

LAND PARTITION

SITUATED IN THE SE1/4 OF SEC. 34, T.35S., R.4W., W.M., JACKSON COUNTY, OREGON. (MAP 35-4W-34D, TL 2500) (FILE: SUB2013-00055)

PARTITION PLAT NO. P-8-2014

SURVEYOR'S CERTIFICATE

I, GERALD V. NYGREN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1035, HEREBY CERTIFY THAT I HAVE ACCURATELY SURVEYED AND MARKED WITH PROPER MONUMENTS THE PARCEL OF LAND DESIGNATED AND REPRESENTED ON THIS PARTITION PLAT, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON; THENCE NORTH 89°56'30" WEST ALONG THE SOUTH LINE OF SAID SECTION 34, 1338.29 FEET; THENCE NORTH 00°03'30" EAST, 30.00 FEET TO THE INITIAL POINT AND THE TRUE POINT OF BEGINNING, SAID POINT ALSO BEING ON THE NORTH RIGHT OF WAY LINE OF EARHART ROAD; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, NORTH 00°24'16" WEST, 875.72 FEET; THENCE NORTH 89°57'56" WEST, 114.86 FEET; THENCE NORTH 79°20'40" WEST, 263.51 FEET; THENCE ALONG THE ARC OF A 170.00 FOOT RADIUS CURVE TO THE LEFT, 19.93 FEET, THE LONG CHORD OF WHICH BEARS SOUTH 26°31'35" WEST, 19.92 FEET; THENCE SOUTH 23°10'00" WEST, 31.59 FEET; THENCE THENCE SOUTH 79°20'40" EAST, 249.51 FEET; THENCE SOUTH 15°56'41" WEST, 190.08 FEET; THENCE SOUTH 74°03'19" EAST, 21.57 FEET; THENCE SOUTH 42°03'30" WEST, 115.29 FEET; THENCE SOUTH 00°03'30" WEST, 556.93 FEET TO THE SAID NORTH RIGHT OF WAY LINE OF EARHART ROAD; THENCE SOUTH 89°56'30" EAST ALONG SAID NORTH RIGHT OF WAY LINE, 265.40 FEET TO THE TRUE POINT OF BEGINNING.

Gerald V. Nygren
GERALD V. NYGREN, P.L.S. NO. 1035

APPROVALS

APPROVED BY THE JACKSON COUNTY SURVEYOR
THIS 25th DAY OF February, 2014

Scott Allen
JACKSON COUNTY SURVEYOR

COUNTY SURVEYOR FILE NO. 21430

APPROVED BY THE JACKSON COUNTY DEVELOPMENT SERVICES
THIS 16th DAY OF FEBRUARY, 2014

K.A. Madala
JACKSON COUNTY DEVELOPMENT SERVICES
FILE NO.: SUB 2013-00055

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS PROVIDED BY O.R.S. 92.095 HAVE BEEN PAID THIS 27th DAY OF FEBRUARY, 2014

William Johnson, Deputy
ASSESSOR OR DEPUTY 2-27-2014
DATE

Paula J. Dwyer, Deputy
TAX COLLECTOR 2-27-14
DATE

STATE OF OREGON) s.s.
COUNTY OF JACKSON)

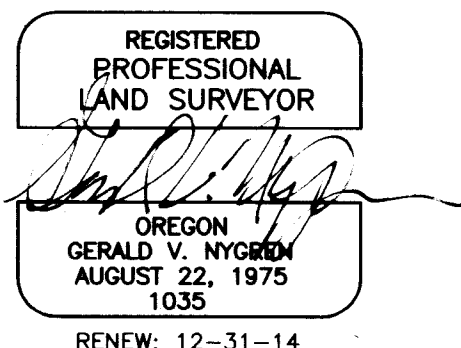
I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS RECORDED ON THE 27th DAY OF February, 2014 AT 3:44 P.M. AND RECORDED AS PARTITION PLAT NO. P-8-2014, JACKSON COUNTY RECORDS.

Jean Shingle, Deputy
Christine D. Walker, JACKSON COUNTY CLERK

EASEMENTS & ENCUMBRANCES

(PER FIRST AMERICAN TITLE REPORT NO. 7169-2189472 EFFECTIVE DATE DEC. 10, 2013)

- EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, GRANTED THE CALIFORNIA OREGON POWER COMPANY, AS SET FORTH IN VOL. 252, PG. 86; VOL. 269, PG. 247 AND VOL. 386, PG. 399. (NOT SHOWN)
- EASEMENT FOR TELEPHONE, TELEGRAPH AND COMMUNICATION LINES, GRANTED PACIFIC TELEPHONE AND TELEGRAPH, AS SET FORTH IN VOL. 386, PG. 399. (NOT SHOWN)
- EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, GRANTED PACIFIC POWER AND LIGHT COMPANY, AS SET FORTH IN VOL. 594, PG. 485 AND DOCUMENT NO. 66-10481, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. (NOT SHOWN)
- EXISTING POWER LINE, AS DESCRIBED BY SURVEY NO. 3435, FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR. (NOT SHOWN)
- EASEMENT AGREEMENT FOR A DIVERSION DAM LOCATED ON MAPLE CREEK AND FOR IRRIGATION PIPELINES, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED AS DOCUMENT NO. 79-03795, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. (NOT SHOWN)
- EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, GRANTED PACIFIC POWER AND LIGHT COMPANY, AS SET FORTH IN DOCUMENT NOS. 80-04281, 80-20520 AND 89-26299, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. (NOT SHOWN)
- RESTRICTIVE COVENANTS, INCLUDING THE TERMS AND PROVISIONS THEREOF, AS IMPOSED BY JACKSON COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT, THROUGH THE JACKSON COUNTY LAND DEVELOPMENT ORDINANCE, RECORDED APRIL 17, 2007 AS DOCUMENT NO. 2007-018281, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- EASEMENT BETWEEN JOHN H. SEARLE AND JANET M. SEARLE AND MARY JUANELL LANG, RECORDED OCTOBER 25, 2007 AS DOCUMENT NO. 2007-049206 AND AS SHOWN ON SURVEY 20494, FOR SANITARY SEWER DRAINFIELD SYSTEM.



DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT JOHN H. SEARLE JR. AND JANET M. SEARLE, HUSBAND AND WIFE, AND TRICIA SEARLE/SNYDER AND JAMES SEARLE, ARE THE OWNERS, OR HAVE A RIGHT, TITLE OR INTEREST IN THE REAL PROPERTY REPRESENTED ON THE ANNEXED PLAT AND THEY HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED INTO PARCELS AS SHOWN ON THE ANNEXED PLAT AND DO HEREBY DEDICATE THE 10 FOOT WIDE PUBLIC UTILITY EASEMENT, THE 20 FOOT WIDE WELL AND WATER LINE EASEMENT AND THE 35 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS AS SHOWN HEREON AND ALL EASEMENTS OF RECORD FOR THE PURPOSES INTENDED FOREVER.

John H. Searle Jr.
JOHN H. SEARLE JR.

Janet M. Searle
JANET M. SEARLE

Tricia Searle/Snyder
TRICIA SEARLE/SNYDER

STATE OF OREGON) s.s.
COUNTY OF JOSEPHINE)

THIS IS TO CERTIFY THAT ON THIS 21st DAY OF February, 2014, A.D., BEFORE ME PERSONALLY CAME JOHN H. SEARLE JR. AND JANET M. SEARLE AND TRICIA SEARLE/SNYDER, TO ME KNOWN TO BE THE IDENTICAL PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DECLARATION AND THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN SET FORTH.

MY COMMISSION EXPIRES ON THE 04 DAY OF December, 2014 A.D.

Summer L. Coleman
NOTARY PUBLIC OF OREGON (PRINT NAME)

Summer L. Coleman
NOTARY PUBLIC OF OREGON (SIGNATURE)

453175
COMMISSION NUMBER

PARTITION PLAT CONSENT AFFIDAVIT

FROM JAMES SEARLE, WHO HAS A RIGHT TITLE OR INTEREST IN THE REAL PROPERTY REPRESENTED ON THE ANNEXED PLAT.

PARTITION PLAT CONSENT AFFIDAVIT RECORDED AS DOCUMENT NO. 2014-004629, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

I, GERALD V. NYGREN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1035, HEREBY CERTIFY THIS IS AN EXACT COPY OF THE FINAL PARTITION PLAT.

