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 DATE 1/27/15 BY PB  
 This survey consists of:  
 2 sheet(s) Map  
 0 page(s) Narrative  
 JACKSON COUNTY SURVEYOR

# Partition Plat P-04-2015

Located in : T36S, R1E, SW 1/4 Section 31, W.M.  
Jackson County, Oregon

### SURVEY NARRATIVE:

#### PURPOSE:

The purpose of this survey is to partition that property described in Instrument No. 2008-013668 Jackson County Official Records into two parcels. Parcel 1 to be 90.44± Acres and Parcel 2 to be 92.15± acres as requested by my client.

#### PROCEDURE:

Utilizing the southwest corner of Section 6, Township 36 South, Range 1 East, W.M. Jackson County and the south quarter corner of said Section 6 as the basis of bearing. The Friar monument shown was used to establish the center line of Meridian Road and east line is 30 feet east of center line. The northerly line of Parcel 2 was established by a 60 foot southerly offset of a line from the said Friar monument and the re-set NNE Corner of Donation Land Claim No. 40. The easterly end of said 60 foot offset line terminates on the north-south center line of said Section 6 as depicted on sheet 2. The south line of Parcel 2 was determined by the southwest corner and south quarter corner of said Section 6.

Survey completed in November, 2014.

Equipment used: Trimble GPS R10, RTK Rover; Trimble S6 fully robotic Total Station

#### ENCUMBRANCES:

The following apparent encumbrances which includes "blanket encumbrances" as defined by ORS 92.305 (1) and also restrictive covenants and rights of way on the title report and are not specifically located. The below numbering is in reference to the title report :

- 6. Eagle Point Irrigation District, 15' Wide Easement per Vol 148, Pg 203
- 7. California Oregon Power Company, non-specific location per vol 268, Pg 411
- 8. California Oregon Power Company, 20' wide, non-specific location per Vol 386, Pg 417
- 9. California Oregon Power Company, non-specific location per Vol 491, Pg 444
- 10. Ingress/Egress Easement per Instrument No. 89-25127 and as shown on filed survey no. 9613
- 11. Ingress/Egress Easement per Instrument No. 95-27034
- 14. Private Road Maintenance Agreement per Instrument No. 95-27038

### SURVEYOR'S CERTIFICATE

I, John R. Pariani, a registered Profesional Land Surveyor of the State of Oregon, do hereby certify that this map correctly represents a survey made by me and marked with the proper monuments as provided by law. The parcel of land show hereon and Partition Plat is a correct representation of the same. The following is an accurate description of the parent parcel, as set forth hereon:

Parcel No. 1 of Partition Plat No. P-127-1994 and filed as survey No. 14313 of the Jackson County Surveyors records.

### DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that the John Michael Bowles and Kathleen Quilligan Bowles Trust are the owners in fee simple of the land described in the Surveyor's Certificate shown hereon and that we have caused the same to be divided into Parcel 1 and Parcel 2. All boundary lines are plainly set forth and this map is a correct representation of the partition and survey.

*John Michael Bowles, Trustee*     *Kathleen Quilligan Bowles, Trustee*  
 John Michael Bowles, Trustee     Kathleen Quilligan Bowles, Trustee

### ACKNOWLEDGEMENT

State of Oregon }  
                          } S.S.

County of Jackson }

This certifies that on this 9<sup>th</sup> day of January, 2015, that before me, a Notary Public, personally appeared John Michael Bowles and Kathleen Quilligan Bowles acknowledged the forgoing instrument to be their voluntary act and deed.

*Shannon M. Namara*  
Notary Signature

459713  
Commission No.



### APPROVALS

Approved this 9<sup>th</sup> day of January, 2015

*Scott He*  
Jackson County Surveyor

Approved this 26<sup>th</sup> day of JANUARY, 2015

*K.A. Madala*  
Jackson County Development Services Director  
File No. SUB2014-0009

All taxes, fees, assessments and other charges as required by 1/27/15  
Oregon Revised Statute 92.095 have been paid, as of

*Nena Crawford, Deputy*     1/27/2015  
Jackson County Assessor     Date

*Patly Walker*     1/27/15  
Jackson County Tax Collector     Date

### Basis of Bearing:

Filed Survey 14313

### Survey By:

Pariani Land Surveying  
136 W. Main Street  
Eagle Point, OR 97524

### Survey For:

John Michael Bowles and  
Kathleen Quilligan Bowles  
3024 Meridian Road  
Eagle Point, OR 97524

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*John R. Pariani*  
OREGON  
July 13, 1999  
JOHN R. PARIANI  
#51382  
Renews: December 31, 2016

### RECORDER'S CERTIFICATE

Filed for record this 27<sup>th</sup> day of January, 2015  
at 10:08 A.M., and recorded as Partition Plat No. P-04-2015  
of "Record of Partition Plats" in Jackson County, Oregon  
(Index Volume: 26, Page: 04)

