

APPROVALS:

KAMadey JACKSON COUNTY DEVELOPMENT SERVICES FEBRUARY 10, 2012 DATE SUB2011-00004 / MAJOR LAND PARTITION

EXAMINED AND APPROVED THIS 7TH DAY OF FEBRUARY, 2012

Kerry K. Bradshaw JACKSON COUNTY SURVEYOR

MAJOR LAND PARTITION

PARTITION PLAT NO. P - 7 - 2012

LYING SITUATE WITHIN

THE SOUTH HALF OF SECTION 18, THE SOUTHWEST QUARTER OF SECTION 17 & THE NORTHWEST QUARTER OF SECTION 19 TOWNSHIP 38 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN JACKSON COUNTY, OREGON

FOR

JOHN A. DUKE TRUST

P.O. Box 430 Rogue River, Oregon

RECORDING:

FILED FOR RECORD THIS 16 DAY OF FEBRUARY, 2012 AT 12:38 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT NO. P 7-2012 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON, INDEX VOLUME 23, PAGE 7

CHRISTINE WALKER KAREN ALONZO COUNTY CLERK DEPUTY

COUNTY SURVEYOR FILE NO. 21020

TAX STATEMENT APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF FEBRUARY 16, 2012.

Jeanne Lund TAX COLLECTOR 2-16-12 DATE William Johnson, Deputy ASSESSOR 2-16-2012 DATE

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

PURPOSE: TO SURVEY AND MONUMENT A LAND PARTITION OF PARCEL 11 AND PARCEL 12 DESCRIBED WITHIN INSTRUMENT NO. 90-26266 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, ALSO TO INCLUDE THE EFFECT OF THAT PROPERTY LINE ADJUSTMENT DESCRIBED WITHIN INSTRUMENT NO. 91-17187 OF SAID RECORDS, LYING SITUATE WITHIN THE SOUTH HALF OF SECTION 18, THE NORTHWEST QUARTER OF SECTION 19 AND THE SOUTHWEST QUARTER OF SECTION 17, IN TOWNSHIP 38 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN IN SAID COUNTY.

PROCEDURE: UTILIZING A LEICA 1200 SMART STATION GLOBAL POSITIONING SATELLITE (GPS) RECEIVER AND AN ELECTRONIC LEICA TCRA 1203 ROBOTIC TOTAL STATION WITH RANGING PRISMS, I SURVEYED AND MONUMENTED THE PARTITION PARCELS AS SHOWN. ALL THE CONTROLLING SECTION AND QUARTER SECTION CORNERS FOR SECTION 18 WERE RECOVERED AND HELD FOR POSITION, EXCEPT FOR THE NORTHEAST CORNER AND THE EAST QUARTER CORNER WHICH WERE DILIGENTLY SEARCHED FOR WITH THE ASSISTANCE OF THE JACKSON COUNTY SURVEYORS OFFICE, BUT WERE DEEMED TO BE LOST. IN ORDER TO RE-ESTABLISH THE EAST QUARTER CORNER ACCORDING TO CLASSIC PROCEDURES PER THE BUREAU OF LAND MANAGEMENT (BLM) MANUAL OF SURVEYING INSTRUCTIONS, IT WOULD HAVE BEEN NECESSARY TO UTILIZE A DOUBLE PROPORTION METHOD OF MEASUREMENT ACROSS TWO ADJACENT SECTIONS, WHICH WOULD HAVE BEEN PROHIBITIVELY EXPENSIVE AND NOT REQUIRED BY OREGON REVISED STATUTES (O.R.S.) CHAPTER 92.055 FOR THIS LAND PARTITION. I COMPARED THE COORDINATE VALUES FROM THE BLM GEODETIC COORDINATE DATABASE (GCDB) WITH ALL THE RECOVERED SECTION CORNER MONUMENTS WITHIN THIS SECTION AND FOUND THE VALUES TO FIT EXTREMELY WELL. THE CLOSURE ERROR BETWEEN THE RECOVERED SOUTHEAST CORNER OF SECTION 18 RUNNING NORTH THROUGH THE CALCULATED EAST QUARTER CORNER AND THE CALCULATED NORTHEAST SECTION CORNER AND THEN WEST TO CLOSE ON THE RECOVERED NORTH QUARTER CORNER WAS ONLY A 0.06 FEET DIFFERENCE BETWEEN THE FIELD SURVEY MEASUREMENTS AND THE RECORD GCDB COORDINATE VALUES. THE RESULT OF HOLDING THE BLM GCDB COORDINATE VALUES WAS THE BEST AVAILABLE EVIDENCE FOR THE LOCATION OF THE EAST QUARTER CORNER FOR THE PURPOSE OF THIS SURVEY. THE RIGHT OF WAY FOR ANTELOPE ROAD (LOCALLY KNOWN AS VALLEY VIEW ROAD) WAS DETERMINED BY SURVEYING THE CENTER ALIGNMENT OF THE EXISTING ROAD PRISM AS NO OTHER ROAD MONUMENTATION WAS FOUND IN THE VICINITY OF THIS SURVEY.

