

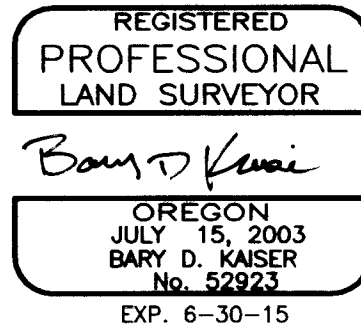
PARTITION PLAT No. P-32-2014
Located in Section 35, T.35S.,R.1W., W.M., Jackson County, Oregon

SURVEY FOR: James and Barbara Hubbard
1395 Brownsboro Road
Eagle Point, OR. 97524
DATE: October 27, 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 1" iron pipe with brass cap found set for the Southwest corner of Donation Land Claim No. 38, Township 35 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon; thence North, 1417.69 feet; thence West, 385.18 feet to a 5/8" rebar with plastic cap set for the most Southerly Southwest corner of tract described in Instrument No. 2011-009721 of the Official Records of said County for THE INITIAL POINT OF BEGINNING; thence along the Northwesterly right-of-way line of Eagle Point-Brownsboro Road, South 58' 18' 00" West (record = South 58' 10' West), 1085.41 feet; thence continuing along the said Road line, 312.38 feet along the arc of a 602.958 foot radius curve to the left (long chord bears South 43' 27' 30" West, 308.89 feet); thence continuing along said Road line, South 28' 37' 00" West (record = South 28' 29' West), 30.18 feet to the Southeasterly corner of tract described in Instrument No. 95-08915 of said Official Records; thence North 6' 06' 54" West (record = North 6' 02' 30" West), 192.98 feet to the Northeasterly corner of said tract; thence South 75' 45' 36" West (record = South 75' 50' West), 511.30 feet to an angle point on the Northerly boundary of said tract, also being a Southwesterly corner of tract described in Instrument No. 2004-058161 of said Official Records; thence along last said tract boundary, North 3' 28' 24" West, 1170 feet, more or less (record = North 3' 24' 00" West, 1172.7 feet) to the Northeasterly corner of tract described in Instrument No. 2013-021318 of said Official Records; thence along the Northerly boundary of last said tract, also being a Southerly boundary of said tract described in Instrument No. 2004-058161, South 78' 05' 00" West, 1023 feet, more or less (record = South 78' 05' West, 1005.5 feet) to intersect the Easterly right-of-way line of Reese Creek Road; thence along said Road line; North 0' 10' 05" East, 1699.5 feet, more or less (record = North 0' 02' West, 1696.6) to intersect the South boundary of the North-Half of the North-Half of Section 35 at the Northwest corner of said tract described in Instrument No. 2004-058161; thence along said boundary, South 89' 56' 22" East, 2068 feet, more or less (record = East, 2078.96 feet) to the Northeast corner of last said tract, also being the Northwest corner of tract described in said Instrument No. 2011-009721; thence along said tract boundary as follows: South 8' 14' 00" West, 975.22 feet to a 5/8" rebar with plastic cap set; thence South 77' 16' 00" East, 488.90 feet to a 5/8" rebar with plastic cap set; thence South 47' 53' 00" East, 190.85 feet to a 5/8" rebar with plastic cap set; thence South 28' 41' 00" East, 253.90 feet to a 5/8" rebar with plastic cap set; thence South 7' 47' 00" East, 479.81 feet to THE INITIAL POINT OF BEGINNING.



*** APPROVALS ***

Examined and approved this 10th day of December, 20 14.

Scott Jew
JACKSON COUNTY SURVEYOR

Examined and approved by the Jackson County Development Services. (File No. SUB2012-00050).
15th day of DECEMBER, 20 14.

K.A. Walker
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 16th day of DECEMBER, 20 14.

Nena Crawford, Deputy 12-16-2014
ASSESSOR DATE

MONIQUE D. DEWITT 12/16/14
TAX COLLECTOR DATE

*** RECORDER'S CERTIFICATE ***

Filed for record, this 16th day of December, 20 14, at 2:30 o'clock P m,
and recorded as Partition Plat No. P-32-2014 of the Records of Partition Plats in
Jackson County, Oregon
Index Volume 25, Page 32.

By: Christine D. Walker
COUNTY CLERK

Jean Shufje
DEPUTY

COUNTY SURVEYOR FILE No. 21615

*** DECLARATION ***

Known all men by these presents that JAMES R. HUBBARD, Trustee of the James R. Hubbard Trust dated September 27, 2004, an undivided one-half (1/2) interest and BARBARA M. HUBBARD, Trustee of the Barbara M. Hubbard Trust dated September 27, 2004, an undivided one-half (1/2) interest, 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 Variable width Wewerka Way (Private Road) as an ingress-egress with turn around easement across Parcel Nos. 1, 2 and 3 benefiting Parcel Nos. 2 and 3 as shown on sheet 2. We also hereby create that 10 foot wide waterline and water facilities easement across Parcel No. 2 benefiting Parcel No. 3 as shown on sheet 2.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS AND SEALS THIS 10th DAY, OF Dec, 2014.

