

PARTITION PLAT NO. P-22-2014

Located within The James R. Pool Donation Land Claim Number 90 in the Southwest One-Quarter of the Southwest One-Quarter of Section 28, Township 37 South, Range 2 West, of the Willamette Meridian, in the City of Jacksonville, Jackson County, Oregon

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that ARLENE SEATON, hereinafter referred to as DECLARANT, is the owner in fee simple of the lands as described in the "Surveyor's Certificate" herewith.

IN WITNESS WHEREOF, signed this 8th day of August, 2014.

Arlene M. Seaton ARLENE SEATON

STATE OF OREGON } ss County of Jackson }

Signed or attested before me on August 8, 2014 by ARLENE SEATON.

Nicole Falls NOTARY PUBLIC-OREGON COMMISSION NO.: 926655 MY COMMISSION EXPIRES: March 12, 2018

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

PURPOSE: To survey and monument Client's property pursuant to the Tentative Partition Plat as conditionally approved by the City of Jacksonville's Planning Department (File No. 2012-58).

PROCEDURE: Utilizing a Trimble S-6 robot instrument and Trimble 5700 Global Positioning System (GPS) with Trimble data collectors with Trimble software, all found monuments, as depicted hereon, were tied in a closed loop traverse or by redundant observations.

Records utilized for this survey: Instruments Numbered 1944-024225, 2003-027170, 2004-022325, 2004-033064, 2005-006410, 2007-026715, 2009-004447, and 2009-010224, all of the Official Records of Jackson County, Oregon; Surveys Numbered 114, 1437, 3348, 2673, 11442, 15084, 18040 and 19547, all as filed in the Office of the Jackson County Surveyor; Mrs. Cardwells Addition to the City of Jacksonville recorded on January 12, 1892 in Volume 3 at Page 35 of the Plat Records of Jackson County, Oregon; Lavonne Court PUD, recorded on August 4, 2014 in Volume 40 at Page 11 of the Plat Records of Jackson County, Oregon, and filed as Survey Number 21537 in the office of the Jackson County Surveyor.

Utilizing said file number 2012-58, record documents, filed surveys, monuments and controlling boundaries previously found, set and established by this office per said Surveys Numbered 18040, 19547 and 21537, the exterior boundary and resultant parcels were computed as depicted hereon.

During the course of Survey Number 21537, said records, it was found that the monument set at the intersection of Hueners Lane and Offord Circle per Survey Number 11442, said records, does not match the computed centerline of Hueners Lane. Monuments found along the northerly right-of-way of Hueners Lane and the centerline monument set per Survey Number 15084 were held to establish said computed centerline.

Exterior boundary angle points and the beginning and end of curves, as depicted hereon, were established on April 30, 2014.

I hereby certify that this is an exact copy of the original.

Robert V. Neathamer Surveyor

PREPARED FOR:

ARLENE SEATON 933 Hueners Lane Jacksonville, Oregon 97530

SURVEYOR'S CERTIFICATE

I, Robert V. Neathamer, a Registered Professional Land Surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with the proper monuments, as provided by law, the tract of land depicted hereon and that this plat is a correct representation of said tract and that the following is an accurate description of the boundary lines of the parent tract of land as set forth hereon:

A portion of that certain real property described in Instrument Number 94-24225, of the Official Records of Jackson County, Oregon, being located within The James R. Pool Donation Land Claim Number 90 in the Southwest One-Quarter of the Southwest One-Quarter of Section 28, Township 37 South, Range 2 West, of the Willamette Meridian, in the City of Jacksonville, Jackson County, Oregon, more particularly described as follows:

Commencing at the Northwest corner of the James R. Pool Donation Land Claim Number 90 (DLC 90); thence along the northerly line of said DLC South 89°53'41" East, 1857.66 feet; thence South 00°03'11" West, 1160.21 feet to the northeast corner of that dedication per Instrument Number 2007-026715, said records; thence continuing South 00°03'11" West, along the easterly line of said dedication, 199.46 feet to the northeast corner of that dedication per Instrument Number 2009-004447, said records; thence along the northerly line of last said dedication North 89°54'51" West, 15.00 feet to the westerly right-of-way of Bybee Drive, a public street, also being the northwest corner of last said dedication, the southeast corner of Lavonne Court, PUD, filed for record on August 4, 2014 in Volume 40 of Plats at Page 11 of the Records of Jackson County, Oregon, and filed as Survey Number 21537 in the office of the Jackson County Surveyor, the Initial Point and the True Point of Beginning; thence along last said dedication and right-of-way, South 00°03'11" West, 77.37 feet to the beginning of a tangent curve to the right having a radius of 20.00 feet and a central angle of 86°34'26" (the long chord of which bears South 43°20'24" West, 27.43 feet); thence along the arc of said curve 30.22 feet to the northerly right-of-way of Hueners Lane, a public street; thence leaving last said dedication and along said northerly right-of-way, South 86°37'36" East, 242.80 feet to the Initial Point of Daisy Creek Subdivision, Phase IV, filed for record on August 21, 1996 in Volume 21 of Plat at Page 35 of the Records of Jackson County, Oregon, and filed as Survey Number 15084 in the office of the Jackson County Surveyor; thence leaving said right-of-way, North 00°23'02" East 111.61 feet to the southwest corner of Instrument Number 2004-033064, said records; thence along the southerly boundary of said instrument South 89°54'51" East, 30.11 feet to the southwest corner of Lavonne Court PUD, said records; thence continuing South 89°54'51" East, along the southerly boundary of Lavonne Court PUD, 230.41 feet to the Initial Point and Point of Beginning.

WEST

Robert V. Neathamer Surveyor

NOTES

Pursuant to a Public Records Report with an Order Number of 7169-1905667, and an effective date of July 7, 2014, prepared by First American Title Company of Oregon, the property depicted hereon is subject to the following exceptions:

- (A) City liens, if any, of the City of Jacksonville.
(B) The premises herein described are within and subject to the statutory powers of the Rogue Valley Sewer Services, if any.
(C) Easement for transmission and distribution of electricity, granted to the California Oregon Power Company, as set forth in Volume 267, Page 58 and Volume 341, Pages 153-154 of the Deed Records of Jackson County, Oregon (Partial Release recorded as Instrument Number 2007-022940, of the Official Records of Jackson County, Oregon). An exact location is not given.
(D) Restrictive Covenants, including the terms and provisions thereof, recorded as Instrument Number 94-25516, of the Official Records of Jackson County, Oregon.
(E) City of Jacksonville, Ordinance No. 539 for the Annexation and Zone change for eleven parcels within Township 37 South Range 2 West, Sections 28 and 29, including the terms and provisions therein, recorded as Instrument Number 2004-022940, of the Official Records of Jackson County, Oregon.
(F) Dedication of Street Right-of-Way, recorded as Instrument Number 2009-004447, of the Official Records of Jackson County, Oregon.

APPROVALS:

Examined and approved this 14th day of August, 2014. Amy Star City of Jacksonville Planning Department

Examined and approved this 12th day of August, 2014. Scott A. Pingle City of Jacksonville Engineer

Examined and approved this 14 day of August, 2014. City of Jacksonville Public Works

Examined and approved this 19th day of August, 2014. Scott Seaton Jackson County Surveyor 21546 Jackson County Surveyor File Number

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of 2014. Shannon Bell Tax Collector Angela Diemmer Deputy

Examined and approved as required by O.R.S. 92.100 this 18th day of August, 2014. JOSH GIBSON Assessor Rena Crawford Deputy

RECORDING

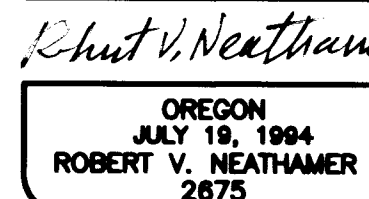
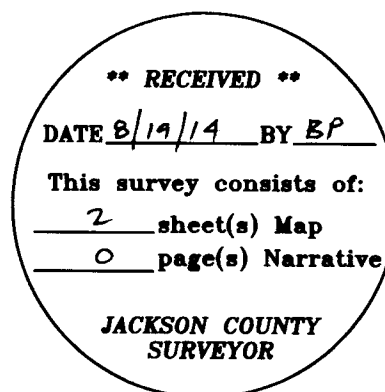
FILED FOR RECORD THIS THE 19th DAY OF Aug, 2014, AT 2:48 O'CLOCK P.M. AND RECORDED PARTITION PLAT NO. P-22-2014, OF THE RECORDS OF PARTITION PLATS, JACKSON COUNTY, OREGON. INDEX VOLUME 25, PAGE 22