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 HEREBY SHOWN, THIS SAID PLAT BEING A CORRECT REPRESENTATION OF THE SAME, AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES.

ALL OF PARCEL 12 AND A PORTION OF PARCEL 11 OF THE LANDS DESCRIBED WITHIN INSTRUMENT NO. 90-26226 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, ALONG WITH THE EFFECT OF THAT BOUNDARY LINE AGREEMENT DESCRIBED WITHIN VOLUME 420, PAGE 256 OF THE DEED RECORDS AND INSTRUMENT NO.'S 88-11712 AND 91-17818 OF THE OFFICIAL RECORDS OF SAID COUNTY, LYING SITUATE WITHIN THE SOUTH HALF OF SECTION 18, THE NORTHWEST QUARTER OF SECTION 19 AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17 IN TOWNSHIP 38 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AND BOUNDED AS FOLLOWS, TO WIT;

BEGINNING AT A BRASS CAPPED IRON PIPE AT THE WEST QUARTER CORNER OF SECTION 18 IN TOWNSHIP 38 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON; THENCE NORTH 88°56'26" EAST, ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 18, A DISTANCE OF 5392.19 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 18; THENCE SOUTH 00°07'18" EAST, ALONG THE EAST LINE OF SAID SECTION, A DISTANCE OF 1324.82 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17 IN TOWNSHIP 38 SOUTH, RANGE 1 EAST OF SAID WILLAMETTE MERIDIAN; THENCE NORTH 88°59'10" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, A DISTANCE OF 289.86 FEET TO THE WESTERLY LINE OF ANTELOPE ROAD, COMMONLY KNOWN AS VALLEY VIEW ROAD; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING SURVEY COURSES: SOUTH 07°45'26" EAST, 419.80 FEET TO A POINT OF CURVATURE; THENCE 133.04 FEET ALONG THE ARC OF A 339.54 FOOT RADIUS CURVE TO THE RIGHT, HAVING A DELTA ANGLE OF 22°26'57" (CHORD BEARING SOUTH 03°28'02" WEST, 132.19 FEET) TO A POINT OF TANGENCY; THENCE SOUTH 14°41'31" WEST, 96.76 FEET TO A POINT OF CURVATURE; THENCE 152.60 FEET ALONG THE ARC OF A 784.51 FOOT RADIUS CURVE TO THE LEFT, HAVING A DELTA ANGLE OF 11°08'43" (CHORD BEARING SOUTH 09°07'09" WEST, 152.36 FEET) TO A POINT OF TANGENCY; THENCE SOUTH 03°32'48" WEST, 114.06 FEET TO A POINT OF CURVATURE; THENCE 214.91 FEET ALONG THE ARC OF A 975.53 FOOT RADIUS CURVE TO THE RIGHT, HAVING A DELTA ANGLE OF 12°37'21" (CHORD BEARING SOUTH 09°51'28" WEST, 214.48 FEET) TO A POINT OF TANGENCY; THENCE SOUTH 16°10'09" WEST, 217.63 FEET TO THE SOUTH LINE OF SAID DESCRIBED SECTION 17; THENCE SOUTH 88°47'47" WEST, ALONG SAID SOUTH LINE OF SECTION 17, A DISTANCE OF 182.64 FEET TO A BRONZE CAPPED IRON PIPE AT THE SOUTHEAST CORNER OF SAID DESCRIBED SECTION 18; THENCE SOUTH 88°47'47" WEST, ALONG THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF 2657.70 FEET TO A BRONZE CAPPED IRON PIPE AT THE SOUTH QUARTER CORNER OF SAID SECTION 18; THENCE SOUTH 00°02'53" EAST, ALONG THE NORTH-SOUTH CENTERLINE OF SECTION 19 IN TOWNSHIP 38 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, A DISTANCE OF 884.87 FEET TO THE MOST EASTERLY POINT OF THAT BOUNDARY LINE AGREEMENT AS DESCRIBED WITHIN VOLUME 420, PAGE 256 OF THE DEED RECORDS AND INSTRUMENT NO.'S 88-11712 AND 91-17187 OF THE OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG SAID BOUNDARY LINE AGREEMENT THE FOLLOWING SURVEY COURSES: NORTH 81°01'10" WEST, 89.06 FEET; THENCE NORTH 80°39'49" WEST, 225.23 FEET; THENCE NORTH 81°40'35" WEST, 267.83 FEET; THENCE NORTH 81°05'59" WEST, 172.88 FEET; THENCE NORTH 62°56'10" WEST, 114.50 FEET; THENCE NORTH 62°02'37" WEST, 215.28 FEET; THENCE NORTH 57°17'09" WEST, 76.33 FEET; THENCE NORTH 47°41'06" WEST, 76.64 FEET; THENCE NORTH 47°54'59" WEST, 130.03 FEET; THENCE NORTH 46°53'27" WEST, 188.85 FEET; THENCE NORTH 47°16'11" WEST, 247.42 FEET; THENCE NORTH 60°52'22" WEST, 226.28 FEET; THENCE NORTH 61°06'55" WEST, 338.43 FEET; THENCE NORTH 62°20'28" WEST, 163.14 FEET; THENCE NORTH 66°30'50" WEST, 183.46 FEET; THENCE SOUTH 86°28'18" WEST, 138.81 FEET; THENCE SOUTH 81°17'49" WEST, 61.99 FEET; THENCE SOUTH 78°06'56" WEST, 138.51 FEET; THENCE NORTH 83°00'03" WEST, 23.12 FEET TO THE WEST LINE OF SAID SECTION 18; THENCE NORTH 00°00'27" WEST, ALONG SAID WEST LINE, A DISTANCE OF 2365.87 FEET TO THE INITIAL POINT OF BEGINNING

