

PARTITION PLAT NO. P-10-2015

located in the
NORTHWEST ONE QUARTER OF SECTION 35,
TOWNSHIP 38 SOUTH, RANGE 1 WEST,
WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON

for
BETTIE FRYE
7355 WAGNER CREEK ROAD
TALENT, OREGON 97540

Surveyor's Certificate:

I, Herbert A. Farber, a duly registered Professional Land Surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with proper monuments, as provided by law, the tract of land shown hereon, this plat being a correct representation of the same, and the following is an accurate description of the boundary lines:

BEGINNING at the Southeast Corner of Donation Land Claim No. 66 in Township 38 South, Range 1 West of the Willamette Meridian, Jackson County, Oregon, marked by a brass disc, also being the INITIAL POINT; thence North 89°40'20" West, 162.57 feet (record North 89°45'55" West), to a point on the Southerly boundary of the tract described in Instrument Number 1994-44976 of the Official Records of said Jackson County; thence along said Southerly boundary, the following courses: North 20°02'17" West, 40.08 feet (record North 20°02'56" West, 40.11 feet); thence North 64°16'23" West, 86.27 feet (record North 64°14'57" West, 86.33 feet); thence North 45°25'08" West, 37.38 feet (record North 45°24'33" West, 37.41 feet); thence North 58°57'38" West, 81.58 feet (record North 58°56'25" West, 81.64 feet); thence North 24°26'55" West, 12.50 feet (record North 24°27'21" West, 12.51 feet); thence North 32°54'52" West, 29.67 feet (record North 32°54'53" West, 29.69 feet); thence North 61°11'28" West, 24.99 feet (record North 61°10'09" West, 25.01 feet); thence North 06°15'20" West, 6.92 feet (record North 06°17'09" West, 6.93); thence, North 89°44'43" West (record North 89°44'55" West), 20.00 feet, to a 5/8 inch iron pin; thence North 89°44'43" West, 406.50 feet (record North 89°45'55" West, 406.43 feet), to the Easterly right-of-way of Wagner Creek (County) Road, marked by a 5/8 inch iron pin; thence Northerly along said Wagner Creek Road right-of-way, along a non-tangent curve to the left having a radius of 11489.16, an internal angle of 00°09'37" (record 00°09'35"), and an arc length of 32.12 feet (record 32.05 feet), (the long chord of which bears North 03°09'07" West, 32.12 feet (record North 03°13'12" West, record 32.05 feet), marked by a 5/8 inch iron pin; thence North 03°19'39" West, continuing along said right-of-way, 95.57 feet (record North 03°18'00" West, 95.70 feet) to a 5/8 inch iron pin; thence leaving said right-of way, South 89°59'05" East, along the Northerly boundary of said tract, a distance of 802.41 feet (record South 90°00'00" East, 802.58 feet) to a 5/8 inch iron pin; thence North 00°02'00" East, 74.38 feet (record North, 74.40 feet) to a 5/8 inch iron pin; thence South 89°59'28" East, 131.98 feet (record East, 132.00 feet), to the Northeast corner of said tract, marked by a 5/8 inch iron pin; thence South 00°32'31" East, along the Easterly boundary of said tract, 404.10 feet (record South 00°32'15" East, 404.05 feet), to the Southeast corner of said tract, marked by a 5/8 inch iron pin; thence North 89°28'05" West, along the Southerly boundary of said tract, 109.97 feet (record North 89°33'40" West, 110.00 feet), to the POINT OF BEGINNING.

