

APPROVALS:

KAMP MANN August 23, 2012
JACKSON COUNTY DEVELOPMENT SERVICES DATE
SUB2011-00066 / MAJOR LAND PARTITION

EXAMINED AND APPROVED THIS 17 DAY OF August, 2012
Scott J. (County)
JACKSON COUNTY SURVEYOR

LAND PARTITION
PARTITION PLAT NO. P - 22 - 2012

LYING SITUATE WITHIN
NORTHWEST QUARTER OF SECTION 5
TOWNSHIP 35 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN
JACKSON COUNTY, OREGON

FOR
Richard Magerle
9433 West Evans Creek Road
Rogue River, Oregon 97537

RECORDING:

FILED FOR RECORD THIS 28th DAY OF August, 2012 AT
12:09 O'CLOCK A.M AND RECORDED AS PARTITION PLAT NO. P-22-2012
OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON,
INDEX VOLUME 23, PAGE 22

Christine D. Walker County Clerk
Sonny J. Mergon Deputy

COUNTY SURVEYOR FILE NO. 21115

TAX STATEMENT APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY
O.R.S. 92.095 HAVE BEEN PAID AS OF Aug 28, 2012.

Christine D. Walker Deputy Tax Collector 8-28-12
Willie Johnson, Deputy Assessor 8-28-2012

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, THAT RICHARD L. MAGERLE 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. WE HEREBY CREATE THE TWENTY FIVE FOOT (25.00) WIDE
PRIVATE ACCESS AND UTILITY EASEMENT, OVER AND ACROSS PARCEL 2
FOR THE BENEFIT OF PARCEL 3, AND THE VARIABLE WIDTH PRIVATE
ACCESS, UTILITY, AND FIRE APPARATUS ACCESS AND TURNAROUND
EASEMENT, OVER AND ACROSS PARCEL 1 FOR THE BENEFIT OF ALL
PARCELS, AS SHOWN HEREON.

Richard Magerle
RICHARD L. MAGERLE

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.

ALL OF PARCEL 1, PARTITION PLAT NO. P-104-1990 OF THE OFFICIAL RECORDS OF SAID
COUNTY, LYING SITUATE WITHIN THE NORTHWEST QUARTER OF SECTION 5 IN
TOWNSHIP 35 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN, JACKSON
COUNTY, OREGON, ALONG WITH A 50.00 FOOT WIDE ACCESS STRIP DESCRIBED WITHIN
INSTRUMENT NO. 87-00470 OF THE OFFICIAL RECORDS IN SAID COUNTY, MORE
PARTICULARLY DESCRIBED AND BOUNDED AS FOLLOWS, TO WIT;

