

PARTITION PLAT NO. P-18-2013

LOCATED IN
E 1/2 OF SECTION 13
TOWNSHIP 38 SOUTH, RANGE 2 WEST
WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON

* Affidavit of Correction
Doc # 2015-009907
S/N # 21687 4/6/2015
C.S. S. Fein

RECORDER'S CERTIFICATE

Filed for record this 21st day of JUNE, 2013
at 8:49 o'clock A.M., and recorded as Partition Plat No. P-18-2013
of "RECORD OF PARTITION PLATS" in Jackson County, Oregon.
(Index Volume 24, Page 18)

CHRISTINE D. WALKER Jonya S. MORGAN
County Clerk Deputy

Jackson County Survey File No. 21287

APPROVALS

Approved this 20th day of JUNE, 2013.

Scott J...
Jackson County Surveyor

Approved this 20th day of JUNE, 2013.

KAM...
Jackson County Development Services
FILE NO. SUB2011-00013

Approved this NA day of NA, 20NA.

NA
Jackson County Commissioner and or Administrator

All taxes, fees, assessments or other charges as required
by O.R.S. 92.095 have been paid, as of JUNE 21, 2013

William Johnson, Deputy 6-21-2013
ASSESSOR DATE

Richard G. Templin, Deputy 6-21-13
TAX COLLECTOR DATE

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that I, William H. Ferguson am the owner in fee simple of the land shown hereon and that I have caused the same to be divided into parcels as shown hereon. I do hereby dedicate to the public for public use those 10.00 foot wide easements labeled as public utility easement, as shown hereon. I also hereby create the 5.00 foot wide fuelbreak easement across Parcel 3 for the benefit of Parcel 1, as shown hereon. I also hereby create the 10.00 foot wide drainage easement from Parcel 1 across Parcel 2 and 3 for the benefit of Parcel 1, 2 and 3. I also hereby create the 25.00 foot wide ingress-egress easement across Parcel 3 for the benefit of Parcel 1, as shown hereon. * See Affidavit

SURVEYOR'S CERTIFICATE

Beginning at the INTIAL POINT, a 5/8" iron rod at the Northwest corner of that tract of land more particularly described in Instrument number 73-19145 of the Official Records of Jackson County, Oregon from which the Southeast corner of Donation Land Claim number 49, Township 38 South, Range 2 West in Section 13 of the Willamette Meridian, Jackson County, Oregon bears South, 708.01 feet and West, 588.55 feet (said point also bears North, 1257.00 feet from the North line of CRYSTAL SPRINGS ORCHARD TRACTS, a recorded Subdivision); thence South 00°07'00" East along the Westerly line of said Instrument number 73-19145, 248.00 feet to a 5/8" iron rod; thence South 89°58'14" East, parallel with the North line of CRYSTAL SPRINGS ORCHARD TRACTS, a recorded Subdivision, 75.00 feet to a 5/8" iron rod; thence South 00°07'00" East parallel with the East line of said Donation Land Claim number 49, 100.00 feet to a 5/8" iron rod on the South line of said Instrument number 73-19145 (said point also bears North, 909.00 feet from the North line of CRYSTAL SPRINGS ORCHARD TRACTS, a recorded Subdivision); thence North 89°58'14" West, parallel with said North line of said CRYSTAL SPRINGS ORCHARD TRACTS, 220.00 feet; thence South 00°07'00" East, parallel with the East line of said Donation Land Claim number 49, 385.96 feet; thence South 89°53'00" West, parallel with the Easterly extension of the South line of said Donation Land Claim number 49, 125.00 feet; thence South 00°07'00" East parallel with the East line of said Donation Land Claim number 49, 219.72 feet to the Southwest corner of that tract of land more particularly described in Instrument number 00-20279 of the Official Records of Jackson County, Oregon; thence North 89°58'14" West, parallel with the North line of said CRYSTAL SPRINGS ORCHARD TRACTS, 25.00 feet; thence North 00°07'00" West parallel with the East line of said Donation Land Claim number 49, 244.66 feet to the Northeast corner of that tract of land more particularly described in Instrument number 73-06697 of the Official Records of Jackson County, Oregon; thence North 89°53'00" East, parallel with the Easterly extension of the South line of said Donation Land Claim number 49, 125.00 feet; thence North 00°07'00" West parallel with the West line of Donation Land Claim number 49, 401.78 feet to a 5/8" iron rod; thence South 89°53'00" West, 719.99 feet to a 5/8" iron rod at the Southwest corner of that tract of land more particularly described in Instrument number 80-23794 of the Official Records of Jackson County, Oregon; thence North 00°07'00" West, along the West line of said Instrument number 80-23794, 660.00 feet to a 5/8" iron rod; thence along a 30.00 foot radius curve to the left (the long chord of which bears North 44°57'00" East, 42.42 feet), 47.12 feet to a 5/8" iron rod on the North line of said Instrument number 80-23794; thence North 89°52'51" East, 834.85 (Record, North 89°53'00" East, 834.99) to a 5/8" iron rod; thence North 00°07'09" West, 414.65 feet (Record, North 00°07'00" West 415.00 feet) to a 5/8" iron rod; thence South 89°58'14" East, parallel with the North line of said CRYSTAL SPRINGS ORCHARD TRACTS, 25.13 feet; thence South 00°07'00" East parallel with the West line of Donation Land Claim number 49, 797.77 feet to the true point of beginning.

William H. Ferguson
William H. Ferguson

STATE OF OREGON
COUNTY OF JACKSON SS.

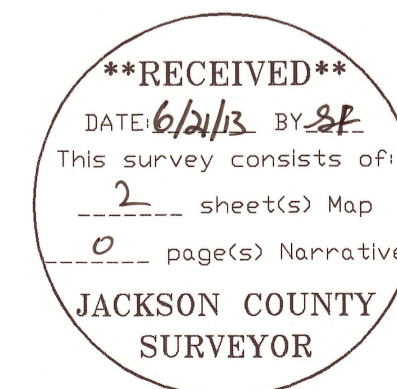
This certifies that on this 19th day of JUNE, 2013, before me a Notary Public, personally appeared William H. Ferguson and acknowledged the foregoing instrument to be of his voluntary act and deed.

Before me: Kendell Heather Ferguson-Schultzke
Notary Public - Oregon

Commission No. 458614

My Commission Expires: May 22, 2015
(Month, date, year)

Richard G. Templin
Richard G. Templin



I CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
Richard G. Templin
RICHARD G. TEMPLIN L.S. 2359

JACKSON COUNTY DEVELOPMENT SERVICES
FILE NO. SUB2011-00013

REGISTERED PROFESSIONAL LAND SURVEYOR
Richard G. Templin
OREGON JULY 26, 1988 RICHARD G. TEMPLIN 2359
MY CERTIFICATE EXPIRES JUNE 30, 2014

RICHARD TEMPLIN LAND SURVEYING
P.O. BOX 1946 899-2032 JACKSONVILLE, OREGON

PARTITION PLAT
LOCATED IN:
E 1/2 OF SECTION 13
TOWNSHIP 38 SOUTH, RANGE 2 WEST
WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON

SURVEY MR. WILLIAM FERGUSON
FOR: 5200 PIONEER ROAD
MEDFORD, OR. 97501 DATE: JUNE 3, 2013

PARTITION PLAT NO. P-18-2013

LOCATED IN
E 1/2 OF SECTION 13
TOWNSHIP 38 SOUTH, RANGE 2 WEST
WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON

1" = 200'

