

PARTITION PLAT No. P-26-2012

Located in the North-Half of Section 28, T.34S.,R1W.,W.M., Jackson County, Oregon

*** 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:

SURVEY FOR:
David Hugie
3403 Stockdale Hwy.
Bakersfield, CA, 93309

DATE:
October 27, 2012

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

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

Bary D. Kaiser
SURVEYOR

TRACT A:

Beginning at the corner common to Sections 20, 21, 28 and 29, Township 34 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon for the Initial Point of Beginning; thence along the North boundary of said Section 28, South 89° 51' 21" East, 2571.24 feet to intersect the average centerline of Long Branch Creek as described in Instrument No. 2006-039319 of the Official Records of said County; thence along the said average Creek centerline as follows: South 19° 03' East, 142.16 feet; thence South 23° 05' East, 179.20 feet; thence South 7° 42' East, 92.70 feet; thence South 37° 55' East, 129.30 feet; thence South 45° 23' East, 103.90 feet; thence South 20° 49' East, 139.10 feet; thence South 27° 13' East, 116.90 feet; thence South 11° 02' East, 81.10 feet; thence South 12° 51' West, 222.10 feet; thence South 5° 46' East, 67.60 feet; thence South 26° 25' East, 65.50 feet; thence South 58° 10' East, 47.84 feet; thence South 35° 15' East, 77.19 feet to intersect the Westerly Bank (vegetation line) on the Rogue River as described in said Instrument No. 2006-039319; thence leaving said creek line and running along said river bank, South 11° 30' West, a more or less distance of 10 feet to intersect the South boundary of the North-Half of North-Half of said Section 28; thence run Westerly along said South boundary, a more or less distance of 1670 feet to intersect the Southwesterly boundary of tract described in Instrument No. 77-18817 of said Official Records; thence along said tract boundary, North 58° 56' 48" West (record from Filed Survey No. 6820 as filed in the Office of the County Surveyor = North 58° 56' 08" West), a more or less distance of 1600 feet to a 3/4" iron pipe found set on said Survey No. 6820; thence North 0° 12' 58" West, 499.80 feet (record from said Survey No. 6820 = North 0° 03' 43" East, 500.00 feet) to THE INITIAL POINT OF BEGINNING.

TRACT B:

Commencing at the corner common to Sections 20, 21, 28 and 29, Township 34 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon; thence South 0° 12' 58" East, 499.80 feet (record from Filed Survey No. 6820 as filed in the Office of the Jackson County Surveyor = South 0° 03' 43" West, 500.00 feet) to a 3/4" iron pipe found set for an angle point on the Southwesterly boundary of tract described in Instrument No. 77-18817 of the Official Records of said County; thence along said tract boundary, South 58° 56' 48" East, 3105.93 feet (record = South 58° 56' 08" East, 3106.17 feet) to a 3/4" iron pipe found set on said Survey No. 6820 for the most Southerly corner of said tract described in Instrument No. 77-18817 for THE INITIAL POINT OF BEGINNING; thence Continuing South 58° 56' 48" East, 42.04 feet to intersect the Westerly bank (vegetation line) of the Rogue River as described in Instrument No. 2006-039320 of said Official Records; thence along said river bank as follows: North 23° 38' East, 108.64 feet; thence North 32° 58' East, 78.28 feet; thence North 29° 46' East, 98.40 feet; thence North 20° 00' East, 74.10 feet; thence North 33° 04' East, 46.50 feet; thence North 22° 56' East, 84.40 feet; thence North 18° 38' East, 192.20 feet; thence North 30° 18' East (record from said Instrument No. 2006-039320 = North 30° 08' East), 82.00 feet; thence North 11° 30' East, a more or less distance of 110 feet to intersect the South Boundary of the North-Half of the North-Half of said Section 28; thence running Westerly along the said South Boundary, a more or less distance of 1670 feet to intersect the said Southwesterly boundary of tract described in said Instrument No. 77-18817; thence running along said tract boundary, South 58° 56' 48" East, a more or less distance of 1508 feet to THE INITIAL POINT OF BEGINNING.

Bary D. Kaiser
SURVEYOR

*** DECLARATION ***

Known all men by these presents that, ROGUE RIVER DRIVE ESTATES, LLC, a Utah limited liability company, as to TRACT A, and ROGUE OAKS, LLC, a Utah limited liability company, as to TRACT B, hereafter referred to as Declarant, are the owners of the lands represented on this Partition Plat and more particularly described in the Surveyor's Certificate, and have caused the same to be partitioned into parcels as shown on sheet 2 of the Partition Plat. Declarant also hereby creates that 10.0 foot wide water line easement across Parcel No. 1 benefiting Parcel No. 2 as shown on sheet 2.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 26th DAY, OF November, 20 12.