CONTAINING 355.86 ACRES, MORE OR LESS.

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 SHAWN KAMPMANN 2883 LS

RENEWAL DATE: 6/30/2013

SURVEYED BY:

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

DATE: NOVEMBER 16, 2011 PROJECT NO. 594-10

FILE: SURVEYS\594-10\DUKE VV PARTITION PLAT.DWG SHEET 1 of 2

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, THAT THE JOHN A. DUKE TRUST IS THE OWNER OF THE LANDS HEREBY DESCRIBED, AND HAS PARTITIONED THE SAME INTO PARCELS SHOWN HEREBY, 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. WE HEREBY CREATE THE THIRTY FOOT (25.00') WIDE PRIVATE ROAD AND UTILITY EASEMENT, OVER AND ACROSS PARCEL 1 AND PARCEL 2 FOR THE MUTUAL BENEFIT OF BOTH PARCELS, AS SHOWN HEREBY.

John A. Duke Trustee OF THE JOHN A. DUKE TRUST

ACKNOWLEDGEMENT

STATE OF OREGON) JACKSON COUNTY)SS

PERSONALLY APPEARED THE ABOVE NAMED JOHN A. DUKE, TRUSTEE OF THE JOHN A. DUKE TRUST ON THIS 16th DAY OF February, 2012 AND ACKNOWLEDGED THE FORGOING TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE Laurie A. Miller NOTARY PUBLIC - OREGON COMMISSION NO. 454372 MY COMMISSION EXPIRES Jan. 20, 2015

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.

- RESERVATIONS FOR ALL COAL, OIL GAS AND OTHER MINERALS THEREIN, RECORDED IN VOLUME 76, PAGE 494 AND CONVEYED IN VOLUME 182, PAGE 248 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON. A 20-FOOT WIDE RIGHT OF WAY FOR ROAD "ACROSS EAST END" OF TRACT, RECORDED IN VOLUME 97, PAGE 409 AND VOLUME 213, PAGE 64 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON. EASEMENT FOR DIVERSION POINTS AND WATER PIPELINE, RECORDED IN INSTRUMENT NO. 91-17186 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. RESTRICTIVE COVENANT PURSUANT TO THE PROVISIONS OF THE JACKSON COUNTY LAND USE ORDINANCE, RECORDED IN INSTRUMENT NO.'S 89-09708 AND 89-20611 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

** RECEIVED ** Date 2-16-12 By [Signature] This survey consists of 2 sheet(s) Map 0 page(s) Narrative JACKSON COUNTY SURVEYOR

MAJOR LAND PARTITION PARTITION PLAT NO. P- 7 - 2012

LYING SITUATE WITHIN
THE SOUTH HALF OF SECTION 18,
THE SOUTHWEST QUARTER OF SECTION 17
& THE NORTHWEST QUARTER OF SECTION 19
TOWNSHIP 38 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
JACKSON COUNTY, OREGON