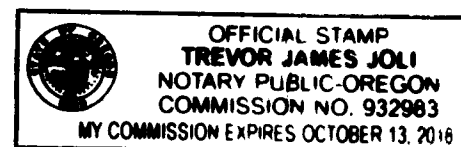
James R. Hubbard
JAMES R. HUBBARD, Trustee

Barbara M. Hubbard
BARBARA M. HUBBARD, Trustee

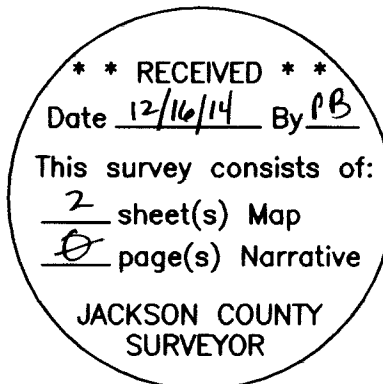
STATE OF OREGON)
COUNTY OF JACKSON)ss

Personally appeared the above named JAMES R. HUBBARD, Trustee of the James R. Hubbard Trust dated September 27, 2004 and BARBARA M. HUBBARD, Trustee of the Barbara M. Hubbard Trust dated September 27, 2004, and acknowledge the foregoing instrument to be their voluntary act and deed and it was signed on behalf of the James R. Hubbard Trust and the Barbara M. Hubbard Trust respectively.

Subscribed and sworn to before me this 10th day of Dec, 20 14.



(SIGN) Trevor Joli
Trevor Joli NOTARY PUBLIC - OREGON
(PRINT)
COMMISSION NO. 932983
MY COMMISSION EXPIRES Oct - 13 - 2016



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

EASEMENTS NOT SHOWN ON ANNEXED MAP

1. Power line easements described in Vol. 384, Page 300 D.R. and Vol. 448, Page 222 D.R. May pertain to the Power line running along the Northerly line of Eagle Point-Brownsboro Road or the power line servicing the subject property. From the document the exact location of the easements is not locatable. 2. Documents recorded in Vol. 418, Page 65 D.R. and Vol. 447, Page 28 D.R. were created when the subject property and the adjoining property lying Easterly were in one ownership. The easements are described to affect property located in that part of the NE1/4 of the SE1/4 in D.L.C. No. 39, and seem to be focused for the irrigation crossing along and over Nichols Creek, which would place the easement on the adjoining property.

RECEIVED Date 12/16/14 By [Signature] This survey consists of: 2 sheet(s) Map 2 page(s) Narrative JACKSON COUNTY SURVEYOR

PARTITION PLAT No. P-32-2014

Located in Section 35, T.35S.,R.1W., W.M., Jackson County, Oregon

SURVEY FOR: James and Barbara Hubbard DATE: October 27, 2014 SURVEY BY: Kaiser Surveying 1395 Brownsboro Road Eagle Point, OR. 97524

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 AN EXACT COPY OF THE ORIGINAL PLAT

[Signature] SURVEYOR



SCALE: 1" = 300'

SECTION CORNER FOUND 5/8" REBAR S.N. 10239

CURVE DATA

Table with 4 columns: Δ, R, L, LC. It lists curve data for various points on the survey, including bearings and distances.

LEGEND

- o = Found Monument as Indicated
• = Set 5/8" x 24" Rebar with Plastic Cap marked "B KAISER RLS 52923"
x = Set 5/8" x 30" Rebar with Plastic Cap marked "B KAISER RLS 52923"
S.N. = Filed Survey Number County Surveyors Office
R.M. = Reference Monument
C.S. = County Surveyor
()1 = Record/Inst. No. 2004-058161 O.R.
()2 = Record/Inst. No. 2011-009721 O.R.
()3 = Record/S.N. 17083
()4 = Record/S.N. 10239
()5 = Record/S.N. 9 & Inst. No. 95-08915 O.R.
()6 = Record/Jackson County Surveyor Roll Map 15/11
---x--- = Fence

TANGENTS

- A S58°18'00"W, 19.14'
B N7°47'00"W, 193.23'
C N34°20'00"W, 76.02'
D N17°35'00"W, 146.10'
E N36°20'00"W, 262.02'
F S23°31'00"W, 80.75'
G N66°29'00"W, 70.00'
H S23°31'00"W, 70.00'
I N87°00'00"E, 243.76'
J S52°41'20"E, 21.80'
K S52°41'20"E, 82.38'
L S64°33'42"E, 115.63'
M S23°31'00"W, 91.44'
N S66°29'00"E, 108.28'
O S36°20'00"E, 304.95'
P N53°40'00"E, 50.00'

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

PURPOSE: Partition Survey of tract described in Instrument No. 2004-058161 O.R.

PROCEDURE: Equipment used on survey was a Nikon DTM522 total station. The boundaries of the subject property was located from current deed documents and information on Filed Survey Nos. 9, 10239, 17083, 21300 and roll map 15/11 located in the Jackson County Surveyors Office.

Eagle Point-Brownsboro Road was located by tying the painted centerline with the aid of the 1928 survey of said road from roll map 15/11. A search was made for P.I. pins but none were found. I used curve information from said survey and best fit the tangents holding the central angle and found the existing roadway to fit well.

The North boundary of the subject property was found to be the South boundary of the North-Half of the North-Half of Section 35, which was determined from deed documents from properties lying North of the subject property and from calls made on the deed of the subject property as shown. A subdivision of said Section 35 was conducted using survey ties made to government corners on Filed Survey No. 17083 by this office.

The Westerly boundary of the subject property was determined from survey ties made to the Southwest, Northwest and Southeast corners of D.L.C. No. 39 with information on Filed Survey No. 9 and adjoining properties deeds. The Easterly boundary was determined from information on the subject property's deed along with the deed of the adjoining property.

The New Partition Boundaries were located per the clients direction and the County Approval.