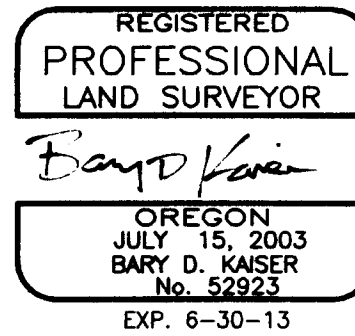
David E. Hugie
DAVID E. HUGIE
(Member, Rogue River Drive Estates, LLC, a Utah limited liability company)
(Member, Rogue Oaks, LLC, a Utah limited liability company)

STATE OF OREGON)
)ss
COUNTY OF JACKSON)

Personally appeared the above named DAVID E. HUGIE and acknowledge the foregoing instrument to be his voluntary act and deed and it was signed on behalf of Rogue River Drive Estates, LLC, a Utah limited liability company and on behalf of Rogue Oaks, LLC, a Utah limited liability company.

Subscribed and sworn to before me this 26th day of November, 20 12.

(SIGN) Debra L. Arker
Debra L. Arker NOTARY PUBLIC - California Kern County
(PRINT) 1863438
COMMISSION NO. 1863438
MY COMMISSION EXPIRES 8/29/2013



*** APPROVALS ***

Examined and approved by the Jackson County Development Services (File No.: SUB 2011-00069). this 30th day of NOVEMBER, 20 12. (and File No.: ZON 2012-00850).

KAM Madry
JACKSON COUNTY PLANNING DIRECTOR

Examined and approved this 30th day of November, 20 12.

Scott
JACKSON COUNTY SURVEYOR

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of the 30th day of NOVEMBER, 20 12.

William Phelan, Deputy 11-30-2012
ASSESSOR DATE

Ch. Johnson, Deputy 12-4-12
TAX COLLECTOR DATE

*** RECORDER'S CERTIFICATE ***

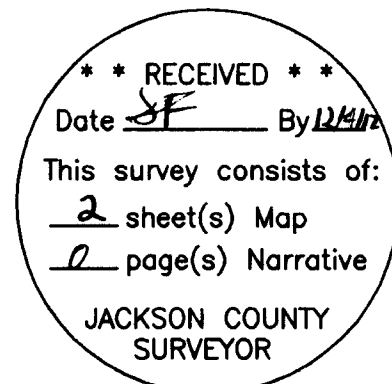
Filed for record, this 4th day of DECEMBER, 20 12, at 9:28 o'clock A.m, and recorded as Partition Plat No. P-26-2012 of the Records of Partition Plats in Jackson County, Oregon.

Index Volume 23, Page 26.

CHRISTINE WALKER
COUNTY CLERK

KAREN ALONZO
DEPUTY

COUNTY SURVEYOR FILE No. 21167



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

PURPOSE: Partition survey of the clients property located in the North-Half of Section 28, Township 34 South, Range 1 West of the Willamette Meridian, Jackson County, Oregon. This Partition Plat was prepared to lawfully establish the subject properties as described in Instrument Nos. 2006-039319 O.R. and 2006-039320 O.R. by provision provided in ORS 92.176. With a new configuration as shown as Parcel Nos. 1 and 2 on the annexed map, hereafter described as Parcel No. 1 and Parcel No. 2, as approved by Jackson County Planning on File No. SUB 2011-00069.

PROCEDURE: Equipment used to perform survey was a Nikon DTM530 total station. The boundaries of the subject property were determined from deeds of record and information on Filed Survey Nos. 19328, 14668, 6820 and 6205. On Survey No. 19328 the Easterly property boundary was corrected from the Easterly deed line of tract described in Inst. No. 77-18817 O.R. as surveyed on said Survey Nos. 6205 and 6820 to the Westerly vegetation line of the Rogue River. The new parcel boundaries were established per the Jackson County Approval and the direction of the client.

