

OWNER:
ROBERT & JOLEE ANN WALLACE
P.O. BOX 906
GOLD HILL, OREGON 97525

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT ROBERT WALLACE JR. AND JOLEE ANN WALLACE 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 HEREON.

ROBERT WALLACE JR.

JOLEE ANN WALLACE

PARTITION PLAT NO. P-17-2013

LYING WITHIN
THE NORTH HALF OF SECTION 19,
TOWNSHIP 36 SOUTH, RANGE 3 WEST,
WILLAMETTE MERIDIAN,
JACKSON COUNTY, OREGON

SURVEY BY:
HOFFBUHR & ASSOCIATES INC.
880 GOLF VIEW DRIVE
SUITE 201
MEDFORD, OREGON 97504
(541) 779-4641

SURVEY FOR:
DEL RIO VINEYARDS, L.L.C.
P.O. BOX 906
GOLD HILL, OREGON 97525

JUNE 11, 2013

NARRATIVE

SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209-250 OREGON REVISED STATUTES

PURPOSE: TO SURVEY AND MONUMENT A LAND PARTITION OF PROPERTY DESCRIBED AS TRACT B OF INSTRUMENT NO. 2012-025434 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON AND AS APPROVED BY THE JACKSON COUNTY PLANNING DEPARTMENT (FILE NO. SUB2012-00040).

PROCEDURE: THE BOUNDARY OF THE PROPERTY NOW BEING PARTITIONED WAS PREVIOUSLY SURVEYED AND MONUMENTED PER FILED SURVEY NO. 21124. CONTROL ESTABLISHED FOR THAT SURVEY WAS UTILIZED TO ACCOMPLISH THIS PARTITION. THE LOCATION OF THE PARCEL BOUNDARIES WAS COMPUTED ACCORDING TO CLIENTS DIRECTION AND MONUMENTS WERE SET AS SHOWN.

ACKNOWLEDGEMENT

STATE OF OREGON)
) S.S.
COUNTY OF JACKSON)

PERSONALLY APPEARED THE ABOVE NAMED ROBERT WALLACE JR. AND JOLEE ANN WALLACE.

THIS 14th DAY OF JUNE, 2013 AND ACKNOWLEDGED THE FOREGOING TO BE THEIR VOLUNTARY ACT AND DEED.

NOTARY PUBLIC OREGON
474335
COMMISSION NO.

JENNIFER LYNN KERRIGAN
PRINT NAME
JANUARY 6, 2017
MY COMMISSION EXPIRES

SURVEYOR'S CERTIFICATE

I, DARRELL L. HUCK, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF OREGON, DO HEREBY CERTIFY THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME AND/OR UNDER MY DIRECTION AND COMPLIES WITH THE REGULATIONS FOR LAND PARTITIONS AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE PARENT TRACT AS SET FORTH HEREON.

COMMENCING AT THE QUARTER CORNER COMMON TO SECTIONS 17 AND 20 IN TOWNSHIP 36 SOUTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN IN SAID COUNTY; THENCE SOUTH 89°59'42" WEST, 343.91 FEET AND SOUTH 00°00'18" EAST, 334.86 FEET TO A 5/8" IRON PIN LOCATED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF NORTH RIVER ROAD; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTH 86°18'03" WEST, 63.97 FEET TO A 5/8" IRON PIN AT A POINT OF CURVE; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 140.39 FEET ON THE ARC OF A CURVE TO THE LEFT (WHICH ARC HAS A RADIUS OF 542.96 FEET AND A LONG CHORD OF SOUTH 86°17'30" WEST, 140.00 FEET) TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 71.47 FEET ON THE ARC OF A CURVE TO THE LEFT (WHICH ARC HAS A RADIUS OF 542.96 FEET AND A LONG CHORD OF SOUTH 75°06'47" WEST, 71.42 FEET) TO A 5/8" IRON PIN; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 71°20'32" WEST, 1649.02 FEET TO THE WEST LINE OF THE EAST HALF OF SECTION 19 IN SAID TOWNSHIP AND RANGE; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG SAID WEST LINE, SOUTH 00°58'09" EAST, 330.09 FEET MORE OR LESS TO THE CENTER OF THE ROGUE RIVER; THENCE UPSTREAM ALONG SAID CENTER OF THE ROGUE RIVER THE FOLLOWING FOUR (4) COURSES: (1.) NORTH 68°47'09" EAST, 997.32 FEET; (2.) SOUTH 88°13'18" EAST, 443.93 FEET; (3.) SOUTH 86°07'18" EAST, 213.29 FEET; (4.) SOUTH 87°55'48" EAST, 161.07 FEET MORE OR LESS TO A POINT FROM WHICH THE POINT OF BEGINNING BEARS NORTH 12°28'08" WEST; THENCE NORTH 12°28'08" WEST, 562.34 FEET MORE OR LESS TO THE POINT OF BEGINNING.

