

***** APPROVALS *****

FILE SUB2011-00062

EXAMINED AND APPROVED this 16th day of MAY, 2012

K.A. Madsen
Jackson County Planning

EXAMINED AND APPROVED this 16th day of MAY, 2012

Kerry K. Bradshaw
Jackson County Surveyor

PARTITION PLAT NO. P-13-2012
Located in the Northeast one-quarter of Sec. 30,
T.36S., R.4W., W.M. Jackson County, Oregon
(JCDS File #SUB2011-00062)

***** RECORDING *****

Filed for record this 18th day of May, 2012 at 1:32 o'clock P.M., and recorded as Partition Plat No. P-13-2012 in "Record of Partition Plats" of Jackson County, Oregon. Index Volume 23, Page 13, Document No. 2012-15713, ORJCO.

Christine D. Walker County Clerk
Senya J. Morgan Deputy
County Surveyor File No. 21061

SURVEY FOR:

JOHN D. ADDINGTON & YOUNG K. ADDINGTON
6401 ROGUE RIVER HIGHWAY
GRANTS PASS, OR 97527

SURVEY BY:

L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
P.O. BOX 1947
PHOENIX, OREGON 97535
PHONE: (541) 772-2782
EMAIL: LJFRIAR@CHARTER.NET

DATE:

MAY 2, 2012

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of MAY 18TH, 2012

Mona Crawford Deputy
Assessor, Department of Assessment

Robert J. Olson Deputy
Tax Collector

***** SURVEYOR'S CERTIFICATE *****

I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, 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:

Commencing at the one quarter common to Sections 19 and 30, Township 36 South, Range 4 West, Willamette Meridian, Jackson County, Oregon; thence South 72°35'32" East, 163.02 feet to a 5/8 inch iron pin marking the intersection of the South line of Oregon State Highway No. 99 with the East line of Savage Creek Road and the INITIAL POINT OF BEGINNING; thence along said South line, along the arc of a 1607.02 foot radius curve to the right having a central angle of 07°00'15", a distance of 196.45 feet (the long chord of which bears North 84°55'25" East, 196.33 feet) to the North terminus of that Boundary Agreement Line set forth in Document No. 2004-048050, Official Records of Jackson County, Oregon; thence along said Boundary Agreement Line, South 00°23'06" West, 263.78 feet (record SOUTH, 266.6 feet) to a 5/8 inch iron pin marking the Southeast corner of Parcel 1 set forth in Document No. 2008-021811, Official Records of Jackson County, Oregon; thence along the South line thereof, North 89°56'47" West, 165.22 feet (record WEST, 160.0 feet) to the East line of Savage Creek Road; thence along said East line, North 06°37'03" West, 247.90 feet to the initial point of beginning.

***** DECLARATION *****

Know all men by these presents that we, JOHN D. ADDINGTON and YOUNG K. ADDINGTON, are the owners in fee of the lands shown on this Partition Plat, more particularly described in the Surveyor's Certificate and have caused the same to be Partitioned into the Parcels as shown on Sheet 2. We do hereby make and establish (1) a Reciprocal Access Easement for Parcels 1, 2 and 3 over the existing access ways and as may be modified in the future; (2) the Private Shared Water Facilities Easement for Parcels 1, 2 and 3 over the well and water line as it now exists; (3) the Shared Gray Water Tank Easement for Parcels 1 and 2 over the tank as it now exists; and (4) the the Private Sanitary Sewer Lateral Easement for Parcel 3; and (5) the Public Utility Easement (PUE).

John D. Addington
JOHN D. ADDINGTON

Young K. Addington
YOUNG K. ADDINGTON

STATE OF OREGON)
COUNTY OF JACKSON)

PERSONALLY appeared the above named John D. Addington and Young K. Addington and acknowledged the foregoing instrument to be their voluntary act and deed.

Dated this 2nd day of May, 2012

David A. Figurate
DAVID A. FIGURATE Notary Public - Oregon
Commission No. 452167
My Commission Expires Aug 03 2014

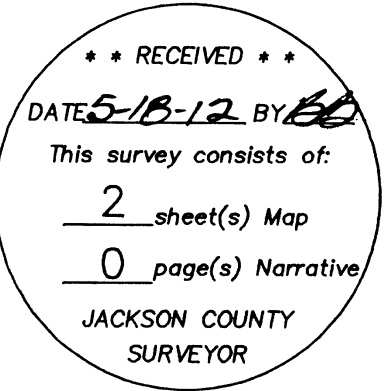


SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

PURPOSE: To survey and monument two parcels created through a Land Partition. See JCDS File No. SUB2011-00062. The parent tract being Parcel 1 set forth in Doc. 2008-021811, ORJCO.

