

PARTITION PLAT No. P-16-2015

Located in West Half of Section 12, T.35S.,R.2W., W.M., Jackson County, Oregon

SURVEY FOR: Wayne Mackenzie
DATE: February 24, 2015
2683 Montara Drive
Medford, OR. 97504

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

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

*** 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:

The Northwest Quarter and the East Half of the Southwest Quarter of Section 12, Township 35 South, Range 2 West of the Willamette Meridian in Jackson County, Oregon.

EXCEPTING THEREFROM: Commencing at the South Quarter corner of Section 12, Township 35 South, Range 2 West of the Willamette Meridian in Jackson County, Oregon, thence along the North-South centerline of said Section 12, North 0' 10' 27" East, 40.00 feet to intersect the Northerly right-of-way line of Beagle Road, also being the Southeast corner of tract described in Instrument No. 89-17044 of the Official Records of said County for THE TRUE POINT OF BEGINNING; thence continuing North 0' 10' 27" East, 626.12 feet to a 5/8" rebar with plastic cap found set for the Northeast corner of said tract; thence along the Northerly boundary of said tract, being parallel with the Southerly boundary of Southwest Quarter of said Section 12, and the Westerly extension thereof, North 89' 51' 20" West, 834.80 feet to a 5/8" rebar with plastic cap found set for the Northwest corner of tract described in Instrument No. 78-15891 of said Official Records; thence running parallel with the East Boundary of said Southwest Quarter of Section 12, South 0' 10' 27" West, 626.12 feet to a 5/8" rebar with plastic cap found set for the the Southwest corner of last said tract; thence along the said Northerly right-of-way line of Beagle Road, South 89' 51' 20" East, 834.80 feet to THE TRUE POINT OF BEGINNING;

ALSO EXCEPTING THEREFROM: Commencing at a 1" iron pipe found set for the Northwest corner of the Northeast Quarter of the Northwest Quarter of Section 12, Township 35 South, Range 2 West of the Willamette Meridian in Jackson County, Oregon; thence along the North boundary of said Quarter-Quarter, North 89' 55' 32" East, 118.00 feet to a 5/8" rebar with plastic cap found set for the Northwest corner of tract described as TRACT B of Instrument No. 2005-055567 of the Official Records of said County for THE TRUE POINT OF BEGINNING; thence continuing along said boundary, North 89' 55' 32" East, 40.00 feet to the Northeast corner of said tract; thence South 0' 04' 28" East, 47.00 feet to the Southeast corner of said tract; thence South 89' 55' 32" West, 40.00 feet to the Southwest corner of said tract; thence North 0' 04' 28" West, 47.00 feet to THE TRUE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM: That portion lying within the right-of-way of Beagle Road and Shiloh Road.

Bary D Kaiser
SURVEYOR

*** DECLARATION ***

Known all men by these presents that WAYNE MACKENZIE, as to an undivided 20% interest and THOMAS O. MEREDITH, as to an undivided 80% interest, 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 exclusive ingress-egress easement across Parcel No. 1 benefiting Parcel Nos. 2 as shown on sheet 2. We also hereby create that 25 foot wide exclusive ingress-egress easement across Parcel No. 1 benefiting Parcel No. 3 as shown on sheet 2.

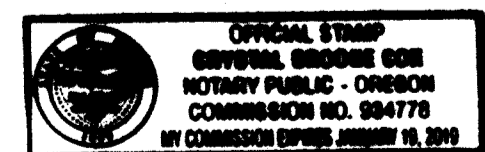
IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 30th DAY OF March, 2015.

Wayne Mackenzie
WAYNE MACKENZIE

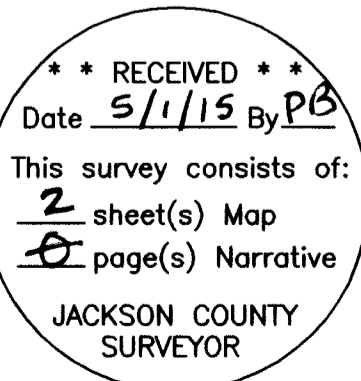
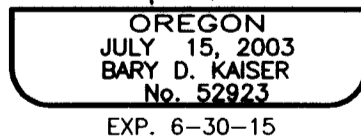
STATE OF OREGON)
COUNTY OF JACKSON)

Personally appeared the above named WAYNE MACKENZIE, and acknowledge the foregoing instrument to be his voluntary act and deed.

Subscribed and sworn to before me this 30th day of March, 20 15.