TOGETHER WITH:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF NORTH RIVER ROAD AND THE WESTERLY LINE OF TOWN OF ROCK PORT AS SHOWN ON FILED SURVEYS 4628, 17217 AND 17445 FILED WITH THE JACKSON COUNTY SURVEYOR'S OFFICE; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 86°18'03" WEST, 54.81 FEET; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 235.28 FEET ON THE ARC OF A CURVE TO THE LEFT (WHICH ARC HAS A RADIUS OF 602.96 FEET AND A LONG CHORD OF SOUTH 82°31'14" WEST, 233.79 FEET) TO THE SOUTHERLY RAILROAD RIGHT-OF-WAY LINE OF THE CENTRAL OREGON AND PACIFIC RAILROAD; THENCE ALONG SAID SOUTHERLY RAILROAD RIGHT-OF-WAY LINE, NORTH 71°20'32" EAST, 286.91 FEET TO SAID WESTERLY LINE OF TOWN OF ROCK PORT; THENCE ALONG SAID WESTERLY LINE, SOUTH 12°44'03" EAST, 66.53 FEET TO THE POINT OF BEGINNING.

APPROVALS

JACKSON COUNTY DEVELOPMENT SERVICES
(FILE NO. SUB2012-00040)
EXAMINED AND APPROVED BY JACKSON COUNTY DEVELOPMENT SERVICES

THIS 18th DAY OF JUNE, 2013

JACKSON COUNTY PLANNING DIRECTOR

EXAMINED AND APPROVED THIS 14th DAY OF JUNE, 2013

JACKSON COUNTY SURVEYOR

TAX STATEMENT

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

OF 6/20/13, 2013.

TAX COLLECTOR DATE 6/20/13

ASSESSOR DATE 6/20/2013

RECORDER'S STATEMENT

FILED FOR RECORD THIS 20th DAY OF JUNE, 2013 AT 3:42 CLOCK P.M.

AND RECORDED AS PARTITION PLAT NO. P-17-2013 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON.

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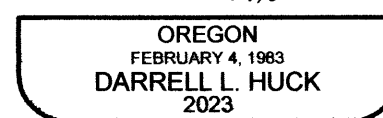
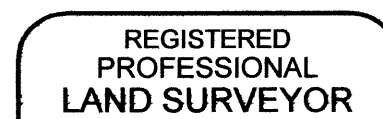
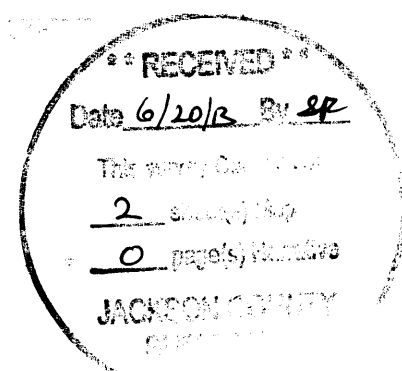
COUNTY CLERK

DEPUTY

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS SURVEY NO. 21286

I HEREBY CERTIFY THIS TO BE AN EXACT COPY OF THE ORIGINAL PLAT.

DARRELL L. HUCK L.S. 2023
EXPIRES 6/30/2013



PARTITION PLAT NO. P-17-2013
 LYING WITHIN
THE NORTH HALF OF SECTION 19,
TOWNSHIP 36 SOUTH, RANGE 3 WEST,
WILLAMETTE MERIDIAN,
JACKSON COUNTY, OREGON

ENCUMBRANCE NOTE:
 ACCORDING TO THE PUBLIC RECORD REPORT FOR NEW SUBDIVISION OR LAND PARTITION PREPARED BY FIRST AMERICAN TITLE COMPANY OF OREGON DATE PREPARED MARCH 29, 2013, ORDER NUMBER 7189-2021161, THE LAND IS SUBJECT TO THE FOLLOWING APPARENT ENCUMBRANCES, WHICH INCLUDES 'BLANKET ENCUMBRANCES' AND ALSO EASEMENTS, RESTRICTIVE COVENANTS AND RIGHT OF WAY WHICH CANNOT BE LOCATED SPECIFICALLY OR ARE LOCATED BEYOND THE LIMITS OF THIS PLAT.