Herbert A. Farber
Herbert A. Farber, PLS 2189

Easement Notes:

- Easement notes are per First American Title Company of Oregon Title Document Order No.:7169-2362513, Dated December 19, 2014.
- The right-of-way easement for maintenance of an irrigation ditch Recorded in Volume 65, Page 380 of the Deed Records of Jackson County, Oregon, does not apply to this partition; there is no evidence of an existing irrigation ditch within the boundary of this partition.
- The right-of-way easement for installation and maintenance of an overhead power lines Recorded in Volume 312, Page 346 of the Deed Records of Jackson County, Oregon, does not apply to this partition; the easements description is not within the boundary of this partition.
- The Request for Water Service Consent Recorded as Instrument Number 70-11480 of the Official Records of Jackson County Oregon, does not apply to this partition; not a surveyable item.
- The right-of-way easement for installation and maintenance of an underground power service line, Recorded as Instrument Number 95-35757 of the Official Records of Jackson County, Oregon is shown hereon.

Declaration:

KNOW ALL MEN BY THESE PRESENTS, that Bettie Frye, aka Betty Frye is the owner of the lands hereon described, and that she has partitioned the same into parcels as shown hereon and the number and size of the parcels and the courses and lengths of the lines are plainly set forth, and that this plat is a correct representation of the Partition, and does hereby create an exclusive access and utility easement for the benefit of Parcel 2 as shown hereon.

Bettie Frye
Bettie Frye

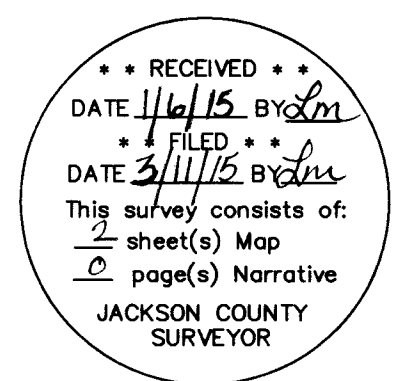
State of Oregon)
County of Jackson)

The foregoing instrument was acknowledged before me this 13th day of February, 2015, by Bettie Frye.

Notary Public for Oregon Sheryll Matede-Acosta

My commission expires 01/25/2019

OFFICIAL STAMP
SHERYLL MATED-DE-ACOSTA
NOTARY PUBLIC - OREGON
COMMISSION NO. 935534
MY COMMISSION EXPIRES 01/25/2019



I, Herbert A. Farber, do hereby certify that this is an exact copy of the original.

Herbert A. Farber

Approvals:

Examined and approved by Jackson County Department of Planning and Development, File No. SUB2014-00023 this 9th day of MARCH, 2015.

[Signature]
Planning Director

Examined and approved by the Jackson County Surveyor this 25th day of February, 2015.

[Signature]
County Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of MARCH 11, 2015

[Signature] 3-11-15
Tax Collector Date

[Signature] 3-11-2015
Assessor Date

Recorder:

Filed for record this 11th day of March, 2015 at 2:11 O'clock P. M. and recorded as Partition Plat No. P-10-2015 of the Records of Jackson County, Oregon, Index Volume 26 Page 10.