BEGINNING AT A BRASS CAPPED IRON PIPE AT THE WEST ONE-SIXTEENTH CORNER OF
SECTION 5 IN TOWNSHIP 35 SOUTH, RANGE 4 WEST AND SECTION 32 IN TOWNSHIP 34
SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON;
THENCE SOUTH 01°14'38" EAST, ALONG THE NORTH-SOUTH CENTERLINE OF THE
NORTHWEST QUARTER OF SAID SECTION 5, A DISTANCE OF 363.13 FEET TO THE
NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO.
87-00470 OF THE OFFICIAL RECORDS IN SAID COUNTY, FROM WHICH A 5/8 INCH IRON PIN
WITNESS CORNER REFERENCE MONUMENT BEARS NORTH 01°14'38" WEST, 5.00 FEET AND
ANOTHER 5/8 INCH IRON PIN WITNESS CORNER REFERENCE MONUMENT BEARS SOUTH
89°52'54" EAST, 5.00 FEET; THENCE SOUTH 89°52'54" EAST, ALONG THE NORTHERLY LINE
OF SAID SAID DESCRIBED STRIP, A DISTANCE OF 563.90 FEET TO A 5/8 INCH IRON PIN AT
THE NORTHEAST CORNER THEREOF, SAID POINT LYING ALONG THE EASTERLY LINE OF
DIXIE GULCH ROAD, DESCRIBED WITHIN INSTRUMENT NO. 70-04097 OF SAID RECORDS;
THENCE SOUTH 13°40'39" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 51.49 FEET
TO A 5/8 INCH IRON PIN AT THE SOUTHEAST CORNER OF SAID DESCRIBED STRIP;
THENCE NORTH 89°52'54" WEST, PARALLEL WITH AND 50.00 FEET ADJACENT TO THE
NORTH LINE OF SAID STRIP, A DISTANCE OF 574.99 FEET TO A 5/8 INCH IRON PIN AT THE
SOUTHWEST CORNER THEREOF; THENCE SOUTH 01°14'38" EAST, ALONG SAID DESCRIBED
NORTH-SOUTH CENTERLINE OF THE NORTHWEST QUARTER OF SECTION 5, A DISTANCE OF
1016.88 FEET TO THE NORTHWEST ONE-SIXTEENTH CORNER THEREOF, FROM WHICH A
TWO INCH BRASS CAPPED IRON PIPE BEARS NORTH 01°14'38" WEST, 0.61 FEET; THENCE
NORTH 89°50'54" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE
NORTHWEST QUARTER OF SAID SECTION 5, A DISTANCE OF 1321.42 FEET TO A 2 INCH
BRASS CAPPED IRON PIPE AT THE NORTH ONE-SIXTEENTH CORNER OF SECTION 5 AND
SECTION 6; THENCE NORTH 01°17'18" WEST, ALONG THE WEST LINE OF SAID
NORTHWEST QUARTER, A DISTANCE OF 1429.55 FEET TO A 3-1/2 INCH STANDARD B.L.M.
BRASS CAPPED IRON PIPE AT THE NORTHWEST CORNER OF SAID SECTION 5; THENCE
SOUTH 89°52'12" EAST, 1322.52 FEET TO THE INITIAL POINT OF BEGINNING.

CONTAINING 44.03 ACRES, MORE OR LESS.

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

Shawn Kampmann
SURVEYOR

** RECEIVED **
Date 8-28-12 By KB
This survey consists of
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

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

PURPOSE: TO SURVEY AND MONUMENT A LAND PARTITION OF PARCEL 1, PARTITION
PLAT NO. P-104-1990 OF THE PLAT RECORDS IN JACKSON COUNTY, OREGON,
INCLUDING THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO.
87-00470 OF THE OFFICIAL RECORDS IN SAID COUNTY, LYING SITUATE
WITHIN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 35 SOUTH,
RANGE 4 WEST OF THE WILLAMETTE MERIDIAN IN SAID COUNTY.
PROCEDURE: UTILIZING A LEICA 1200 SMART ROVER GLOBAL NAVIGATION SATELLITE
SYSTEM (GNSS) RECEIVER AND A LEICA TCRA 1203 ROBOTIC TOTAL STATION
WITH RANGING PRISMS, I SURVEY AND MONUMENT THE PARTITION PARCELS
AS SHOWN. THE SUBJECT PARCEL WAS PREVIOUSLY SURVEYED AND
MONUMENTED DURING THE PERFORMANCE OF SURVEY NO. 20015, ON FILE IN
THE OFFICE OF THE JACKSON COUNTY SURVEYOR AND WAS USED AS THE
BASIS OF HORIZONTAL CONTROL FOR THIS SURVEY. MONUMENTS WERE
RECOVERED AT THE NORTHEAST AND SOUTHEAST PROPERTY CORNERS, AS
WELL AS AT THE CORNERS MARKING A FIFTY FOOT STRIP OF LAND FOR A
ROAD EASEMENT, AS DENOTED ON SAID SURVEY NO. 20015, AND WERE
FOUND TO FIT IN HARMONY WITH THE SURVEY RECORD ANGLES AND
DISTANCES, EXCEPT FOR THE MONUMENT FOR THE SOUTHEAST CORNER
WHICH WAS DETERMINED TO HAVE BEEN SET SHORT OF THE CORNER AS THE
RESULT OF A BLUNDER. SAID MONUMENT WAS HELD FOR LINE ALONG THE
EAST PROPERTY LINE WHICH FIT WELL WITH SURVEY RECORD BEARINGS
AND SHOWN AS BEING 0.61 FEET NORTH OF THE SOUTHEAST CORNER. THE
NEW PARCELS WERE THEN MONUMENTED AS SHOWN BY THIS PLAT.