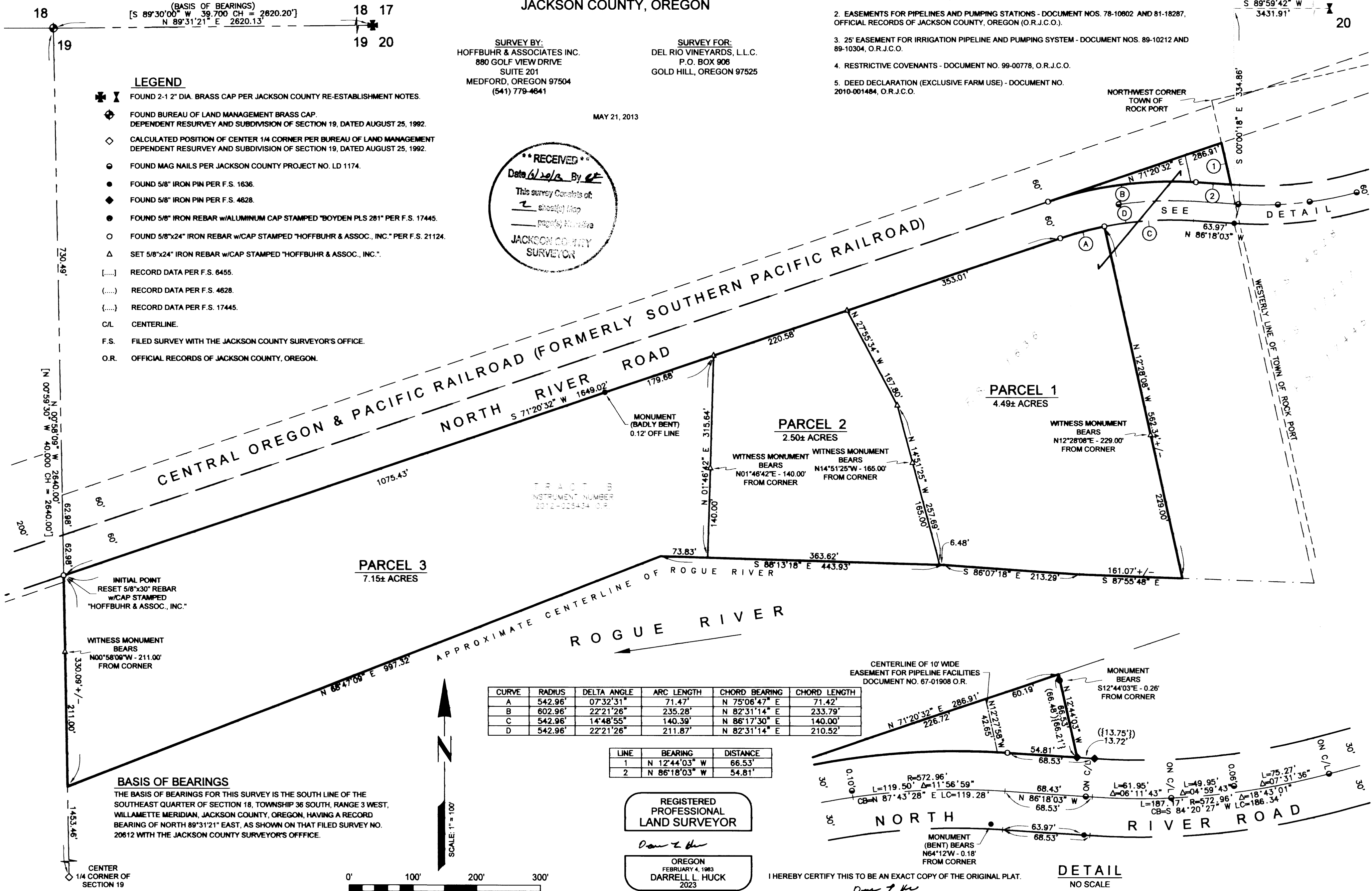
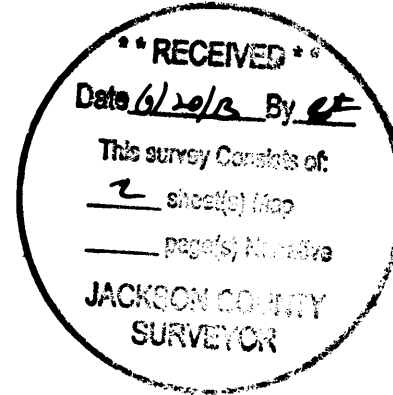
1. EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY - VOLUME 372, PAGE 373, DEED RECORDS OF JACKSON COUNTY, OREGON.
2. EASEMENTS FOR PIPELINES AND PUMPING STATIONS - DOCUMENT NOS. 78-10602 AND 81-18287, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON (O.R.J.C.O.).
3. 25' EASEMENT FOR IRRIGATION PIPELINE AND PUMPING SYSTEM - DOCUMENT NOS. 89-10212 AND 89-10304, O.R.J.C.O.
4. RESTRICTIVE COVENANTS - DOCUMENT NO. 99-00778, O.R.J.C.O.
5. DEED DECLARATION (EXCLUSIVE FARM USE) - DOCUMENT NO. 2010-001484, O.R.J.C.O.

