

PARTITION PLAT No. P-22-2015

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 hereon shown, this plat being a correct representation of the same, and the following is an accurate description of the boundary lines:

The Tract previously described in Instrument Number 2014-006159 of the Official Records of Jackson County, Oregon being more particularly described as follows:

Commencing at the Northwest Corner of the East Half of the Northeast Quarter of Section 8, in Township 37 South, Range 2 West, of the Willamette Meridian, in Jackson County, Oregon; thence South 0°14'44" East, 1941.06 feet, to the Southwest corner of Parcel A described in Instrument Number 2014-006159 of the Jackson County Official Records, marked by a 5/8 inch iron pin; thence along the South line of said Parcel A, North 89°45'16" East, to Old Military Road (40 foot right of way), 392.28 feet; thence along said road, North 0°17'30" West, 816.48 feet to the POINT OF BEGINNING, marked by a 5/8 inch iron pin, also being the INITIAL POINT; thence North 16°39'35" West, 279.52 feet to a 5/8 inch iron pin; thence along a curve to the right having a radius of 120.00 feet, through a central angle of 47°16'34" and an arc length of 99.02 feet (the long chord of which bears North 6°58'41" East, 96.23 feet) to the North line of said Parcel A, marked by a 5/8 inch iron pin; thence leaving said road, along the North line of said Parcel A, South 89°45'16" West, 324.74 feet, to the Northwest corner of said Parcel A, marked by a 5/8 inch iron pin; thence South 0°14'44" East, 1180.08 feet, to the Southwest corner of said Parcel A; thence along said South line, North 89°45'16" East, 392.28 feet, to said Old Military Road; thence along said Old Military Road, North 0°17'30" West, 816.48 feet to the POINT OF BEGINNING.

Herbert A. Farber
Herbert A. Farber, PLS 2189

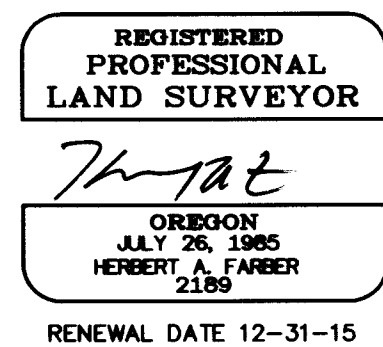
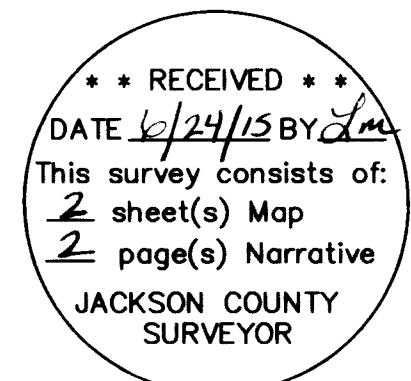
Easement Notes:

Easement notes are per First American Title Company of Oregon title Document order 7169-2218927 Dated November 13, 2014.

- The Irrigation Ditch easement recorded in Volume 130 Page 46 of the Deed Records of Jackson County, Oregon does not fall within the boundary of this partition.

- The perpetual right of way easement recorded as Instrument Number 1970-12293 in the Official Records of Jackson County, Oregon is shown hereon.

- ADDITIONAL EASEMENT NOTE:
- An ingress and egress access easement in benefit of the land described in Instrument Number 2012-042090 is created as shown hereon.



located in the
NORTHEAST QUARTER OF SECTION 08,
TOWNSHIP 37 SOUTH, RANGE 02 WEST,
WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON

for
RANDY GRAVES

1187 GLENGROVE AVE.
CENTRAL POINT, OREGON 97502

Declaration:

KNOW ALL MEN BY THESE PRESENTS, that Randy R. Graves and Candice M. Graves, as husband and wife, as tenants by the entirety are owners of the lands hereon described, and that they have partitioned the same into parcels as shown hereon and that the number and size of the parcels and the courses and lengths of the lines are plainly set forth and do hereby grant an ingress and egress easement for the benefit of the land described in Instrument Number 2012-042090 as shown hereon and that this plat is a correct representation of the Partition.

