

PARTITION PLAT No. P-6-2014

Located in the N.W. 1/4 of Section 11, T.37S.,R3W.,W.M., Jackson County, Oregon

**SURVEY FOR:**  
2 Six Dollar Deals, LLC  
914 St. Andrews Way  
Eagle Point, OR. 97524

**DATE:**  
December 7, 2013

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

\*\*\* 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:

The North Half of the North Half of the Southeast Quarter of the Northwest Quarter in Section 11, Township 37 South, Range 3 West of the Willamette Meridian in Jackson County, Oregon.

**EXCEPTING THEREFROM:** That portion of the North Half of the North Half of the Southeast Quarter of the Northwest Quarter of Section 11, Township 37 South, Range 3 West of the Willamette Meridian in Jackson County, Oregon, lying within the right-of-way of Kane Creek Road.



Bary D. Kaiser  
SURVEYOR

\*\*\* APPROVALS \*\*\*

Examined and approved this 27<sup>th</sup> day of January, 20 14.

Scott Jew  
JACKSON COUNTY SURVEYOR

Examined and approved by the Jackson County Development Services. (File Nos. SUB2012-00017 and ZON2013-01160). Jackson County LDO 10.4.3 Roads and Access, B), "No development permits for uses other than farm and forest or natural resource uses (as listed in Tables 4.2-1, 4.3-1, 4.4-1) will be issued for the new Parcels until the road improvements are completed."

4<sup>th</sup> day of FEBRUARY, 20 14.

K. H. Wood  
JACKSON COUNTY PLANNING DIRECTOR

\*\*\* DECLARATION \*\*\*

Known all men by these presents that, 2 SIX DOLLAR DEALS, LLC, a Oregon Limited Liability Company, hereafter referred to as Declarant, is the owner of the lands represented on this Partition Plat and more particularly described in the Surveyor's Certificate, and has caused the same to be partitioned into parcels as shown on sheet 2 of the Partition Plat. Declarant hereby creates that 25 foot wide PRIVATE ROAD ingress-egress with turn around easement and Utility easement across Parcel Nos. 1 and 2 benefiting Parcel Nos. 1 and 2 as shown on sheet 2. Declarant also hereby creates that 6.0 foot wide water line, well and water pumping facilities easement across Parcel No. 1 benefiting Parcel No. 2 as shown on sheet 2. Declarant also creates that 10.0 foot wide septic line and drain field area easement across Parcel No. 2 benefiting Parcel No. 1 as shown on sheet 2. Declarant also reserves the right for Parcel No. 2 to have a Power line easement across Parcel No. 1, the location to be determined by Pacific Power at a later date.

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of the 7<sup>th</sup> day of February, 20 14.

Don Wright, Deputy 2/7/14  
ASSESSOR DATE

B. H. Wood 2/7/14  
TAX COLLECTOR DATE

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 23<sup>rd</sup> DAY, OF JANUARY, 20 14.

John North  
JOHN NORTH  
(Member, 2 Six Dollar Deals, LLC, an Oregon Limited Liability Company)

\*\*\* RECORDER'S CERTIFICATE \*\*\*

Filed for record, this 7<sup>th</sup> day of February, 20 14, at 1:20 O'clock P m, and recorded as Partition Plat No. \_\_\_\_\_ of the Records of Partition Plats in Jackson County, Oregon

Index Volume \_\_\_\_\_, Page \_\_\_\_\_.

By: Christine D. Walker Jean Shingle  
COUNTY CLERK DEPUTY

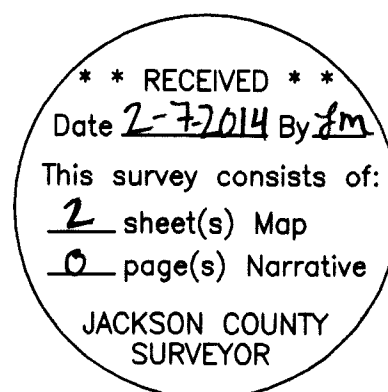
COUNTY SURVEYOR FILE No. 21410

STATE OF OREGON )  
COUNTY OF JACKSON )ss

Personally appeared the above named JOHN NORTH and acknowledge the foregoing instrument to be his voluntary act and deed and it was signed on behalf of 2 Six Dollar Deals, LLC, an Oregon Limited Liability Company.

Subscribed and sworn to before me this 23<sup>rd</sup> day of January, 20 14.

(SIGN) Debra Haro  
Debra Haro NOTARY PUBLIC - OREGON  
(PRINT)  
COMMISSION NO. 465649  
MY COMMISSION EXPIRES February 07, 2016



I HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT  
Bary D. Kaiser  
SURVEYOR

# PARTITION PLAT No. P-6-2014

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 Eagle Point, OR. 97524

**DATE:** December 7, 2013

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

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

**PURPOSE:** Partition survey of the clients property located in the Northwest Quarter of Section 11, Township 37 South, Range 3 West of the Willamette Meridian, tract is described in Instrument No. 2006-016426 O.R., in order to create Parcel No. 1 and Parcel No. 2 as shown hereon.