Christina D. Walker County Clerk Bryn S. Morgan Deputy

PREPARED BY: Neathamer Surveying, Inc. 3126 State St, Suite 203 P.O. Box 1584 Medford, Oregon 97501 Phone (541) 732-2869 FAX (541) 732-1382

PLOT DATE: August 7, 2014 PROJECT NUMBER: 12006

Sheet 1 of 2



Renewal Date 12/31/14

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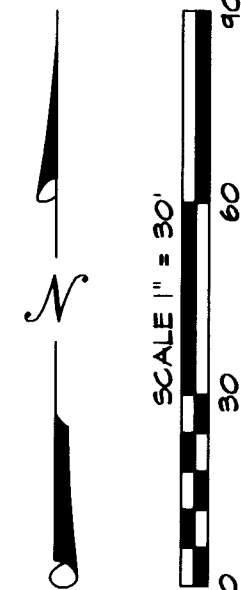
I hereby certify that this is an exact copy of the original. Robert V. Neathamer Surveyor

PREPARED FOR:

ARLENE SEATON 933 Hueners Lane Jacksonville, Oregon 97530

LEGEND:

- Indicates a set 5/8-inch diameter iron pin 24 inches long, with an orange plastic cap marked "NEATHAMER SURVEYING".
Indicates a set 5/8-inch diameter iron pin 30 inches long, with an orange plastic cap marked "NEATHAMER SURVEYING".
Indicates a set 5/8-inch diameter iron pin 18 inches long (to avoid contact with nearby, sub-surface water line), with an aluminum cap marked "NEATHAMER SURVEYING".
Indicates a set 0.40 shell casing in concrete.
Indicates a found 5/8-inch diameter iron pin with an aluminum cap marked "NEATHAMER SURVEYING", per SN 21537.
Indicates a found 0.40 shell casing in concrete with a tack and brass washer marked "NEATHAMER SURVEYING", per SN 21537.
Indicates a found 5/8-inch diameter iron pin with an orange plastic cap marked "NEATHAMER SURVEYING", per SN 21537.
Indicates a found 5/8-inch diameter iron pin with an orange plastic cap marked "C. NEATHAMER LS 56545 per SN 19547.
Indicates a found brass cap as noted hereon.
Indicates a found aluminum cap marked "LS 1913" per SN 15084, or as noted hereon.
Indicates a found 5/8-inch diameter iron pin with a yellow plastic cap marked "D. MCMAHAN LS 1913" per SN 15084, or as noted hereon.
Indicates a found 5/8" iron pin per SN 2673.
Indicates a found 3/4-inch diameter iron pin per Mrs. Cardwells Addition to Jacksonville.
Indicates a found 5/8-inch diameter iron pin with an orange plastic cap marked "KAMPMANN PLS 2883", origin unknown.
Indicates a computed position, no monument found or set.
Indicates record data per Survey Number 2673.
Indicates record data per Survey Number 15084.
Indicates record data per Survey Number 19547.
Indicates record data per Survey Number 21537.
Indicates record data per deed records.
PUE Indicates a public utility easement.
SN Indicates a survey filed by number in the office of the Jackson County Surveyor.
INST Indicates an instrument recorded by number of the Official Records of Jackson County, Oregon.
--- Indicates the centerline of an existing 4' tall wire fence.
1.8'- Indicates the distance and which side from the boundary line that an existing fence, wall or building line is located.