SURVEY BY:
 HOFFBUHR & ASSOCIATES INC.
 880 GOLF VIEW DRIVE
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 MEDFORD, OREGON 97504
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 DEL RIO VINEYARDS, L.L.C.
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 GOLD HILL, OREGON 97525

MAY 21, 2013

- LEGEND**
- ✚ FOUND 2-1/2" DIA. BRASS CAP PER JACKSON COUNTY RE-ESTABLISHMENT NOTES.
 - ⊕ FOUND BUREAU OF LAND MANAGEMENT BRASS CAP. DEPENDENT RESURVEY AND SUBDIVISION OF SECTION 19, DATED AUGUST 25, 1992.
 - ◇ CALCULATED POSITION OF CENTER 1/4 CORNER PER BUREAU OF LAND MANAGEMENT DEPENDENT RESURVEY AND SUBDIVISION OF SECTION 19, DATED AUGUST 25, 1992.
 - FOUND MAG NAILS PER JACKSON COUNTY PROJECT NO. LD 1174.
 - FOUND 5/8" IRON PIN PER F.S. 1636.
 - ◆ FOUND 5/8" IRON PIN PER F.S. 4628.
 - FOUND 5/8" IRON REBAR w/ALUMINUM CAP STAMPED "BOYDEN PLS 281" PER F.S. 17445.
 - FOUND 5/8"x24" IRON REBAR w/CAP STAMPED "HOFFBUHR & ASSOC., INC." PER F.S. 21124.
 - △ SET 5/8"x24" IRON REBAR w/CAP STAMPED "HOFFBUHR & ASSOC., INC."
 - [.....] RECORD DATA PER F.S. 6455.
 - [.....] RECORD DATA PER F.S. 4628.
 - [.....] RECORD DATA PER F.S. 17445.
 - C/L CENTERLINE.
 - F.S. FILED SURVEY WITH THE JACKSON COUNTY SURVEYOR'S OFFICE.
 - O.R. OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
A	542.96'	07°32'31"	71.47'	N 75°06'47" E	71.42'
B	602.96'	22°21'26"	235.28'	N 82°31'14" E	233.79'
C	542.96'	14°48'55"	140.39'	N 86°17'30" E	140.00'
D	542.96'	22°21'26"	211.87'	N 82°31'14" E	210.52'

LINE	BEARING	DISTANCE
1	N 12°44'03" W	66.53'
2	N 86°18'03" W	54.81'

BASIS OF BEARINGS
 THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 36 SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON, HAVING A RECORD BEARING OF NORTH 89°31'21" EAST, AS SHOWN ON THAT FILED SURVEY NO. 20612 WITH THE JACKSON COUNTY SURVEYOR'S OFFICE.

REGISTERED PROFESSIONAL LAND SURVEYOR
 Oregon
 FEBRUARY 4, 1983
DARRELL L. HUCK
 2023
 EXPIRES 6/30/2013

I HEREBY CERTIFY THIS TO BE AN EXACT COPY OF THE ORIGINAL PLAT.

DETAIL
 NO SCALE