Randy R. Graves
Randy R. Graves

Candice M. Graves
Candice M. Graves

State of Oregon)
County of Jackson)

The foregoing instrument was acknowledged before me this 16th day of June, 2015, by Randy R. Graves

Kendal M. Henry Kendal M. Henry
Printed name Signature
Notary Public for Oregon No. 465624

My commission expires 02/06/2016

State of Oregon)
County of Jackson)

The foregoing instrument was acknowledged before me this 16th day of June, 2015, by Candice M. Graves

Kendal M. Henry Kendal M. Henry
Printed name Signature
Notary Public for Oregon No. 465624

My commission expires 02/06/2016

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. 439-14-00044-SUB this 22ND day of JUNE, 2015.

[Signature]
Planning Director

Examined and approved by the Jackson County Surveyor this 19th day of June, 2015.

[Signature]
County Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of June 24, 2015

[Signature] 7/24/15
Tax Collector Deputy Date

[Signature] June 24, 2015
Assessor Deputy Date

Recorder:

Filed for record this 24th day of June, 2015 at 9:37AM o'clock A. M. and recorded as Partition Plat No. P-22-2015 of the Records of Jackson County, Oregon, Index Volume 26, Page 22.

Christine D. Walker Jean Shultz
County Clerk Deputy

County Surveyor's File No. 21743



21743

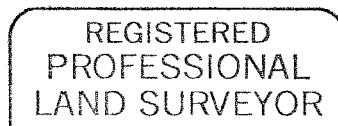
these roads. The solution held for this plat is the centerline of the 1914 Old Military Road PI at Station 22+10 going south on record bearing South 0°17'30" East to the southerly boundary of this plat as located from record bearings and distances from said Station 0+00. A survey tie to this PI is South 78°13'49" West, 1485.30 feet from the PI of Road #2, Station 237+69. The new PI Station 22+16 is located at the intersection of aforementioned centerline and the existing traveled way. As we proceed north along Old Military Road from PI 22+16 the traveled centerline is in a substantially different location than any of the county road surveys. The best fit of the existing traveled centerline from the new PI Station 22+16 and along the traveled centerline was used for the location of the 40 foot right of way as it exists today and thence the right of way boundary of this plat.

The road right of way quitclaimed to Jackson County by Instrument No 72-09761 of said Official Records is shown on the accompanying plat at its record location. The deed states "The portion of the tract described in Vol. 215, Page 100-101 of the Official Records of Jackson County, Oregon that lies within the rights of way of the County Road (Old Military Road) as shown by the attached map." I would also point out that this deed by its language did not intend to create new right of way and is in error in that the existing right of way for this road is 40 feet in total width where the deed and Survey No 5163 show a 60 foot right of way that did not exist at that time. This deed is also based on the traveled road at that time and again at a different location than presently located. There are differences between the tied monument shown on the accompanying plat and Survey No. 5163 for the location of said right of way. No effort is made to rectify this difference and its location is noted hereon for record purposes. We have exhausted our effort to locate and correct the location of this right of way, therefore we relied on the traveled centerline as previously stated.

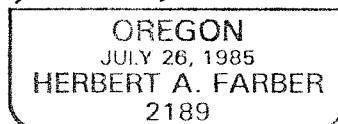
The boundary of this plat was established as follows: Deed records have been reviewed back to the creation of this tract of land in 1938 (date deed was executed) by the deed recorded as Volume 268, Page 504, recorded in 1946, in the Deed Records of Jackson County, Oregon. The creation deed has identical calls as the deed to the north dated and recorded in 1937 as Volume 214, Page 100-101 in said Deed Records. I would also note that these are the identical boundaries that were established by Survey No. 21328 with the exception of holding the 1914 road location for the north-south section of Old Military Road as shown on the accompanying plat. The monument established to the existing traveled center line on Survey No 21328, at the southeast corner of this plat, now becomes a witness monument as noted on the accompanying plat to the right of way now held from the 1914 petition road location. The east boundary of this plat is, by deed call, along the county road. The record deed dimension on the south boundary of this plat is 5.59 chains (368.94 feet) with a deed call to the road resulting in a distance of 5.94 chains (392.28 feet) to the 1914 Road right of way location. On the north boundary the record was also 5.59 Chains (368.94 feet) but due to the present configuration of the road which is still the deed call the distance is now 324.74 feet.