PROCEDURE: Made ties to existing monuments as shown on Sheet 2 to control this Survey. Computed the centerline and right of way of Highway 99 per State Highway Maps filed in the Jackson County Surveyor's Office. The right of way of Savage Creek Road was determined by holding 30 feet from the existing painted centerline. Research at the Jackson County Road Department revealed no hard evidence of a surveyed location or width from the original petition set forth in Volume 3, Page 211 of County Road Records dated June 1900. Per Statute the right of way width for this time period is 60 feet. The occupation along this portion of Savage Creek Road reveals this portion of the road has not moved in decades. Based on the lack of hard evidence to the contrary, I hold the centerline stripe as the center of the 60 foot right of way. The South line of the subject tract were held as monumented by FS8078. The East line was held as set forth in Doc. 2004-048050, ORJCO being the existing fence line which fit the monuments per FS8078 and a 1 inch iron pipe near the N.E. corner. Set monuments at the locations shown on Sheet 2 based on the approved Tentative Plat. Equipment used in this survey were utilizing Trimble R6 GPS receivers and Topcon GTS6000 total station.

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
James E. Hibbs
SURVEYOR

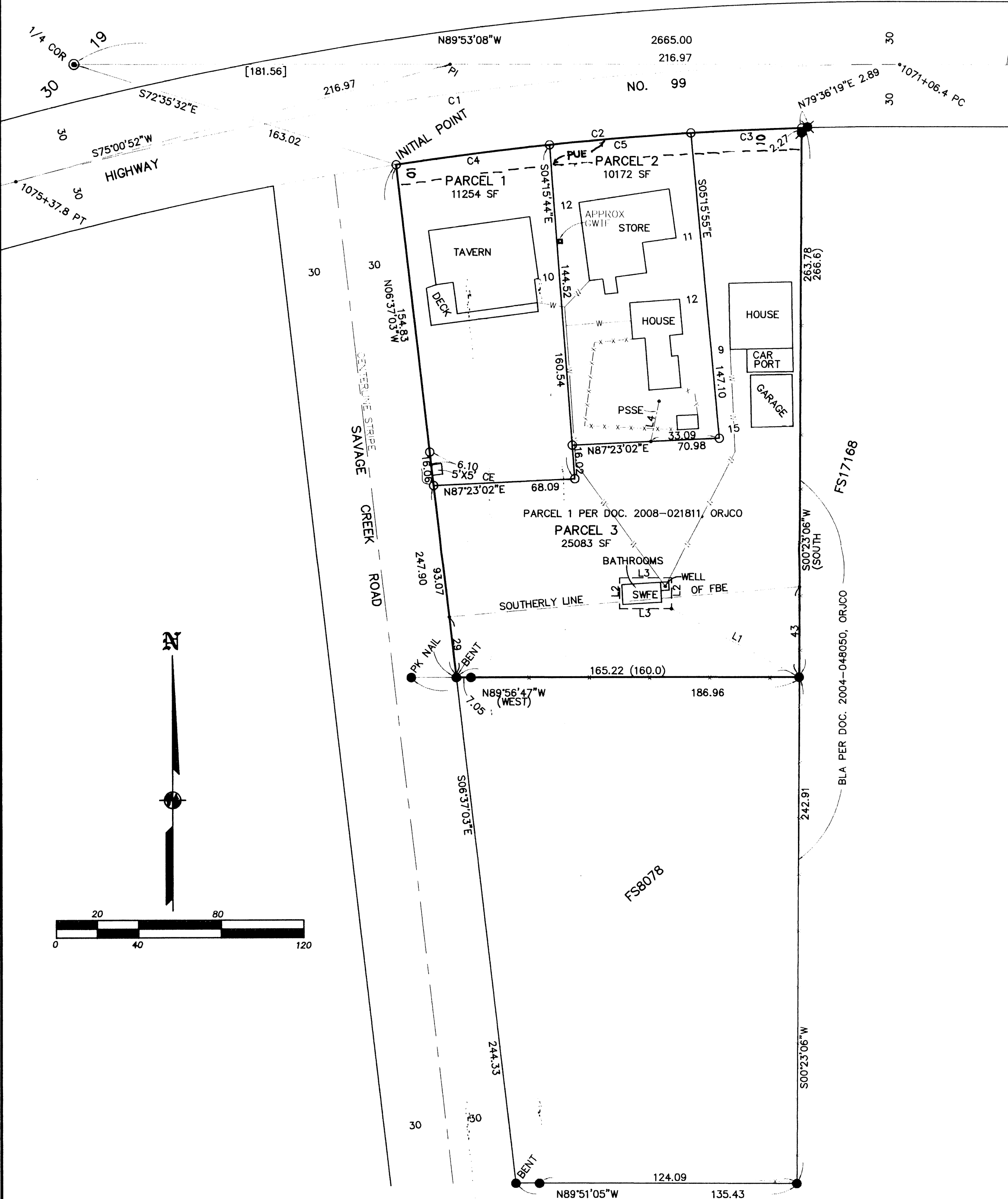


SURVEY FOR:
JOHN ADDINGTON
6401 ROGUE RIVER HIGHWAY
GRANTS PASS, OR 97527

SURVEY BY:
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DATE:
MAY 2, 2012

PARTITION PLAT NO. P-13-2012
Located in the Northeast one-quarter of Sec. 30,
T.36S., R.4W., W.M. Jackson County, Oregon
(JCDS File #SUB2011-00062)



EASEMENTS PER FIRST AMERICAN PUBLIC RECORD REPORT #7169-1834416

- 5. EASEMENT FOR TRANSMISSION OF ELECTRICITY PER V.342, P.70, JCDR. SPECIFIC LOCATION NOT STATED.
- 6. EASEMENT FOR COMMUNICATIONS LINES PER DOC. 78-10793, ORJCO. SHOWN.
- 7. ENCROACHMENT OF FENCE AND SHED PER FS17168 WAS RECTIFIED VIA DOC. 2004-048050, ORJCO.

