

PARTITION PLAT No. P-13-2014

Located in the N.W. 1/4 of Section 25, T.36S.,R2W.,W.M., Jackson County, Oregon

SURVEY FOR:
LeRoy L. Richmond
Thomas C. Richmond
Clifford L. Richmond JR.
6877 Table Rock Road
Central Point, OR. 97502

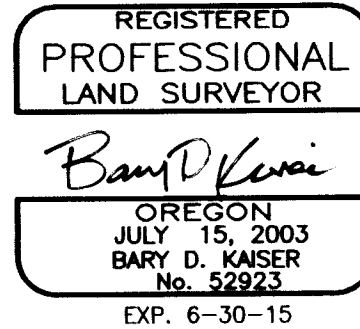
DATE:
January 16, 2014

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:

Commencing at a brass cap in concrete found set for the Quarter corner common to Sections 24 and 25, Township 36 South, Range 2 West of the Willamette Meridian in Jackson County, Oregon; thence along the Northerly boundary of said Section 25, North 89° 52' 53" West, 54.65 feet (record = 54.5 feet) to a 5/8" rebar found set for the Northeast corner of tract described in 2012-009601 of the Official Records of said County for THE INITIAL POINT OF BEGINNING; thence continuing along the said Northerly boundary of Section 25, North 89° 52' 53" West, 1268.03 feet to a 5/8" rebar found set for the Northwest corner of the North Half of the Northeast Quarter of the Northwest Quarter of said Section 25, also being the Northwest corner of said tract; thence South 0° 00' 36" East, 661.50 feet to a 5/8" rebar found set for the Southwest corner of said North Half of Quarter-Quarter, also being the Southwest corner of said tract; thence along the South boundary of said North Half, South 89° 52' 33" East, 1161.40 feet to the Southwest corner of tract described in Instrument No. 87-08983 of said Official Records; thence North 0° 18' 05" West, 306.30 feet to a 5/8" rebar with plastic cap found set for the Northwest corner of last said tract; thence East, 110.00 feet to a 5/8" rebar with plastic cap found set for the Northeast corner of said tract, also being on the Westerly right-of-way line of Table Rock Road; thence along said Road line, North 0° 18' 05" West, 355.10 feet (record = 355.0 feet) to THE INITIAL POINT OF BEGINNING.



Bary D. Kaiser
SURVEYOR

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS AND SEALS THIS 19th DAY, OF February, 20 14.

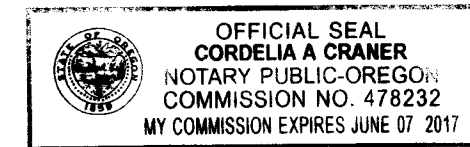
Clifford L. Richmond JR
CLIFFORD L. RICHMOND JR., Trustee

Jane E. Richmond
JANE E. RICHMOND, Trustee

STATE OF OREGON)
COUNTY OF JACKSON)^{ss}

Personally appeared the above named CLIFFORD L. RICHMOND and JANE E. RICHMOND, Trustees of the Richmond Family Trust, and acknowledge the foregoing instrument to be their voluntary act and deed and it was signed on behalf of the Richmond Family Trust.

Subscribed and sworn to before me this 19th day of February, 20 14.



(SIGN) Cordelia A. Craner
Cordelia A. Craner NOTARY PUBLIC - OREGON
(PRINT)
COMMISSION NO. 478232
MY COMMISSION EXPIRES 6-7-17

*** APPROVALS ***

Examined and approved this 28th day of FEBRUARY, 20 14.

Otto Ribansky (DEPUTY)
JACKSON COUNTY SURVEYOR

Examined and approved by the Jackson County Development Services. (File No. SUB2013-00050).
13th day of MARCH, 20 14.

K. M. ...
JACKSON COUNTY PLANNING DIRECTOR

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of the 21 day of March, 20 14.

Nena Crawford, Deputy 3/21/2014
ASSESSOR DATE

Tami Nelson - Deputy 3-21-14
TAX COLLECTOR DATE

*** RECORDER'S CERTIFICATE ***

Filed for record, this 27th day of march, 20 14, at 12:57 o'clock P m., and recorded as Partition Plat No. P-13-2014 of the Records of Partition Plats in Jackson County, Oregon
Index Volume 25, Page 13

By: Christine D. Walker
COUNTY CLERK

Jean Shingle
DEPUTY

COUNTY SURVEYOR FILE No. 121449

*** DECLARATION ***

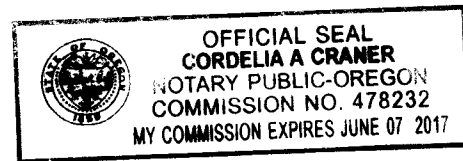
Known all men by these presents that, LEROY L. RICHMOND as to an undivided 1/3 interest, and THOMAS C. RICHMOND as to an undivided 1/3 interest, and CLIFFORD L. RICHMOND JR. and JANE E. RICHMOND, Trustees of the Richmond Family Trust dated June 3, 1997 as to an undivided 1/3 interest, all as tenants in common, 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 on sheet 2 of the Partition Plat. We hereby create that 25 foot wide Bella Vista Drive (Private Road) as an ingress-egress with turn around easement across Parcel Nos. 1 and 3 benefiting Parcel Nos. 1 and 3 as shown on sheet 2.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 18th DAY, OF February, 2014.