Surveyed by: Farber & Sons, Inc.
Farber Surveying
PO Box 5286
431 Oak Street
Central Point, Oregon

Date: November 20, 2014, first survey
Date: June 8, 2015 amended



Herbert A. Farber



RENEWS: DEC. 31, 2015

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

Survey for: Randy and Candice Graves
PO Box 2424
White City, Oregon 97503

Location: The northeast quarter of Section 8, Township 37 South, Range 2 West of the Willamette Meridian, Jackson County, Oregon

Purpose: This survey has been conducted to fulfill the conditions of approval for this partition as outlined by Jackson County Planning in File No 439-14-00044-SUB and the laws of the State of Oregon. Record Deed is Instrument No 2014-006159 recorded in the Official Records of Jackson County, Oregon.

Procedure: The preceding Surveys No. 8233 and 21328 of this and adjoining properties were performed by this office. Survey No 8233 was conducted in 1980 with a Wild T-2 and HP 3805 with a basis of bearing by Solar Observation. Equipment used to conduct this survey are Trimble 5800 and R-8 GPS receivers and a Trimble 5600 Robotic Total Station. In the performance of this survey the north south center line was re-surveyed by GPS observations and found to be a difference of 0.34 feet in distance and has a bearing difference of 10 seconds. The additional survey control conducted with this survey and the results are noted in the record data on this plat. I also reviewed Mr. Clabby's survey No 337 in more depth with this survey than in the conduct of Survey No. 21328. In his narrative he said he tied all four quarter corners. He presented no evidence of that action on his map of survey. While working on this plat the County Surveyor questioned why I had not used this survey for control. The County Surveyor acquired Mr. Clabby's file which was provide to me. I computed Mr. Clabby's survey per his field notes, which was performed by open ended traverses and found substantial error in his survey to the controlling corners therefore none of his survey monuments were used for this plat or on Survey No. 21328. Some of his computed dimensions are shown as record for historical purposes.

Old Military Road is a petition road surveyed by A. T. Brown, field book #56 Pages 45-50 and adopted in 1914 by the County Court as recorded in Commissioners Journal, Volume 15, Page 128. There have been many surveys conducted since the original road survey starting in 1926, 1961 and 1972 in the vicinity of this plat and at various locations along the existing traveled roadway. The majority of the private surveys conducted along Old Military Road have relied on the traveled centerline, this determination did not use any of the private surveys. The various county conducted road surveys begin at Old Military Road Station of 0+00 a distance of 13.34 feet North 0°07' West of said PI of Road #2 (Old Stage Road) Station of 237+69 per the 1910 Road Surveys. Mr. Mark Boyden's Survey No. 2852 finds a nail and replaces said nail with a pin, as shown on the accompanying plat, for the PI of Road #2 of Old Stage Road, and is now the accepted location of this PI. From this point of beginning using the base raw data for the 1914, 1926 and 1961 surveys the road centerline was computed as a check to the southeast section corner of section 8 for the 1914 survey and the east quarter corner for the 1961 survey. Both of these sets of data had a favorable closure. A surveyed tie was also made by GPS observations of the 5/8 inch pin at the PI of Road #2 and to the RP extension of Beall Lane and Road #2, being a 2" iron bar which bears South 20°27'49" East, 3752.36 feet, with a favorable closure to the Road #2 field notes. This PI also bears South 32°58'09" East, 983.28 feet from the northeast corner of Section 8.

All of the county surveys have a different location of the traveled roadway from 1914, 1926, 1961 and 1972 surveys. It is my experience that all roadways over time wander a certain amount through the maintenance of