ACKNOWLEDGEMENT

STATE OF OREGON }
JACKSON COUNTY } SS

PERSONALLY APPEARED THE ABOVE NAMED RICHARD L. MAGERLE ON
THIS 17th DAY OF August, 2012 AND ACKNOWLEDGED
THE FORGOING TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE Shala Helm
NOTARY PUBLIC - OREGON Shala Helm
COMMISSION NO. 464561
MY COMMISSION EXPIRES 12/29/15

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.

- 1 RESTRICTIVE COVENANTS, INCLUDING THE TERMS AND PROVISIONS
THEREOF, RECORDED WITHIN INSTRUMENT NO. 91-31889 OF THE OFFICIAL
RECORDS OF JACKSON COUNTY, OREGON.
2 A 10-FOOT WIDE EASEMENT WITHIN A 50-FOOT WIDE STRIP OF LAND FOR
TELECOMMUNICATIONS FACILITIES, RECORDED WITHIN INSTRUMENT NO.
97-37629 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
3 A 10-FOOT WIDE EASEMENT WITHIN A 50-FOOT WIDE STRIP OF LAND FOR
ELECTRIC FACILITIES, RECORDED WITHIN INSTRUMENT NO. 2005-071540
OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Shawn Kampmann

OREGON
JULY 14, 1988
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: JULY 20, 2012
PROJECT NO. 612-10

LAND PARTITION
PARTITION PLAT NO. P - 22 - 2012

LYING SITUATE WITHIN
 NORTHWEST QUARTER OF SECTION 5
 TOWNSHIP 35 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN
 JACKSON COUNTY, OREGON

FOR
Richard Magerle
 9433 West Evans Creek Road
 Rogue River, Oregon 97537

LEGEND

- 2-1/2" B.L.M. BRASS CAP MONUMENT - SECTION CORNER PER BLM (RECORD)
- 2-1/2" B.L.M. BRASS CAP MONUMENT - QUARTER SECTION CORNER PER B.L.M. (RECORD)
- 2 1/2" B.L.M. BRASS CAP MONUMENT - 1/16th CORNER PER B.L.M. (RECORD)
- 1" IRON PIPE w/ 2" BRASS CAP - 1/16th SECTION CORNER STAMPED "NEATHAMER SURVEYING" PER S/N 20015 (RECOVERED)
- 5/8" IRON PIN w/ YELLOW PLASTIC CAP MARKED "ANDREWS PLS 1626" PER S/N 12209 (RECOVERED)
- 5/8" IRON PIN w/ ORANGE PLASTIC CAP MARKED "NEATHAMER SURVEYING" PER S/N 20015 (RECOVERED)
- 5/8" x 30" IRON PIN w/ ORANGE PLASTIC CAP MARKED "KAMPMANN PLS 2883" (ESTABLISHED)
- PROPERTY BOUNDARY LINE
- LAND PARTITION LINE
- BOUNDARY LINE
- O.R. OFFICIAL RECORDS, JACKSON COUNTY CLERK
- W.C. WITNESS CORNER
- S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
- B.L.M. U.S. DEPARTMENT OF INTERIOR, BUREAU OF LAND MANAGEMENT
- () SURVEY RECORD DATA PER S/N 20015
- [] SURVEY RECORD DATA PER S/N 12209
- ACCESS, UTILITY, AND FIRE APPARATUS EASEMENT
- ACCESS AND UTILITY EASEMENT

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE NORTH-SOUTH CENTERLINE OF THE NORTHWEST ONE-QUARTER OF SECTION 5, TOWNSHIP 35 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN, HAVING A RECORD PLAT BEARING OF SOUTH 01°14'38" EAST, AS REFERENCED ON SURVEY NO. 20015, 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
 SHAWN KAMPMANN
 2883 LS