L. Roy L. Richmond
LEROY L. RICHMOND

STATE OF OREGON)
COUNTY OF JACKSON)^{ss}

Personally appeared the above named LEROY L. RICHMOND and acknowledge the foregoing instrument to be his voluntary act and deed.
Subscribed and sworn to before me this 18th day of February, 20 14.



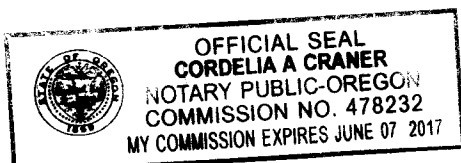
(SIGN) Cordelia A. Craner
Cordelia A. Craner NOTARY PUBLIC - OREGON
(PRINT)
COMMISSION NO. 478232
MY COMMISSION EXPIRES 6-7-17

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 25th DAY, OF February, 2014.

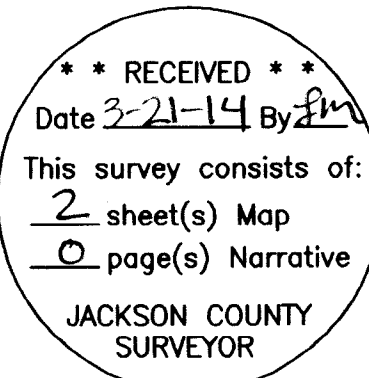
Thomas C. Richmond
THOMAS C. RICHMOND

STATE OF OREGON)
COUNTY OF JACKSON)^{ss}

Personally appeared the above named THOMAS C. RICHMOND and acknowledge the foregoing instrument to be his voluntary act and deed.
Subscribed and sworn to before me this 25th day of February, 20 14.



(SIGN) Cordelia A. Craner
Cordelia A. Craner NOTARY PUBLIC - OREGON
(PRINT)
COMMISSION NO. 478232
MY COMMISSION EXPIRES 6-7-17



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

LEGEND

- o = Found 5/8" Rebar with Plastic Cap - S.N. 7928
- ⊙ = Found Government monument as noted
- = Set 5/8" x 24" 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. 7928
- (()) = Record/ S.N. 20477
- P— = Overhead Power Lines
- x-x- = Fence
- SS— = Sewer Main or Sewer Service line

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SURVEY FOR:
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 6877 Table Rock Road
 Central Point, OR. 97502

DATE:
 January 16, 2014

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

I HEREBY CERTIFY THAT THIS IS A PHOTOCOPY OF THE ORIGINAL PLAT

Bary D. Kaiser
SURVEYOR

RECEIVED
Date 3-21-14 By *Jm*

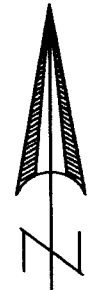
This survey consists of:
2 sheet(s) Map
2 page(s) Narrative

JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

Bary D. Kaiser

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



SCALE: 1" = 100'

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

PURPOSE: Partition survey of the clients property described in Instrument No. 2012-009601 O.R. and also tract described in Instrument No. 72-03982 O.R., located in the Northwest Quarter of Section 25, Township 36 South, Range 2 West of the Willamette Meridian.

PROCEDURE: Equipment used to perform survey was a Nikon DTM530 total station. Information and found monuments shown on Filed Survey Nos. 7928 and 20477 along with deeds of record were also used to determine the boundaries of the subject property.

The subject property was surveyed as shown on said Filed Survey No. 7928 by surveyor Mark Boyden in 1979. Property corner monuments set by Boyden were found as shown hereon. The deed of the subject property describes property by aliquot parts, being the Northwest quarter of the Northeast quarter Northwest quarter and the Northeast quarter of the Northeast quarter of the Northwest quarter of Section 25, and excepts out a strip on the East boundary for Table Rock Road and a tract described in Instrument No. 87-08983 O.R.. A subdivision of Section 25 was performed to determine the deeded property boundary and to search for and check monuments set from said Survey No. 7928.

The right-of-way of Table Rock Road was determined from information and by survey ties to found pins along right-of-way line set on said Filed Survey No. 7928. The parcel boundaries were located as directed by the client and County Approval.

EASEMENTS ON CURRENT TITLE REPORT NOT SHOWN ON ANNEXED MAP

1. Power line easements indicated on a current title report are as follows: Vol. 214, Page 497 D.R. and Vol. 449, Page 349 D.R.. Easement recorded in Vol. 214, Page 497 D.R. is 6 feet wide, and easement recorded in Vol. 449, Page 349 D.R. is for a 20 foot wide strip, and they appear to affect the subject property. I was not able to determine if these easement pertain to overhead lines shown hereon from the descriptions, but they very likely do.
2. Document recorded in Inst. No. 72-07543 O.R. is for a septic tank and drain field easement on the subject property benefiting adjoining property. The location of this drain field was not determined or if it is still in use or has been terminated.
3. Document recorded in Vol. 307, Page 459 D.R. pertains to an easement 60 feet in width for trunk sewer line construction and an easement 20 in width 10 feet on each side of the surveyed line across the subject property. This document was recorded in 1948 and I was not able to determine if the said sewer line was never installed or if it refers to the sewer main in Table Rock Road.
4. Document recorded in Inst. No. 83-15356 O.R. is a document of Declaration of Restriction that the subject property is situated near or upon land zoned Exclusive Farm Use.
5. Document recorded in Inst. No. 2009-017421 O.R. is a Deed Declaration that the subject property is situated near lands zoned for Forest or Farm Use or is in a Rural Residential area.