(SIGN) Crystal Cox
Crystal Cox NOTARY PUBLIC - OREGON
(PRINT)
COMMISSION NO. 934778
MY COMMISSION EXPIRES 1/19/19



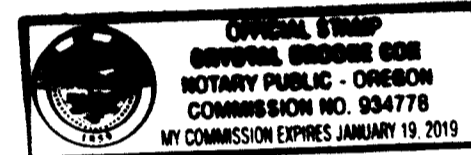
IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 30th DAY OF March, 2015.

Thomas O Meredith
THOMAS O. MEREDITH

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

Personally appeared the above named THOMAS O. MEREDITH, and acknowledge the foregoing instrument to be his voluntary act and deed.

Subscribed and sworn to before me this 30th day of March, 20 15.



(SIGN) Crystal Cox
Crystal Cox NOTARY PUBLIC - OREGON
(PRINT)
COMMISSION NO. 934778
MY COMMISSION EXPIRES 1/19/19

*** APPROVALS ***

Examined and approved this 2nd day of April, 20 15.

Scott J...
JACKSON COUNTY SURVEYOR

Examined and approved, by the Jackson County Development Services. (File No. SUB2013-00063).
28th day of APRIL, 20 15.

Kathleen...
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 2nd day of May, 20 15.

Alan... (Deputy) 5/1/2015
ASSESSOR DATE

Paul... (Deputy) 5/1/15
TAX COLLECTOR DATE

*** RECORDER'S CERTIFICATE ***

Filed for record, this 1st day of May, 20 15, at 3:00 o'clock P.m., and recorded as Partition Plat No. P-16-2015 of the Records of Partition Plats in Jackson County, Oregon
Index Volume 26, Page 16

By: Christine D. Walker COUNTY CLERK
Jean Shugh DEPUTY

COUNTY SURVEYOR FILE No. 21702

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Located in West Half of Section 12, T.35S.,R.2W., W.M., Jackson County, Oregon

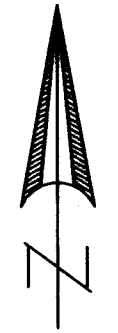
SURVEY FOR:
Wayne Mackenzie
2683 Montara Drive
Medford, OR. 97504

DATE:
February 24, 2015

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

I HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT

Bary D. Kaiser
SURVEYOR



SCALE: 1" = 300'

EASEMENTS NOT SHOWN ON ANNEXED MAP

1. A current title report indicates the subject property is within the Sams Valley Irrigation District, see Inst. No. 80-10053 O.R.
2. Document recorded in Vol. 296, Page 334 D.R. is a deed document and states that it is subject to the Gold Hill High Line Ditch Company affecting the SE1/4 of the SW1/4. Ditches in the area were not located but may affect the subject property.
3. Ingress-Egress Easement and Agreement recorded in Instrument No. 2014-025644 O.R. is for portion of Equestrian Drive that cross tracts recorded in Inst. Nos. 2013-040471 O.R. and 00-25750 O.R., benefiting the subject property. Easement is stated to be 35' wide centered on the existing traveled roadway and the affected area is shown hereon.

CURVE DATA

Δ	R	L	LC
① 10°39'45"	1869.86'	347.97'	N5°35'36"E, 347.47'
② 18°11'00"	150.00'	47.60'	N40°44'09"W, 47.40'
③ 34°55'57"	150.00'	89.795'	N33°46'55"W, 88.46'
④ 37°11'33"	60.00'	38.95'	N18°46'14"E, 38.27'

LEGEND

- = Found 5/8" Rebar with Plastic Cap - S.N. 20322 marked "BRADSHAW LS 2271"
- △ = Found Monument as Indicated
- = Found 5/8" Rebar S.N. 8316
- = Set 5/8" x 24" 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
- () = Record/S.N. 20322
- (()) = Record/S.N. 4301
- ((()) = Record/S.N. 8316
- (((()) = Record/S.N. 3089
- * — * — = Fence

LINE TABLE

- Ⓐ N67°36'56"W, 50.55'
- Ⓑ N49°49'39"W, 134.28'
- Ⓒ N31°38'40"W, 65.58'
- Ⓓ N53°17'15"W, 125.43'
- Ⓔ N51°53'31"W, 163.53'
- Ⓕ N50°55'54"W, 123.95'
- Ⓖ N16°37'57"W, 161.16'
- Ⓗ N21°40'13"W, 25.31'
- Ⓘ N37°22'00"E, 217.35'
- Ⓚ N14°22'39"E, 122.35'
- Ⓛ N25°13'07"E, 93.39'