FOR
JOHN A. DUKE TRUST
P.O. Box 430
Rogue River, Oregon

LEGEND

- 2 1/2" BRASS CAP SECTION CORNER MONUMENT PER JACKSON COUNTY RE-ESTAB NOTES (RECOVERED)
- SECTION CORNER PER B.L.M. GEODETIC COORDINATE DATABASE (GCDB) LOCATION (RECORD)
- 2 1/2" BRASS CAP QUARTER CORNER MONUMENT PER JACKSON COUNTY RE-ESTAB NOTES (RECOVERED)
- QUARTER SECTION CORNER PER B.L.M. GEODETIC COORDINATE DATABASE (GCDB) LOCATION (RECORD)
- 5/8" x 30" IRON PIN w/ ORANGE PLASTIC CAP MARKED "KAMPMANN PLS 2883" (ESTABLISHED)
- PROPERTY LINE
- PARTITION LINE
- BOUNDARY LINE
- CENTERLINE
- PREVIOUS DEED LINE
- O.R. OFFICIAL RECORDS, JACKSON COUNTY CLERK
- D.R. DEED RECORD, VOLUME & PAGE, JACKSON COUNTY CLERK
- S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
- B.L.M. U.S. DEPARTMENT OF INTERIOR, BUREAU OF LAND MANAGEMENT
- [] DEED RECORD DATA PER O.R. 91-17187

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE NORTH-SOUTH CENTERLINE OF SECTION 18, TOWNSHIP 38 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, HAVING A "TRUE" GEODETIC BEARING OF NORTH 00°04'13" WEST, DERIVED FROM ASTRONOMIC GLOBAL POSITIONING SATELLITE (GPS) OBSERVATIONS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) CORRS 96 EPOCH 2002. ORTHOMETRIC ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

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
SHAWN KAMPMANN
2883 LS

RENEWAL DATE: 6/30/2013

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

DATE: NOVEMBER 16, 2011
PROJECT NO. 594-10

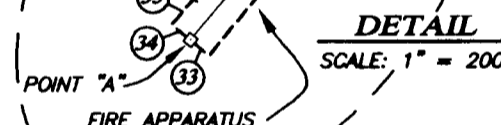
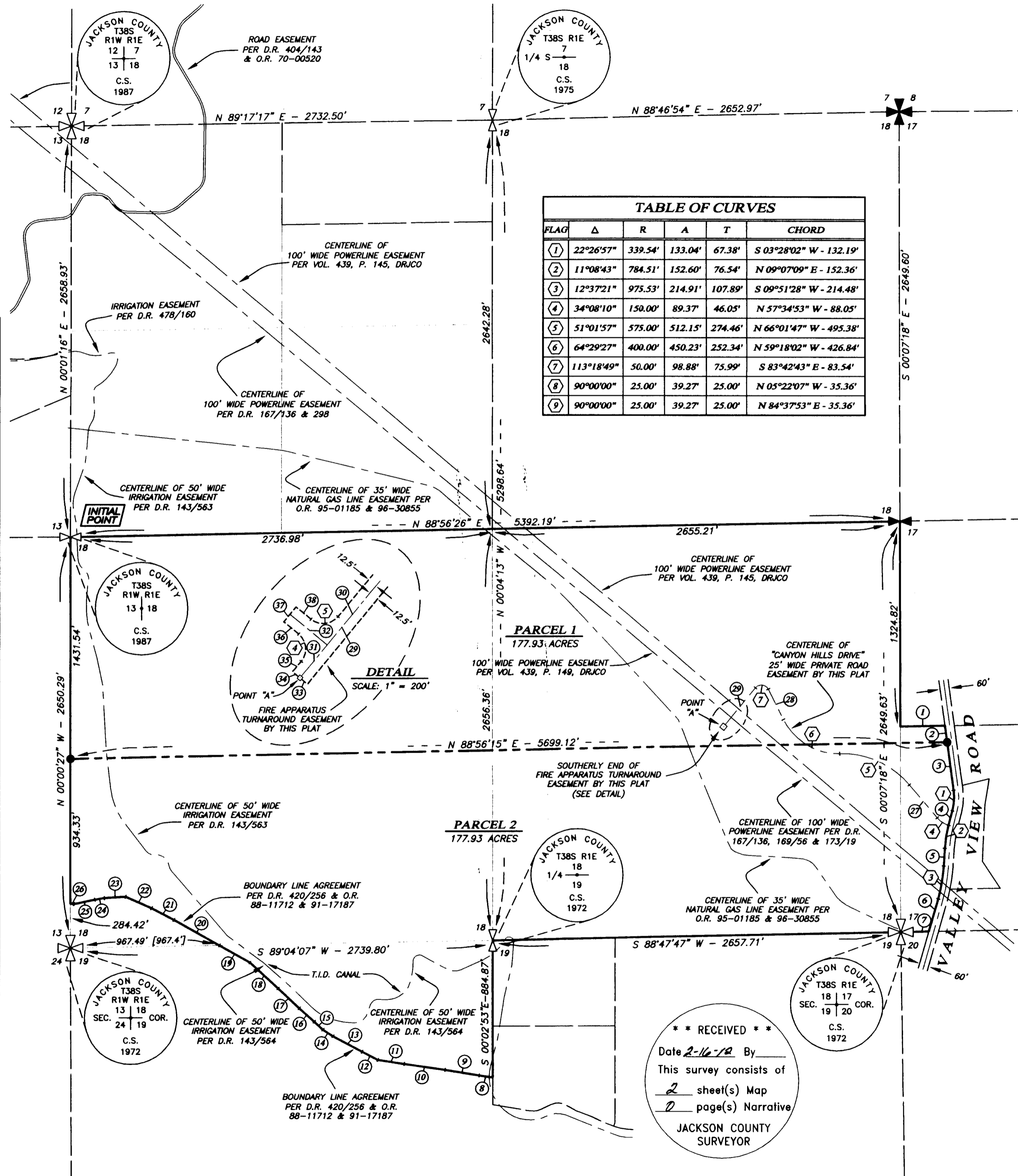
FILE: SURVEYS\594-10\DUKE VV PARTITION PLAT.DWG SHEET 2 of 2