**PROCEDURE:** Equipment used to perform survey was a Nikon DTM530 total station. Information and found monuments shown on Filed Survey Nos. 19887, 19921, 20442 and Bureau of Land Management survey dated 1981 executed by Rollin D. Aanrud, Cadastral Surveyor. Deeds of record were also used to determine the boundaries of the subject property.

A subdivision of Section 11 was performed by said B.L.M. surveyor Aanrud in which the center 1/4 corner was monumented. On Filed Survey No. 19887, surveyor Douglas McMahan subdivided the Northwest Quarter of Section 11 not using the B.L.M. center 1/4 corner, and proceeded to monument sectional subdivision boundaries in said Northwest Quarter. I made survey ties to these monuments set by McMahan and found the Northwest 1/16 corner he monumented to be within the tolerances established in the B.L.M. manual and accepted it as the true location for said corner. On Filed Survey No. 19921 surveyor Lloyd Smith subdivided the Northwest Quarter of said section 11 and monumented the Center West 1/16 corner with the aid of using the 1981 B.L.M. center 1/4 corner monument. I made a survey tie to the said Smith monument and used it as the true location for the said corner. With this information and survey ties to the North 1/4 County monument and the B.L.M. center 1/4 monument, I computed the subject property boundaries.

The right-of-way of Kane Creek Road was determined by survey ties to found pins along right-of-way lines set on Filed Survey No. 19887.

The parcel boundaries were located as directed by the client and County Approval.

### CURVE DATA

	Δ	R	L	LC
①	9°55'56"	1879.859'	325.874'	S0°43'25"W, 325.466'
②	9°36'39"	1939.859'	325.393'	N0°43'43"E, 325.012'
③	1°01'52"	1939.859'	34.91'	N3°33'41"W, 34.91'
④	22°34'30"	50.00'	19.70'	N77°40'15"W, 19.573'
⑤	78°37'00"	45.00'	61.745'	S74°18'30"W, 57.014'
⑥	56°05'32"	45.00'	44.055'	S63°02'46"W, 42.316'

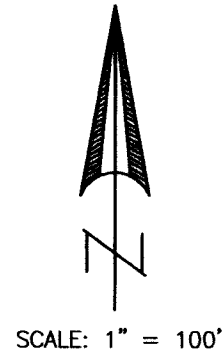
### LINE TABLE

Ⓐ	N66°23'00"W, 40.60'
Ⓑ	S35°00'00"W, 6.39'
Ⓒ	N1°05'32"E, 60.00'
Ⓓ	N88°54'28"W, 60.00'
Ⓔ	S89°30'00"E, 105.93'
Ⓚ	S66°22'02"W, 86.08'
Ⓛ	N53°04'35"W, 7.43'
Ⓜ	N7°02'05"W, 95.30'
Ⓝ	N17°04'09"E, 25.57'
Ⓟ	N85°28'56"E, 66.01'
Ⓡ	S13°48'34"E, 96.99'

### EASEMENTS ON CURRENT TITLE REPORT NOT SHOWN ON ANNEXED MAP

- Power line easements indicated on a current title report are as follows: Vol. 417, Page 171 D.R. and Vol. 436, Page 473 D.R., actual location was not determined, but could pertain to overhead lines shown hereon. These easement are 20' wide, 10' on each side of the center of the pole and wire line.
- Document recorded in Inst. No. 2012-038615 O.R. pertains to reciprocal right-of-way and road use agreements to use roadways over Government lands. This amended agreement is between the United States and Tristar Southwest Oregon Timberlands LLC.