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

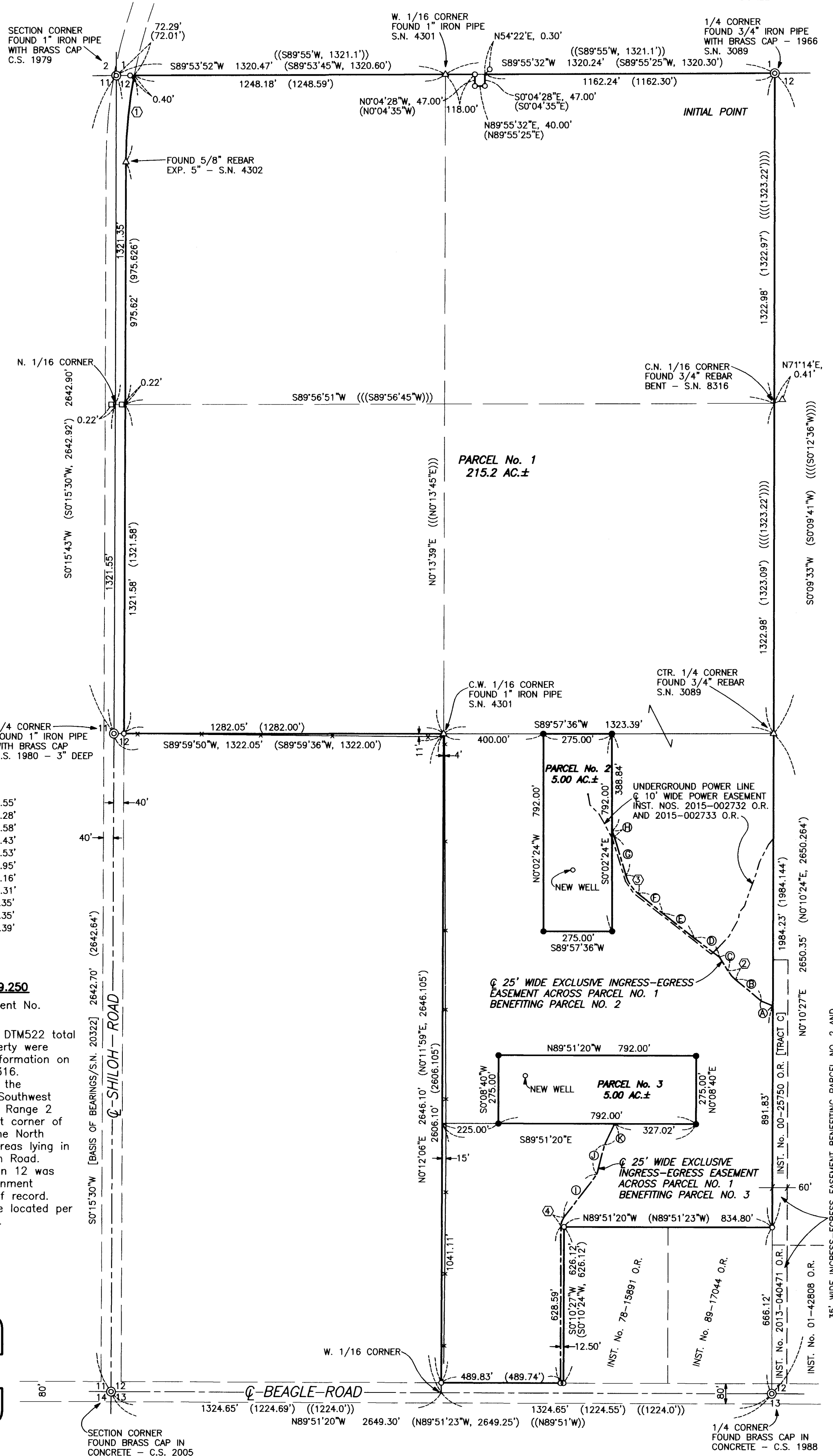
PURPOSE: Partition Survey of tract described in Instrument No. 2013-025009 O.R.

PROCEDURE: Equipment used on survey was a Nikon DTM522 total station. The boundaries of the subject property were located from current deed documents and information on Filed Survey Nos. 20322, 4301, 3089 and 8316.

The subject property is described to be the Northwest Quarter and the East Half of the Southwest Quarter of Section 12 in Township 35 South, Range 2 West. With an excepted area in the Southeast corner of the East Half and an excepted area along the North boundary of Section 12, and excepting the areas lying in the right-of-ways of Beagle Road and Shiloh Road.

A subdivision of the West Half of Section 12 was conducted making survey ties to found government corners along with other found monuments of record.

The monumented Parcel Boundaries were located per the clients direction and the County Approval.



**** RECEIVED ****
Date 5/1/15 By PB
This survey consists of:
2 sheet(s) Map
0 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