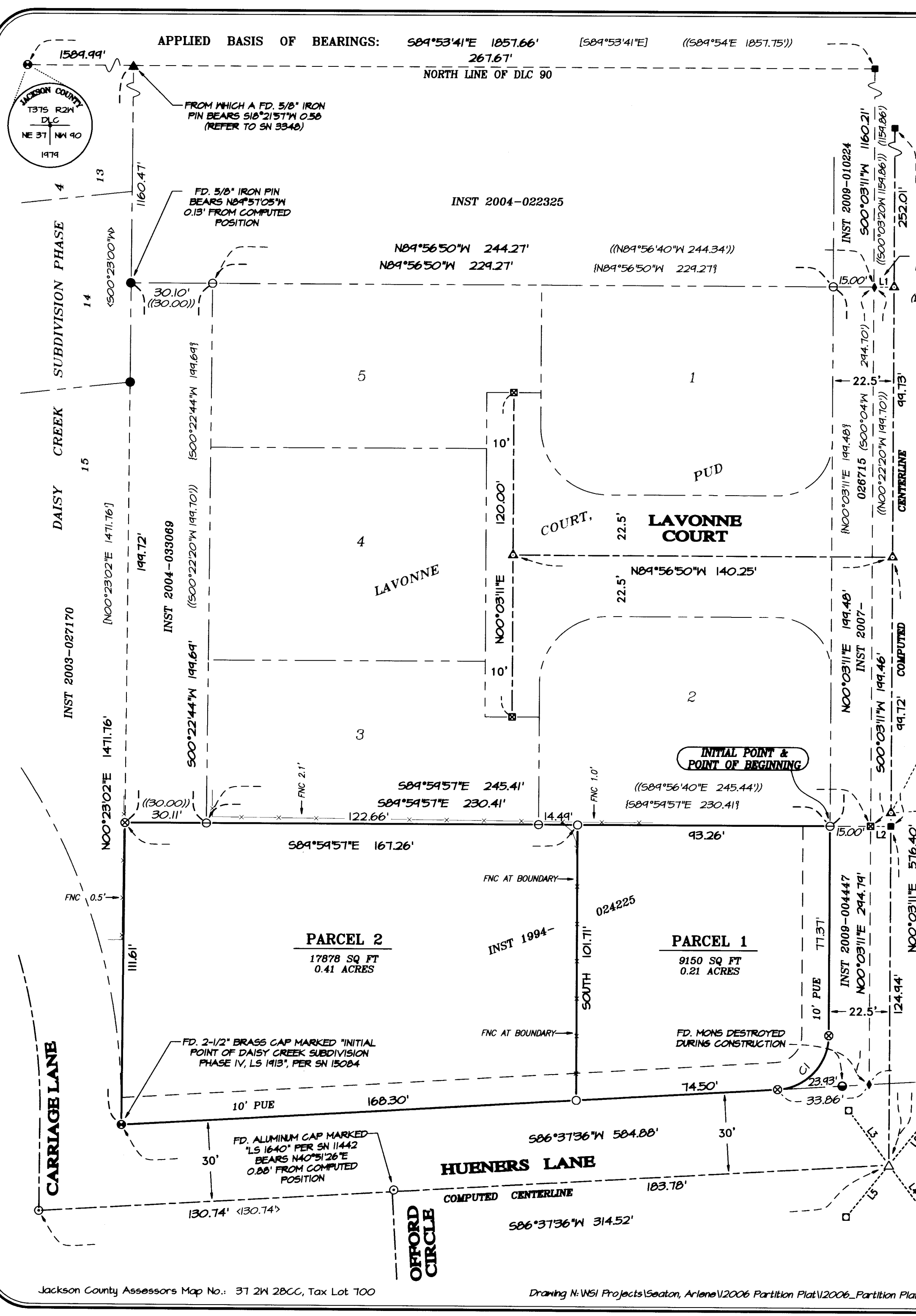


LINE TABLE table with columns: LINE, BEARING, DISTANCE. Rows L1 through L6.

CURVE TABLE table with columns: CURVE, DELTA, RADIUS, ARC, CHORD BEARING, CHORD. Row C1.

BASIS OF BEARINGS:

VINEYARD VIEW, filed for record April 23, 2007, and recorded in Volume 33 of Plats at Page 26 of the Records of Jackson County, Oregon and filed as Survey Number 19547 in the office of the Jackson County Surveyor, applied basis as depicted hereon.



RECEIVED stamp: DATE 8/19/14 BY BP. This survey consists of: 2 sheet(s) Map, 0 page(s) Narrative. JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR Robert V. Neathamer OREGON JULY 19, 1984 ROBERT V. NEATHAMER 2675 Renewal Date 12/31/14

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