COURSE DATA TABLE

NUM	DELTA	ARC	RADIUS	CHORD
C1	[15°06'00"]	431.43	[1637.02]	S82°33'52"W 430.18
C2	07°00'15"	196.45	1607.02	N84°55'25"E 196.33
C3	01°54'31"	53.54	1607.02	S87°28'17"W 53.53
C4	02°39'27"	74.53	1607.02	S82°45'01"W 74.53
C5	02°26'17"	68.38	1607.02	S85°17'52"W 68.38

NUM	BEARING	DISTANCE
L1	N62°05'58"W	69.53
L2	NORTH	15.00
L3	WEST	25.00
L4	N11°46'10"E	19.66

LEGEND:

- ⊙ = FD. COUNTY SURVEYOR'S BRASS CAPPED MONUMENT PER RE-ESTAB'S.
- = FD. STEEL DISK IN PAVEMENT PER FS393.
- = FD. 5/8" IRON PIN PER FS8078 (OR AS NOTED).
- ⊗ = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. TEMPLIN LS2359 PER FS17168.
- = FD. 1" IRON PIPE. ORIGIN UNKNOWN.
- = SET 5/8" X 24" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- = COMPUTED POINT. NOTHING FOUND OR SET.
- JCDR = JACKSON COUNTY DEED RECORDS.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- WC = WITNESS CORNER.
- () = RECORD DATA AS SHOWN.
- DR = DEED RECORD DATA.
- FS = FILED SURVEY #.
- X- = FENCE LINE.
- C1/L1 = SEE COURSE DATA TABLE.
- [] = DATA PER STATE HIGHWAY RIGHT OF WAY MAPS.
- CE = COMMUNICATIONS EASEMENT PER DOC. 78-10793, ORJCO.
- W- = APPROXIMATE LOCATION OF WATER LINE AND 5' WIDE SWFE PER THIS PLAT.
- FBE = FUEL BREAK EASEMENT PER DOC. #2012-15712 ORJCO.
- SWFE = PRIVATE SHARED WATER FACILITIES EASEMENT PER THIS PLAT. SEE RECORD 2012-15711
- GWTE = SHARED GRAY WATER TANK EASEMENT FOR PARCELS 1 AND 2 PER THIS PLAT.
- PSSE = 5' WIDE PRIVATE SANITARY SEWER LATERAL EASEMENT FOR PARCEL 3 PER THIS PLAT.
- BLA = BOUNDARY LINE AGREEMENT.
- PUE = PUBLIC UTILITY EASEMENT PER THIS PLAT.

BASIS OF BEARINGS:

GEODETIC NORTH BASED ON G.P.S. MEASUREMENTS ALONG THE N. LINE OF SEC. 30.

UNIT OF MEASUREMENT = FEET SCALE: 1" = 40'

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

James E. Hibbs
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
James E. Hibbs
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-13

RECEIVED
DATE 5-10-12 BY [Signature]
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR