

PARTITION PLAT NO. P-31-2013

LOCATED IN

LOT 2 OF " ROXY ANN HEIGHTS SUBDIVISION "
T.37S.,R.1W.SEC.10, JACKSON COUNTY, OREGON

Jackson County Planning (File SUB2013-00035)

RICHARD TEMPLIN LAND SURVEYING
P.O. BOX 1946 541-899-2032 JACKSONVILLE, OREGON
FOR: MR. JERRY SCHATZ
3554 ROXYANN HEIGHTS DR.
MEDFORD, OR. 97504
DATE: OCTOBER 16, 2013
FILE: *SCHATZMLPPG2.dwg*

SURVEYOR'S CERTIFICATE

I, Richard G. Templin, a registered surveyor of the State of Oregon do hereby certify that this map correctly represents a survey made by me and marked with the proper monuments as provided by law. The parcel of land hereon shown and the Plat is a correct representation of the same. The following is an accurate description of the parent parcel, as set forth hereon:

Beginning at the INITIAL POINT, a 5/8" iron rod at the Southwest corner of the Northwest Quarter of the Southwest Quarter of Section 10, Township 37 South, Range 1 West of the Willamette Meridian, Jackson County, Oregon, being also the Southwest corner of Lot 2 of ROXY ANN HEIGHTS SUBDIVISION, as recorded in Volume 18, Page 8 of the records of Jackson County, Oregon and filed in the Jackson County Surveyor's office as filed survey number 13356; thence South 89°44'02" East, along the South line of said Lot 2, 870.00 feet to a 5/8" iron rod at the Southeast corner of said Lot 2; thence North 33°58'26" West, along the East line of said Lot 2, 1141.12 feet to a 5/8" iron rod at the Northeast corner of said Lot 2, being also on the Southerly right of way line of High Prairie Drive; thence along said Southerly right of way line the following courses: thence along a 136.00 foot curve to the left (the long chord of which bears South 13°42'14" East, 36.84 feet), 36.96 feet to a 5/8" iron rod; thence South 21°29'18" East, 103.40 feet to a 5/8" iron rod; thence along a 173.70 foot curve to the right (the long chord of which bears South 04°56'51" East, 98.91 feet), 100.29 feet to a 5/8" iron rod; thence along a 130.00 foot curve to the right (the long chord of which bears South 77°04'45" West, 236.56 feet), 297.16 feet to a 5/8" iron rod; thence North 37°26'09" West, 39.68 feet to a 5/8" iron rod; thence leaving said Southerly right of way line, South 54°43'22" West, 91.89 feet to a 5/8" iron rod at the Northwest corner of Instrument number 97-13256 of the Official Records of Jackson County, Oregon; thence South 08°06'41" West, 643.10 feet along the Westerly line of said Instrument number 97-13256 (Record, South 08°06'37" West, 643.23 feet) to a 5/8" iron rod; thence South 89°44'02" East, along the South line of said Section 10, 133.00 feet to The Initial point of beginning.

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that We, Gerald A. Schatz and Nettie J. Schatz, are the owners in fee simple of the land shown hereon and that I have caused the same to be divided into parcels as shown hereon.

Gerald A. Schatz
Gerald A. Schatz

Nettie J. Schatz
Nettie J. Schatz

STATE OF Oregon
COUNTY OF Jackson)SS.

This certifies that on this 12 day of November, 2013, before me a Notary Public, personally appeared Gerald A. Schatz and Nettie J. Schatz and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Kristin Whisman
Kristin Whisman Notary Public - Oregon

Commission No. 465592

My Commission Expires: February 25, 2016
(Month, date, year)

RECORDER'S CERTIFICATE

Filed for record this 14th day of November, 2013 at 8:42 o'clock A.M. and recorded as Partition Plat No. P-31-2013 of " RECORD OF PARTITION PLATS " in Jackson County, Oregon.
(Index Volume 24 , Page 31)

Christine D. Walker County Clerk
Sonya S. Morgan Deputy

Jackson County Survey File No. 21367

APPROVALS

Approved this 12th day of November, 2013.
Scott De
Jackson County Surveyor

Approved this 13th day of NOVEMBER, 2013.
KAM
Jackson County Development Services
FILE NO. SUB2013-00035

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid, as of 11-14-13.

Mena Crawford, Deputy 11/14/2013
ASSESSOR DATE

Christina Deputy 11-14-13
TAX COLLECTOR DATE

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

Richard G. Templin
Richard G. Templin, PLS 2359

NARRATIVE

PURPOSE: To survey and mark the corners of a two parcel Land Partition as shown hereon.

PROCEDURE: The outside boundary was established and monumented on filed survey number 13231, 13356, 15362 and 17679. By holding the original monuments on East line of Lot 2 and monuments found from filed survey number 15362 and 17679, I calculated the new partition line and set monuments as shown. A Trimble R8 GPS receiver was used to perform this survey. It is to be noted that the on filed survey number 15362 the East and South lines have wrong bearings, as noted on my map hereon.