*Christine D. Walker*     *Carmen D. Helman*  
County Clerk     Deputy

COUNTY SURVEYOR FILE NUMBER: 21642

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

*John R. Pariani*  
John R. Pariani, PLS

Bowles Minor Land Partition Map

## Pariani Land Surveying

136 West Main Street  
Eagle Point, Oregon  
541-890-1131

Date: Dec. 28, 2014	Scale: n/a	Job No.: 2014-159	Sheet: 1 of 2
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# Partition Plat P-04-2015

Located in : T36S, R1E, SW 1/4 Section 31, W.M.  
Jackson County, Oregon

**\*\* RECEIVED \*\***  
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**Legend:**

- Found Monument per Filed Survey 14313, Unless Noted Otherwise
- Set 5/8"x30" Rebar with Plastic Cap "PARIANI LS51382"
- EPID Eagle Point Irrigation District
- ( ) Record data per Filed Survey 14313, Jackson County Surveyor
- Existing Property Line
- - - Proposed Property Line
- Existing Wire Fencing

No.	Bearing	Distance
L1	N89°58'03"E, 187.29'	(S89°49'25"E, 186.68')
L2	S89°58'03"W, 187.29'	(S89°49'25"E, 186.68')
L3	N00°00'31"E, 60.00'	(60.00')
L4	S89°39'56"E, 260.80'	
L5	S00°20'03"W, 455.42'	
L6	N89°39'56"W, 272.42'	
L7	N22°26'44"W, 46.91'	
L8	N15°34'33"E, 160.89'	
L9	N01°15'54"W, 74.54'	

No.	Radius	Length	Delta	Chord Bearing
C1	287.50'	190.79'	38°01'18"	N03°26'05"W, 187.30'

No.	Bearing	Distance
EL1	S89°33'56"E, 2190.75'	
EL2	N16°24'53"W, 105.47'	
EL3	N12°12'20"W, 695.58'	
EL4	N30°28'20"E, 77.79'	
EL5	N21°12'52"W, 62.62'	
EL6	N05°06'35"W, 346.61'	
EL7	N22°26'44"W, 108.26'	
EL8	N15°34'33"E, 159.04'	
EL9	N01°15'54"W, 72.69'	

No.	Radius	Length	Delta	Chord Bearing
EC1	50.00'	93.24'	106°50'57"	N37°00'36"E, 80.31'
EC2	185.00'	137.80'	42°40'40"	N09°08'00"E, 134.64'
EC3	100.00'	90.21'	51°41'12"	N04°37'44"E, 87.18'
EC4	450.00'	126.49'	16°06'17"	N13°09'44"W, 126.07'
EC5	300.00'	199.08'	38°01'18"	N03°26'05"W, 194.45'
EC6	30.00'	141.51'	270°16'03"	N43°52'75"E, 42.33'

Parcel 1  
Not Surveyed  
90.44± Acres

NE DLC No. 42  
SE DLC No. 37  
(Not Tied)

(Easterly 1043±)

31  
T36S, R1E  
T36S, R1E

N 1/4 Corner Section 6  
Brass Disk with Galv. Pipe per  
Ja. Co. Surveyor Re-Estab 1971

East Line DLC No. 42 (Northerly 3550'±)

North-South Center Line Section 6  
S00°18'19"W, 5291.55'

36.36.88'

Center Line EPID Canal/  
15' Wide Irrigation Easement  
Per Vol. 148, Pg. 203  
Approximate Location Shown is  
Based Upon Aerial Map Overlay.  
Actual Easement Location is Determined  
by Centerline Ditch Location

SE Corner  
DLC No. 42  
(Not tied)

20' Wide Electrical Easement  
Per Vol. 386, Pg. 417

NNE Corner D.L.C. No. 40  
Brass Cap with Galv. Pipe  
In Rock Pile, Under Wire Fence per  
Ja. Co. Surveyor Re-Estab 2014

Not a Part  
Inst. No. 85-13382

Parcel 2  
92.15± Acres

20' Wide Ingress/Egress Easement  
Per Vol. 456, Pg. 402 & Inst. No. 92-35867

25' Wide Private Road Easement  
Per Instrument No. 89-25127,  
83-07398 & Filed Survey 9613

SW Corner Section 6  
Brass Disk, Flush in Asphalt per  
Ja. Co. Surveyor Re-Estab 1983

Initial Point:  
S 1/4 Corner Section 6  
Brass Cap with Galv. Pipe per  
Ja. Co. Surveyor Re-Estab 1988

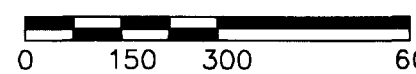
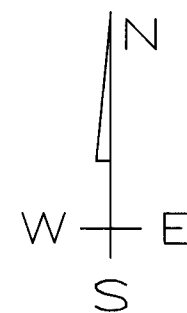
5/8" Rebar  
Per CS 14313

**Basis of Bearing:**  
Filed Survey 14313

**Survey By:**  
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**Survey For:**  
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Renews: December 31, 2016

Bowles Minor Land Partition Map

## Pariani Land Surveying

136 West Main Street  
Eagle Point, Oregon  
541-890-1131

Date: Dec. 28, 2014	Scale: 1" = 300'	Job No.: 2014-159	Sheet: 2 of 2
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