Parcel No. 1, no width given.



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