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**COURSE DATA
FOR GAS EASEMENT
PER O.R. 2007-001124**

PT	BEARING	DISTANCE
G1	N 08°06'41" E	20.00
G2	S 81°53'23" E	5.00
G3	N 08°06'41" E	573.66
G4	S 82°20'27" E	42.67
G5	S 82°20'27" E	26.36
G6	N 36°46'25" E	59.23
G7	N 36°39'17" W	68.11

1" = 60'

****RECEIVED****
DATE: 11-14-13 BY: [Signature]
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

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

ENCUMBRANCES SHOWN ON CURRENT TITLE REPORT

- 1) THE PREMISES ARE SUBJECT TO IMPROVEMENT AGREEMENT, INCLUDING TERMS AND PROVISIONS AS RECORDED IN DOCUMENTS NO'S. 93-04664 & 93-04666 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- 2) THE PREMISES ARE SUBJECT TO ROAD MAINTENANCE AND ACCESS AGREEMENT, INCLUDING TERMS AND PROVISIONS AS RECORDED IN DOCUMENTS NO'S. 93-04664 & 93-04668 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- 3) THE PREMISES ARE SUBJECT TO THE RESTRICTIVE COVENANTS OF INSTRUMENT NUMBER 93-10406 AND MODIFIED AS RECORDED IN DOCUMENT NO. 2013-017424 OF THE OFFICIAL RECORDS OF JACKSON COUNTY.
- 4) THE PREMISES ARE SUBJECT TO MUNICIPAL WATER SERVICES/LIMITATIONS AGREEMENT, INCLUDING TERMS AND PROVISIONS AS RECORDED IN DOCUMENTS NO'S. 93-16001 & 93-16002 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- 5) THE PREMISES ARE SUBJECT TO AGREEMENT FOR EASEMENT AS RECORDED IN INSTRUMENT NUMBER 94-02529 IN THE OFFICIAL RECORDS OF JACKSON COUNTY.
- 6) THE PREMISES ARE SUBJECT TO THE RESTRICTIVE COVENANTS AS TO THE PROPERTY'S PHYSICAL LOCATION AS IMPOSED BY JACKSON COUNTY PLANNING AS RECORDED IN DOCUMENTS NO'S 94-44147, 95-09413 & 95-09958 OF THE OFFICIAL RECORDS OF JACKSON COUNTY.
- 7) THE PREMISES ARE SUBJECT TO A PP&L EASEMENT AS RECORDED IN INSTRUMENT NUMBER 95-34694.

LEGEND

- SET 5/8" X 30" REBAR WITH PLASTIC CAP MARKED "TEMPLIN LS2359"
 - 5/8" IRON ROD PER ROXY ANN HEIGHTS SUBDIVISION
 - 5/8" IRON ROD WITH PLASTIC CAP PER F.S.# 13231
 - ⊙ 5/8" IRON ROD WITH RED PLASTIC CAP PER PER F.S.# 15362
 - ⊗ 5/8" IRON ROD WITH RED PLASTIC CAP PER PER F.S.# 17679
 - △ INDICATES CALCULATED POSITION
 - < > INDICATES RECORD DATA PER "ROXY ANNN HEIGHTS SUBDIVISION" FS# 13356
 - << >> INDICATES RECORD DATA PER FS# 15362
 - OR INDICATES "OFFICIAL RECORD"
 - FS INDICATES "FILED SURVEY"
 - P.U.E. EASEMENT FOR PUBLIC UTILITIES, DRAINAGE, CABLE TELEVISION AND CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER, WATER LINES, ELECTRIC & IRRIGATION
- BASIS OF BEARING: THE MOST EASTERLY BOUNDARY LINE OF LOT 2, PER FS # 13356

COURSE DATA

PT	BEARING	DISTANCE	PT	BEARING	DISTANCE
L1	S 46°08'06" E	112.66	L11	S 85°43'27" E	76.41
L2	S 17°55'42" E	33.63	L12	S 74°36'41" E	58.30
L3	S 14°49'01" W	57.57	L13	N 84°59'53" E	63.61
L4	S 29°02'04" W	142.83	L14	S 77°41'25" E	71.49
L5	S 03°43'21" E	168.74	L15	N 84°01'20" E	41.70
L6	S 17°34'14" E	56.28	L16	N 20°14'29" E	60.96
L7	S 40°06'36" E	57.56	L17	N 13°01'23" E	176.60
L8	S 60°02'43" E	63.97	L18	N 38°49'33" E	38.72
L9	S 76°21'58" E	100.00	L19	S 68°46'43" E	100.00
L10	S 86°03'45" E	72.38	L20	N 37°26'09" W	39.68

CURVE DATA

PT	RADIUS	DELTA	LENGTH	LC BEARING	LC	TAN
A	136.00	15°34'09"	36.96	S 13°42'14" E	36.84	----
B	173.70	33°04'56"	100.29	S 04°56'51" E	98.91	----
C	130.00	130°58'14"	297.16	S 77°04'45" W	236.56	----
D	130.00	64°14'11"	145.75	S 43°42'44" W	138.23	----
E	130.00	66°44'02"	151.42	S 70°48'09" E	143.00	----

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

[Signature]
RICHARD G. TEMPLIN L.S. 2359