TABLE OF COURSES

FLAG	BEARING	DISTANCE
1	N 88°59'10" E	289.86'
2	S 07°45'26" E	106.86'
3	S 07°45'26" E	312.94'
4	S 14°41'31" W	96.76'
5	S 03°32'48" W	114.06'
6	S 16°10'09" W	217.63'
7	S 88°47'47" W	182.64'
8	N 81°01'10" W	89.06'
9	N 80°39'49" W	225.23'
10	N 81°40'35" W	267.83'
11	N 81°05'59" W	172.88'
12	N 62°56'10" W	114.50'
13	N 62°02'37" W	215.28'
14	N 57°17'09" W	76.33'
15	N 47°41'06" W	76.64'
16	N 47°54'59" W	130.03'
17	N 46°53'27" W	188.85'
18	N 47°16'11" W	247.42'
19	N 60°52'22" W	226.28'
20	N 61°06'55" W	338.43'
21	N 62°20'28" W	163.13'
22	N 66°30'50" W	183.46'
23	S 86°28'18" W	138.81'
24	S 81°17'49" W	61.99'
25	S 78°06'56" W	138.51'
26	N 83°00'03" W	23.13'
27	N 40°30'48" W	278.35'
28	N 27°03'19" W	217.86'
29	S 39°37'53" W	325.41'
30	S 39°37'53" W	270.41'
31	S 39°37'53" W	55.00'
32	N 50°22'07" W	62.50'
33	N 50°22'07" W	12.50'
34	N 50°22'07" W	12.50'
35	N 39°37'53" E	17.50'
36	N 50°22'07" W	25.00'
37	N 39°37'53" E	25.00'
38	S 50°22'07" E	25.00'

TABLE OF CURVES

FLAG	Δ	R	A	T	CHORD
1	22°26'57"	339.54'	133.04'	67.38'	S 03°28'02" W - 132.19'
2	11°08'43"	784.51'	152.60'	76.54'	N 09°07'09" E - 152.36'
3	12°37'21"	975.53'	214.91'	107.89'	S 09°51'28" W - 214.48'
4	34°08'10"	150.00'	89.37'	46.05'	N 57°34'53" W - 88.05'
5	51°01'57"	575.00'	512.15'	274.46'	N 66°01'47" W - 495.38'
6	64°29'27"	400.00'	450.23'	252.34'	N 59°18'02" W - 426.84'
7	113°18'49"	50.00'	98.88'	75.99'	S 83°42'43" E - 83.54'
8	90°00'00"	25.00'	39.27'	25.00'	N 05°22'07" W - 35.36'
9	90°00'00"	25.00'	39.27'	25.00'	N 84°37'53" E - 35.36'



** RECEIVED **
Date 2-16-12 By _____
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2 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY
SURVEYOR