Christine D. Walker Udorn L Foda
County Clerk Deputy

County Surveyor's File No. 21673

Surveyed by:
FARBER & SONS, INC. dba



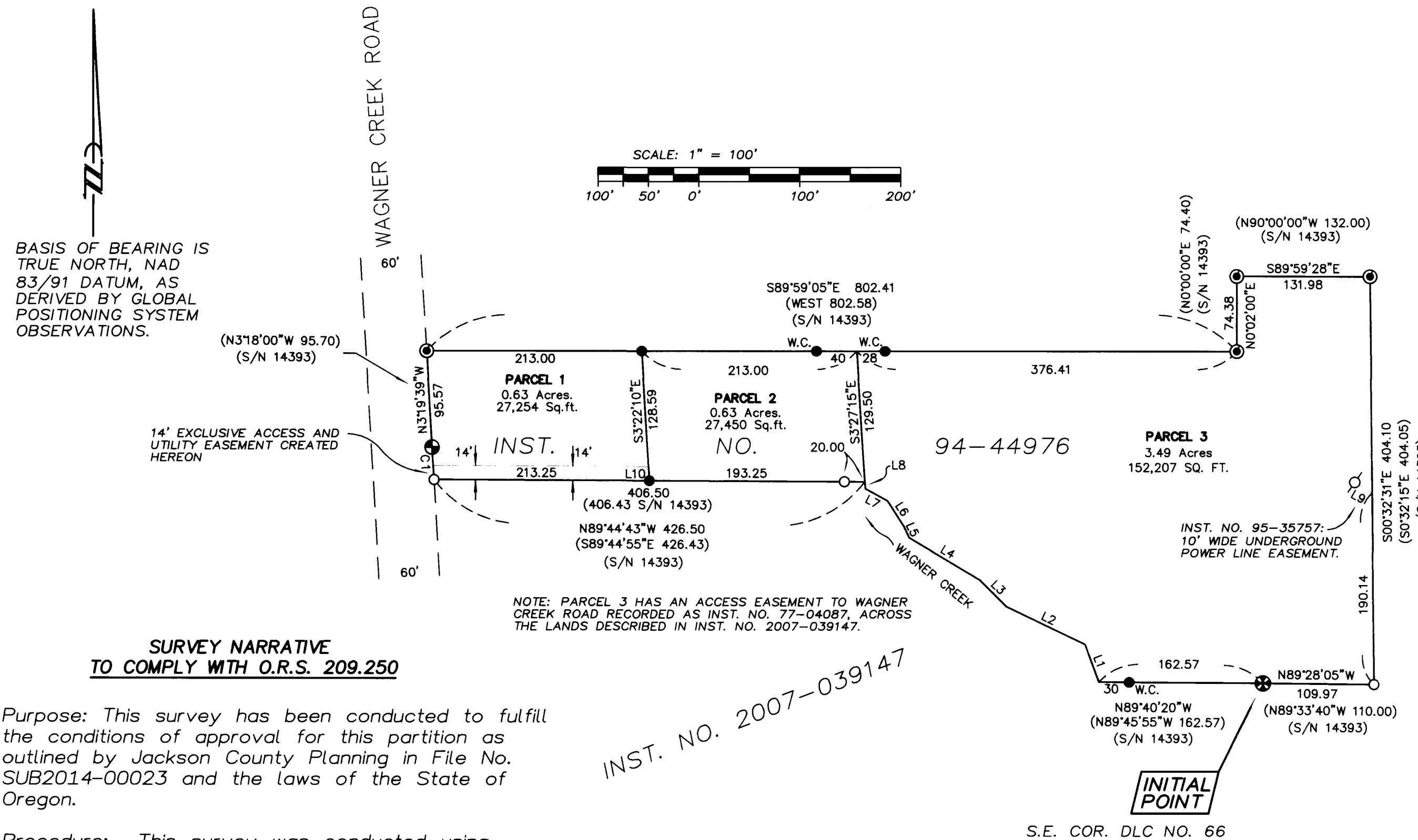
PO BOX 5286
431 OAK STREET
CENTRAL POINT, OREGON 97502
(541) 664-5599

DATE: DECEMBER 30, 2014
JOB NO.: 1380-05
DRAWING FILE: JOBS\Wagner Creek\Frye\MicroSurvey\Final Plats Surveys\sign page.DWG
DRAWN BY: LSH ORIG. DATE: 12/09/2014 REVISED BY: LSH DATE: 01/26/2015

PARTITION PLAT NO. **P-10-2015**

located in the
NORTHWEST ONE QUARTER OF SECTION 35,
TOWNSHIP 38 SOUTH, RANGE 1 WEST,
WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON

for
BETTIE FRYE
7355 WAGNER CREEK ROAD
TALENT, OREGON 97540



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

Purpose: This survey has been conducted to fulfill the conditions of approval for this partition as outlined by Jackson County Planning in File No. SUB2014-00023 and the laws of the State of Oregon.