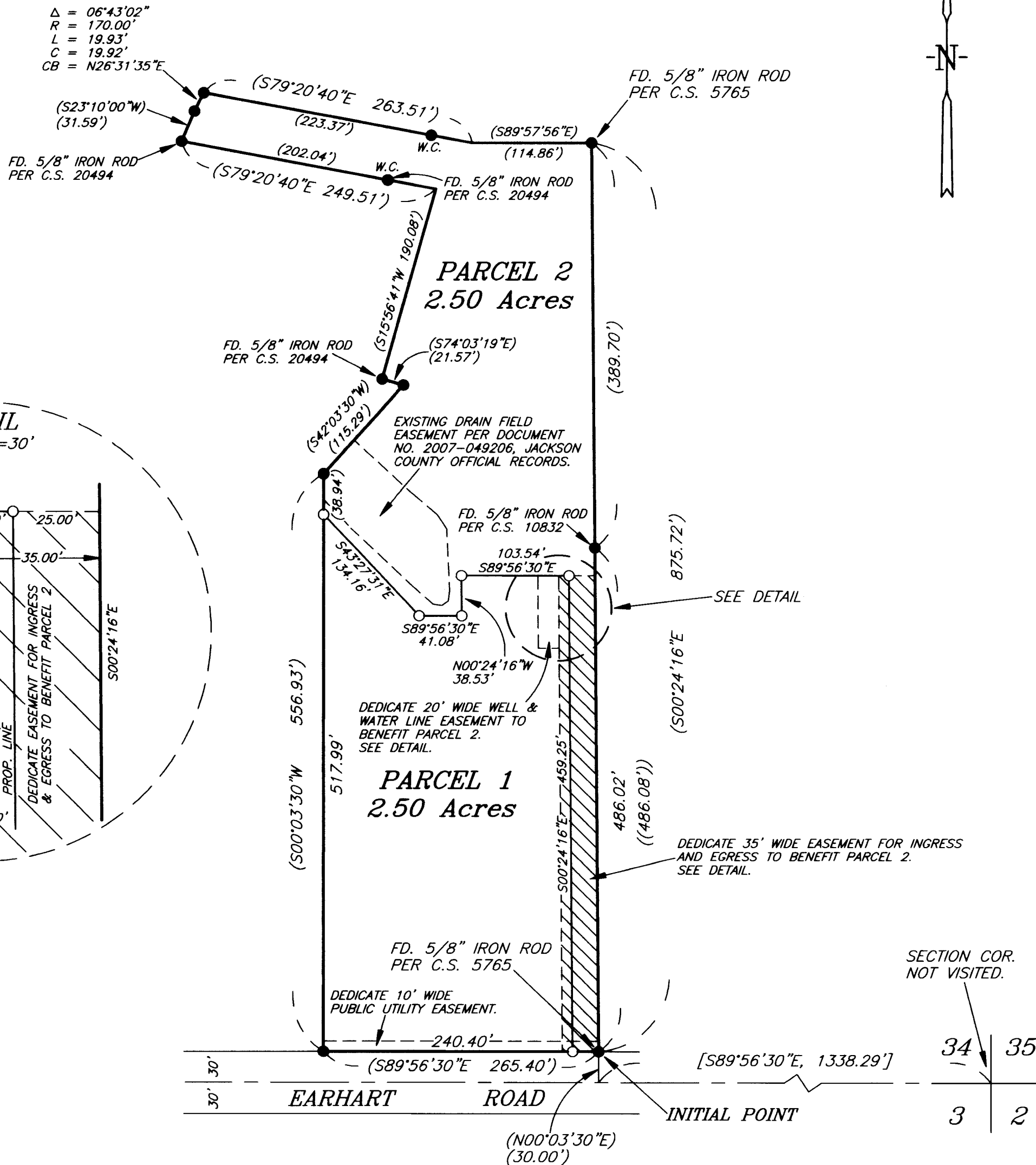
Gerald V. Nygren
GERALD V. NYGREN, P.L.S. NO. 1035

SURVEYED FOR: JOHN H. SEARLE 455 EARHART ROAD ROGUE RIVER, OR 97537	GERALD V. NYGREN 522 BARKER DRIVE MERLIN, OREGON 97532	DATE: DEC. 20, 2013 SCALE: 1" = 100' JOB NO. 13-48
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LAND PARTITION

SITUATED IN THE SE1/4 OF SEC. 34, T.35S., R.4W., W.M.,
 JACKSON COUNTY, OREGON. (MAP 35-4W-34D, TL 2500)
 (FILE: SUB2013-00055)

PARTITION PLAT NO. P-8-2014



NARRATIVE

THE PURPOSE IS TO PARTITION THAT PARCEL OF LAND DESCRIBED IN INSTRUMENT NO. 2009-0031634, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, WHICH IS ALSO RECORDED AS PARCEL 2 OF C.S. 20494, INTO PARCELS AS SHOWN ON ANNEXED PLAT.

I RECOVERED AND HELD TO MONUMENTS SET PER C.S. 3435, C.S. 5765 AND C.S. 20494, WHICH WERE FOUND AS SHOWN ON ANNEXED PLAT. THENCE I SET MONUMENTS AS SHOWN ON ANNEXED PLAT.

A NIKON MPL-322 TOTAL STATION WAS USED TO EXECUTE THIS SURVEY.

LEGEND

- SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "NYGREN LS1035".
 - FD. 5/8" IRON ROD PER C.S. 3435, UNLESS OTHERWISE NOTED.
 - () MEASURED AND ALSO RECORD PER C.S. 20494
 - (()) RECORD PER C.S. 20494
 - [] RECORD PER C.S. 10832
 - W.C. WITNESS CORNER
- BEARINGS BASED ON C.S. 20494

REGISTERED PROFESSIONAL LAND SURVEYOR

 OREGON
 GERALD V. NYGREN
 AUGUST 22, 1975
 1035
 RENEW: 12-31-14

I, GERALD V. NYGREN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1035, HEREBY CERTIFY THIS IS AN EXACT COPY OF THE FINAL PARTITION PLAT.

GERALD V. NYGREN, L.S. 1035

SURVEYED FOR: JOHN H. SEARLE 455 EARHART ROAD ROGUE RIVER, OR 97537	GERALD V. NYGREN 522 BARKER DRIVE MERLIN, OREGON 97532	DATE: DEC. 20, 2013 SCALE: 1" = 100' JOB NO. 13-48
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