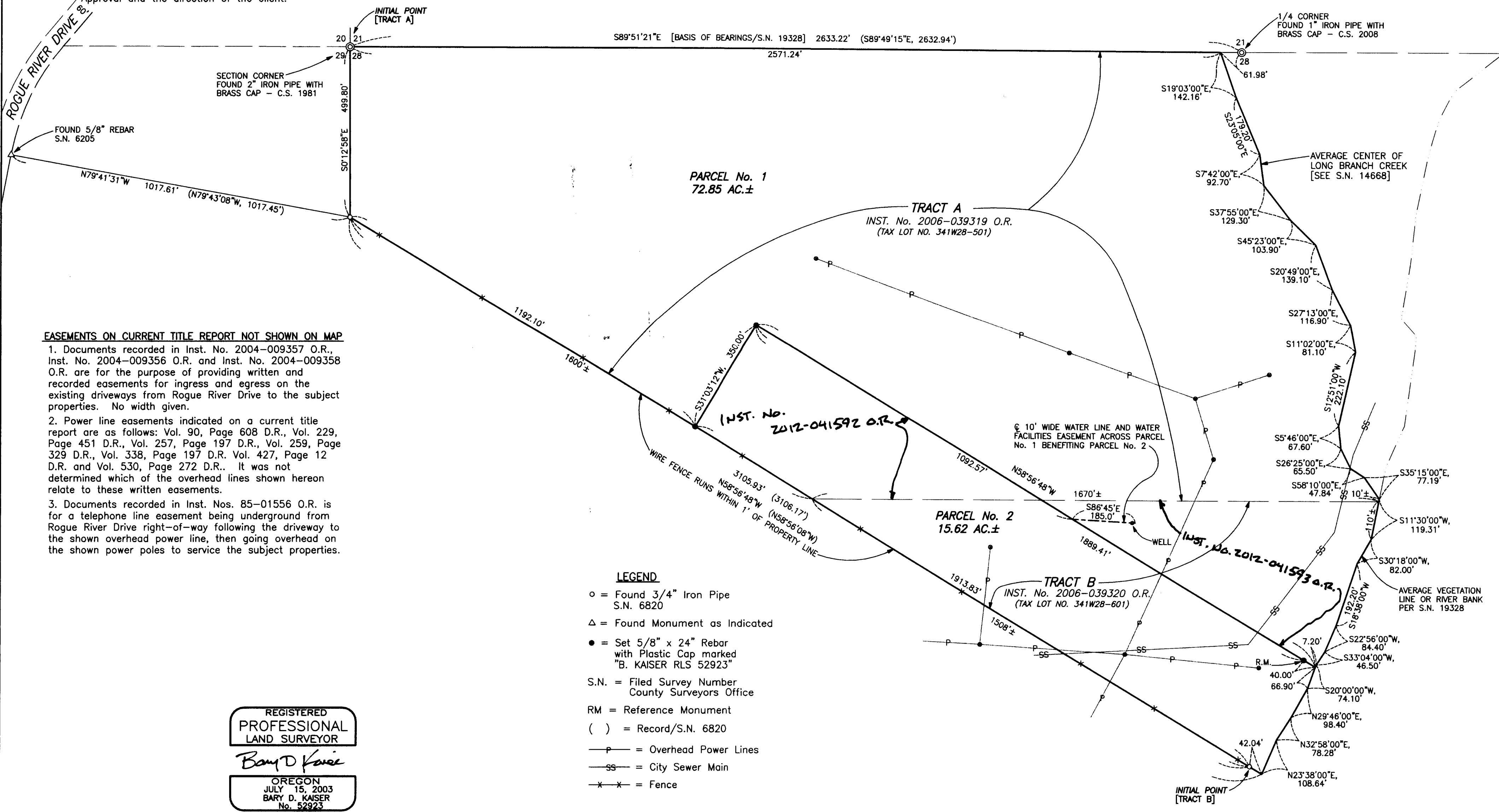
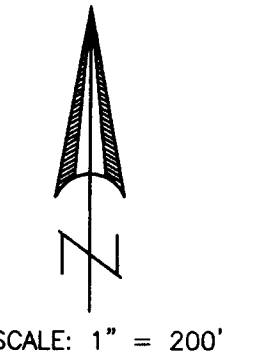
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DATE:
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19754 Highway 62
Eagle Point, OR. 97524



EASEMENTS ON CURRENT TITLE REPORT NOT SHOWN ON MAP

1. Documents recorded in Inst. No. 2004-009357 O.R., Inst. No. 2004-009356 O.R. and Inst. No. 2004-009358 O.R. are for the purpose of providing written and recorded easements for ingress and egress on the existing driveways from Rogue River Drive to the subject properties. No width given.
2. Power line easements indicated on a current title report are as follows: Vol. 90, Page 608 D.R., Vol. 229, Page 451 D.R., Vol. 257, Page 197 D.R., Vol. 259, Page 329 D.R., Vol. 338, Page 197 D.R. Vol. 427, Page 12 D.R. and Vol. 530, Page 272 D.R.. It was not determined which of the overhead lines shown hereon relate to these written easements.
3. Documents recorded in Inst. Nos. 85-01556 O.R. is for a telephone line easement being underground from Rogue River Drive right-of-way following the driveway to the shown overhead power line, then going overhead on the shown power poles to service the subject properties.

- LEGEND**
- = Found 3/4" Iron Pipe S.N. 6820
 - △ = Found Monument as Indicated
 - = Set 5/8" x 24" Rebar with Plastic Cap marked "B. KAISER RLS 52923"
 - S.N. = Filed Survey Number County Surveyors Office
 - RM = Reference Monument
 - () = Record/S.N. 6820
 - P— = Overhead Power Lines
 - SS— = City Sewer Main
 - x-x- = Fence

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