Procedure: This survey was conducted using Trimble GPS 5800 and R-8 receivers and Trimble 5600 robotic total station. The survey was ran as a closed survey shown hereon. The exterior boundary of this partition was created during the property line adjustment Recorded as Instrument Number 94-44976 in the office of the County Clerk, Jackson County, Oregon and Filed as Survey Number 14393 in the Jackson County Surveyors Records. All of the monuments shown on Survey Number 14393 were found and shown hereon. To establish the boundary along Wagner Creek I computed the North and South end of the creek alignment from the found monuments. The South creek point was computed by holding the record angle difference along the most Southerly Lines and holding the deed record distance of 162.57 feet from the found SE corner of DLC No. 66. The North creek point was computed by projecting the line established between the found monument on the right of way of Wagner Creek road and the witness monument per S/N 12346; at the record distance of 20.00 feet. After the North and South creek points were computed I computed the record creek courses and distances and adjusted the record data by a compass adjustment to establish the boundary along Wagner Creek.

INST. NO. 2007-039147

NOTE: This land division is pursuant to 2004 State Ballot Measure 37, and Jackson Co. Commissioners Board Order No. 163-05 signed on April 20, 2005, and Measure 49 file No. E120129 signed on October 16, 2009.

RECEIVED
DATE 1/6/15 BY [Signature]
FILED
DATE 3/11/15 BY [Signature]
This survey consists of:
2 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
[Signature]
OREGON
JULY 26, 1985
HERBERT A. FARBER
2189
RENEWAL DATE 12-31-15

I, Herbert A. Farber, do hereby certify that this is an exact copy of the original.

[Signature]

LEGEND

- ⊗ = FOUND 2 1/2" BRASS CAP - D.L.C. CORNER PER JACKSON COUNTY RE-ESTAB (JANUARY 19, 1981)
- = FOUND 5/8" IRON PIN, PER S/N 12346
- = SET 5/8" x 24" IRON PIN w/ YELLOW PLASTIC CAP MARKED "FARBER PLS 2189"
- ⊕ = FOUND 5/8" IRON PIN, PER S/N 6380
- ⊙ = FOUND 5/8" IRON PIN w/ YELLOW PLASTIC CAP MARKED "R BATH LS 1069", PER S/N 14393
- = EXISTING POWER POLE
- S/N = RECORD FILED SURVEY NUMBER
- W.C. = WITNESS CORNER

- RECORD SURVEY DATA IS SHOWN IN PARENTHESIS ADJACENT TO MEASURED SURVEY DATA WHERE APPLICABLE.
- INST. NO. = INSTRUMENT NUMBER AS RECORDED IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

CURVE TABLE

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	0°09'37"	32.12	11489.16	N3°09'07"W	32.12
C1	(0°09'35")	(32.05)	(11489.16)	(N3°13'12"W)	(32.05)

LINE TABLE

NUM	BEARING	DISTANCE	BEARING	DISTANCE	RECORD
L1	N20°02'17"W	40.08	(N20°02'56"W)	(40.11)	S/N 12346
L2	N64°16'23"W	86.27	(N64°14'57"W)	(86.33)	S/N 12346
L3	N45°25'08"W	37.38	(N45°24'33"W)	(37.41)	S/N 12346
L4	N58°57'38"W	81.58	(N58°56'25"W)	(81.64)	S/N 12346
L5	N24°26'55"W	12.50	(N24°27'21"W)	(12.51)	S/N 12346
L6	N32°54'52"W	29.67	(N32°54'53"W)	(29.69)	S/N 12346
L7	N61°11'28"W	24.99	(N61°10'09"W)	(25.01)	S/N 12346
L8	N6°15'20"W	6.92	(N06°17'09"W)	(6.93)	S/N 12346
L9	S61°00'00"E	14.77			
L10	N03°22'10"W	14.03			

Surveyed by:
FARBER & SONS, INC. dba



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431 OAK STREET
CENTRAL POINT, OREGON 97502
(541) 664-5599

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