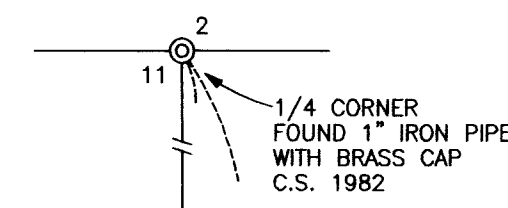
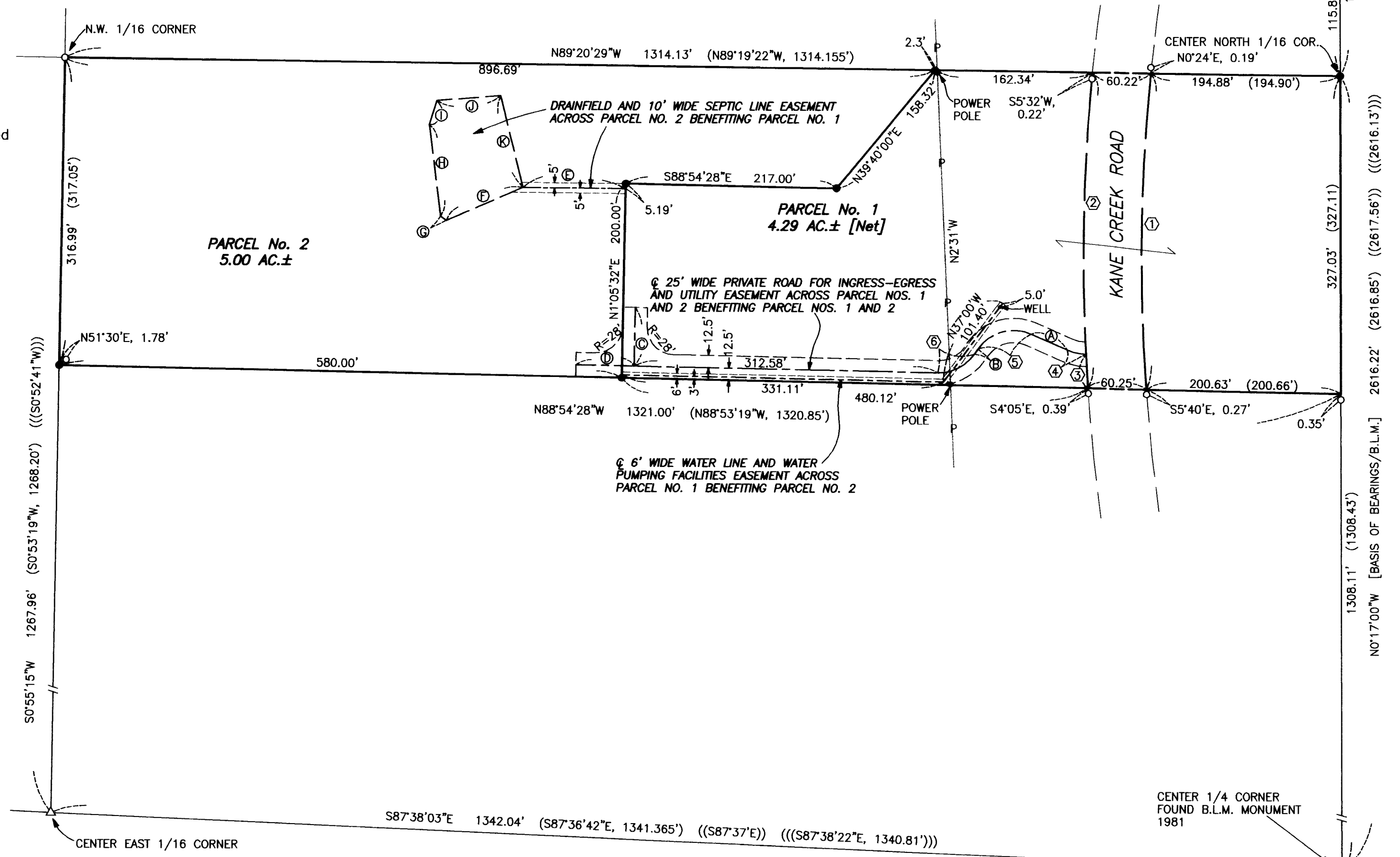
**FINAL PLAT RESTRICTION FOR PRIVATE ROAD**  
 Jackson County LDO 10.4.3 Roads and Access, B). "No development permits for use other than farm and forest or natural resource uses (as listed in Tables 4.2-1, 4.3-1, 4.4-1) will be issued for the new Parcels until the road improvements are completed."



SCALE: 1" = 100'

### LEGEND

- = Found 5/8" Rebar with Plastic Cap - S.N. 19887 or 20442
- △ = Found 5/8" Rebar with Plastic Cap - S.N. 19921
- = Found 5/8" Rebar S.N. 6725
- ⊙ = Found Government monument as noted
- = Set 5/8" x 30" Rebar with Plastic Cap marked "B. KAISER RLS 52923"
- S.N. = Filed Survey Number County Surveyors Office
- B.L.M. = Bureau of Land Management
- ( ) = Record/S.N. 19887 or 20442
- (( )) = Record/1981 B.L.M. Survey
- (( ( ))) = Record/S.N. 19921
- P- = Overhead Power Lines



REGISTERED PROFESSIONAL LAND SURVEYOR

*Bary D. Kaiser*

OREGON  
 JULY 15, 2003  
 BARY D. KAISER  
 No. 52923  
 EXP. 6-30-15

I HEREBY CERTIFY THAT THIS IS A PHOTOCOPY OF THE ORIGINAL PLAT  
*Bary D. Kaiser*  
 SURVEYOR

\*\* RECEIVED \*\*  
 Date 2-7-2014 By fm  
 This survey consists of:  
2 sheet(s) Map  
0 page(s) Narrative  
 JACKSON COUNTY SURVEYOR