ENCUMBRANCES SHOWN ON CURRENT TITLE REPORT

- 1.) RIGHT OF WAY FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AS RECORDED IN VOL. 354, PG. 332 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, IS UN-PLOTTABLE.
- 2.) THE PREMISES ARE SUBJECT TO EASEMENT TO CONSTRUCT, RECONSTRUCT, CANALS, LATERALS, PIPELINES AND ROADS, TOGETHER WITH RIGHTS OF INGRESS-EGRESS PER VOL. 502, PG. 250 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- 3.) THE PREMISES ARE SUBJECT TO JOINT USE AND MAINTENANCE COVENANTS FOR USE OF A 30' STRIP OF LAND KNOWN AS "TUCKER DRIVE ROADS" PER D.R. 74-01654 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- 4.) THE PREMISES ARE SUBJECT TO A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR ROADWAY AND UTILITY PURPOSES PER D.R. 79-18652 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, UN-PLOTTABLE.
- 5.) THE PREMISES ARE SUBJECT TO A EASEMENT FOR FOR UNDERGROUND WATER PIPELINE AND UTILITIES PER D.R. 79-25019 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, UN-PLOTTABLE.
- 6.) THE PREMISES ARE SUBJECT TO A PERPETUAL NON-EXCLUSIVE EASEMENT FOR FOR ROADWAY, TRAIL AND WATERLINE PER D.R. 88-22098 & D.R. 88-22099 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, UN-PLOTTABLE.
- 7.) THE PREMISES ARE SUBJECT TO AN AGREEMENT RELATING TO AN EXISTING WELL PER D.R. 90-13409 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- 8.) THE PREMISES ARE SUBJECT TO A WATER WELL EASEMENT AGREEMENT RELATING TO AN EXISTING WELL PER D.R. 2010-011903 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, UN-PLOTTABLE
- 9.) THE PREMISES ARE SUBJECT TO A PERPETUAL INGRESS-EGRESS EASEMENT FOR ROADWAY AND UTILITY PURPOSES PER D.R. 80-21961 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

SURVEY NARRATIVE

PURPOSE: To survey and monument a three parcel partition, as depicted hereon.

PROCEDURE: The outside boundary was computed from previous work by this office on filed survey number 20528 and monuments tied from filed survey 8562 I computed the new partition lines, setting monuments as shown. A Trimble R8 GPS receiver was used to perform this survey.

LEGEND

- SET 5/8" X 30" REBAR WITH PLASTIC CAP MARKED "TEMPLIN LS2359"
 - 5/8" X 30" REBAR WITH PLASTIC CAP MARKED "TEMPLIN LS2359" PER F.S. # 20528
 - 5/8" REBAR WITH PLASTIC CAP MARKED "MOFFIT" PER FILED SURVEY NO. 8562.
 - ⊙ 1 1/2" IRON PIPE PER FILED SURVEY NO. 8562.
 - △ INDICATES CALCULATED POSITION
 - > INDICATES RECORD BEARING AND OR DISTANCE PER FILED SURVEY 8562.
 - P.U.E. EASEMENT FOR PUBLIC UTILITIES, DRAINAGE, CABLE TELEVISION AND CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER, WATER LINES, ELECTRIC & IRRIGATION
 - FS INDICATES FILED SURVEY
- BASIS OF BEARING: FROM THE N 1/4 TO THE SE CORNER OF SECTION 13 PER F.S.# 8562

JACKSON COUNTY DEVELOPMENT SERVICES
FILE NO. SUB2011-00013

RICHARD TEMPLIN LAND SURVEYING
P.O. BOX 1946 899-2032 JACKSONVILLE, OREGON

PARTITION PLAT
LOCATED IN:
E 1/2 OF SECTION 13
TOWNSHIP 38 SOUTH, RANGE 2 WEST
WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON

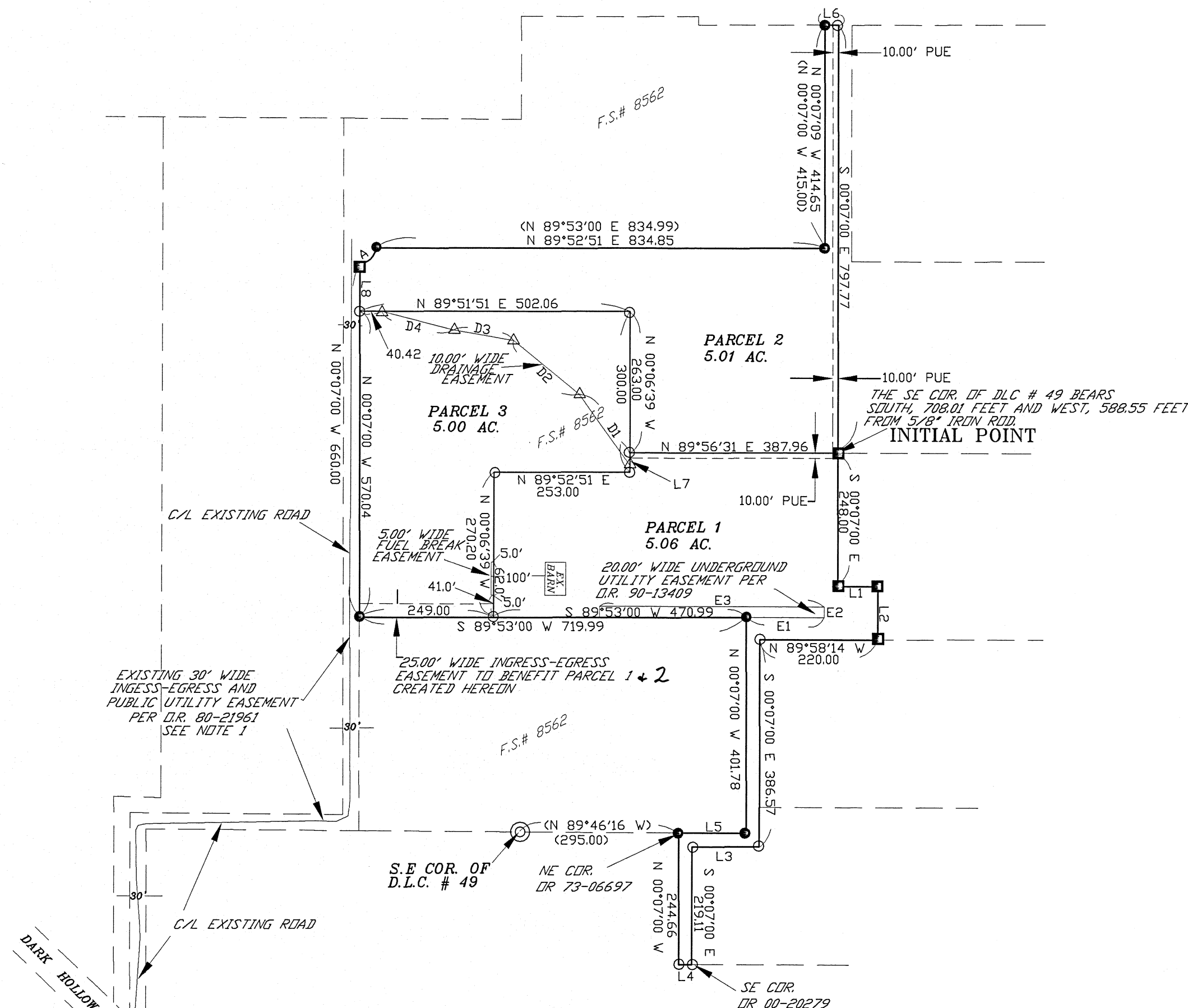
SURVEY MR. WILLIAM FERGUSON
FOR: 5200 PIONEER ROAD
MEDFORD, OR. 97501 DATE: JUNE 3, 2013

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Richard G. Templin
OREGON
JULY 26, 1988
RICHARD G. TEMPLIN
2359
MY CERTIFICATE EXPIRES
JUNE 30, 2014

****RECEIVED****
DATE: 6/21/13 BY: *RF*
This survey consists of:
2 sheets(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

I CERTIFY THAT THIS IS AN EXACT COPY
OF THE ORIGINAL PLAT.
Richard G. Templin
RICHARD G. TEMPLIN L.S. 2359



COURSE DATA

PT	BEARING	DISTANCE
L1	S 89°58'14" E	75.00
L2	S 00°07'00" E	100.00
L3	S 89°53'00" W	125.00
L4	S 89°58'14" E	25.00
L5	N 89°53'00" E	125.00
L6	S 89°58'14" E	25.13
L7	N 00°06'39" W	37.00
L8	S 00°07'00" E	89.96

EASEMENT O.R. 90-13409 COURSE DATA

PT	BEARING	DISTANCE
E1	N 89°53'00" E	146.80
E2	N 00°07'00" W	20.00
E3	S 89°53'00" W	418.00

CURVE DATA

PT	RADIUS	DELTA	LENGTH	LC BEARING	LC
A	30.00	89°59'34"	47.12	N 44°57'00" E	42.42

**10.00' WIDE DRAINAGE EASEMENT
CREATED HEREON COURSE DATA**

PT	BEARING	DISTANCE
D1	N 33°49'43" W	162.34
D2	N 49°04'13" W	159.16
D3	N 78°42'11" W	114.36
D4	N 74°06'28" W	137.54

NOTE 1
THE EXISTING TRAVEL WAY FALLS
FALLS WITHIN THE 30' WIDE EXISTING
EASEMENT PER D.R. 80-21961