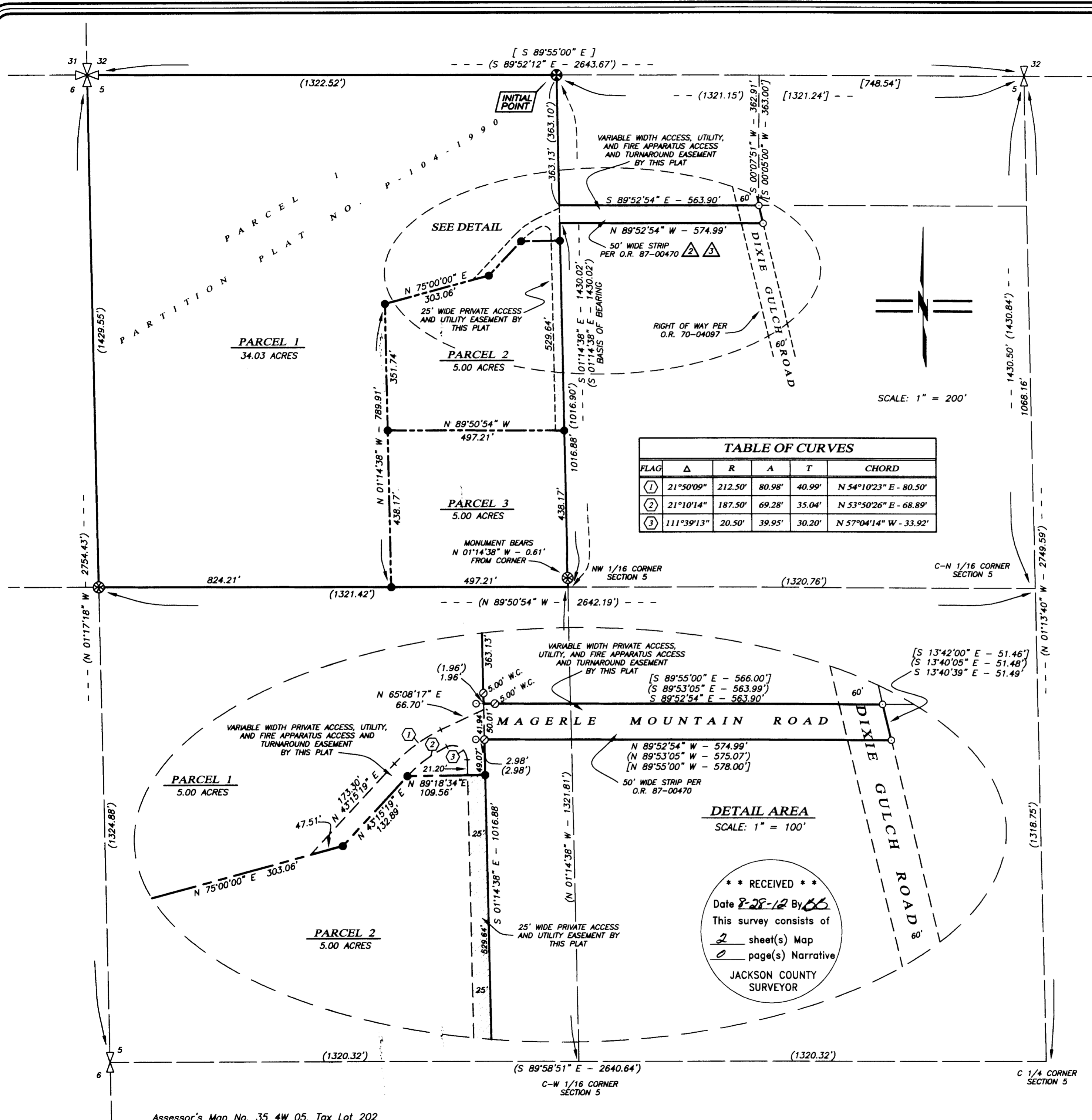
RENEWAL DATE: 6/30/2013

SURVEYED BY:

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

DATE: JULY 20, 2012
 PROJECT NO. 612-10

FILE: SURVEYS\612-10\MAGERLE PARTITION PLAT.DWG SHEET 2 of 2



FLAG	Δ	R	A	T	CHORD
①	21°50'09"	212.50'	80.98'	40.99'	N 54°10'23" E - 80.50'
②	21°10'14"	187.50'	69.28'	35.04'	N 53°50'26" E - 68.89'
③	111°39'13"	20.50'	39.95'	30.20'	N 57°04'14" W - 33.92'

DETAIL AREA
 SCALE: 1" = 100'

**** RECEIVED ****
 Date 8-28-12 By SL
 This survey consists of
2 sheet(s) Map
0 page(s) Narrative
 JACKSON COUNTY
 SURVEYOR