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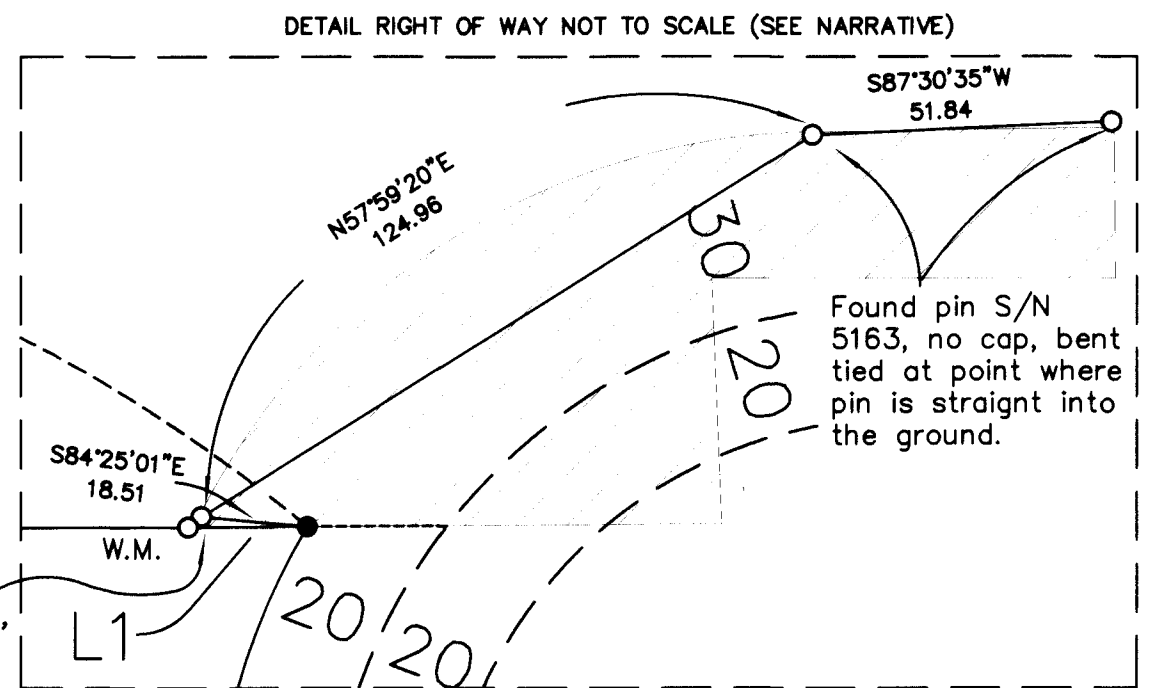
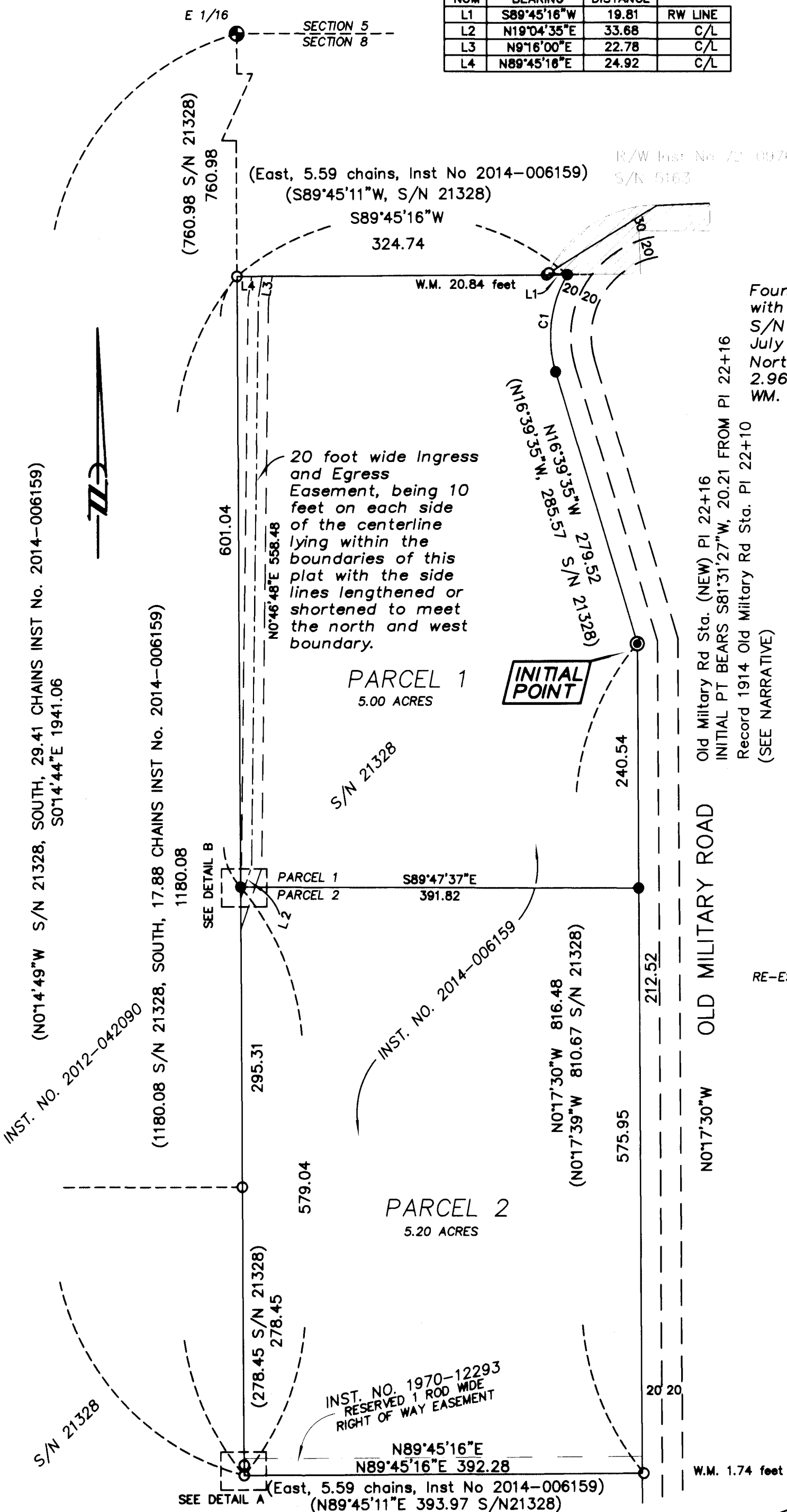
located in the
NORTHEAST QUARTER OF SECTION 08,
TOWNSHIP 37 SOUTH, RANGE 02 WEST,
WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON

for
RANDY GRAVES

PO Box 2424
WHITE CITY, OREGON 97503

| NUM | DELTA | ARC | RADIUS | BEARING | DISTANCE |
|-----|-----------|-------|--------|------------|----------|
| C1 | 47°16'34" | 99.02 | 120.00 | N6°58'41"E | 96.23 |

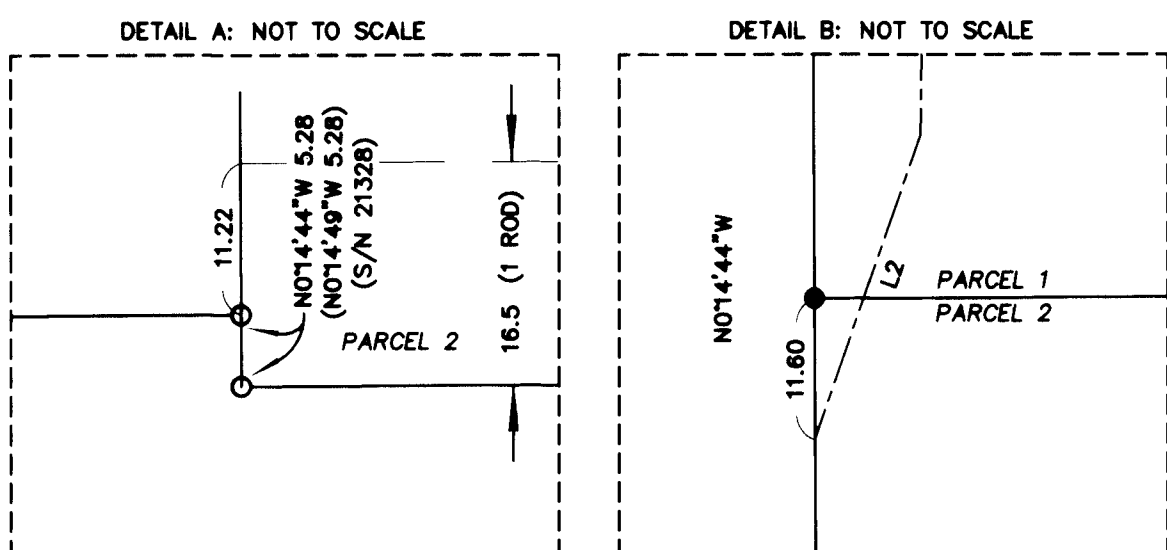
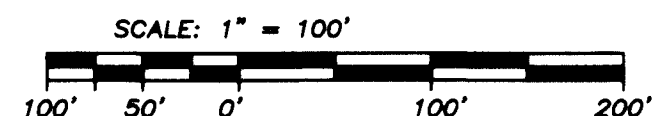
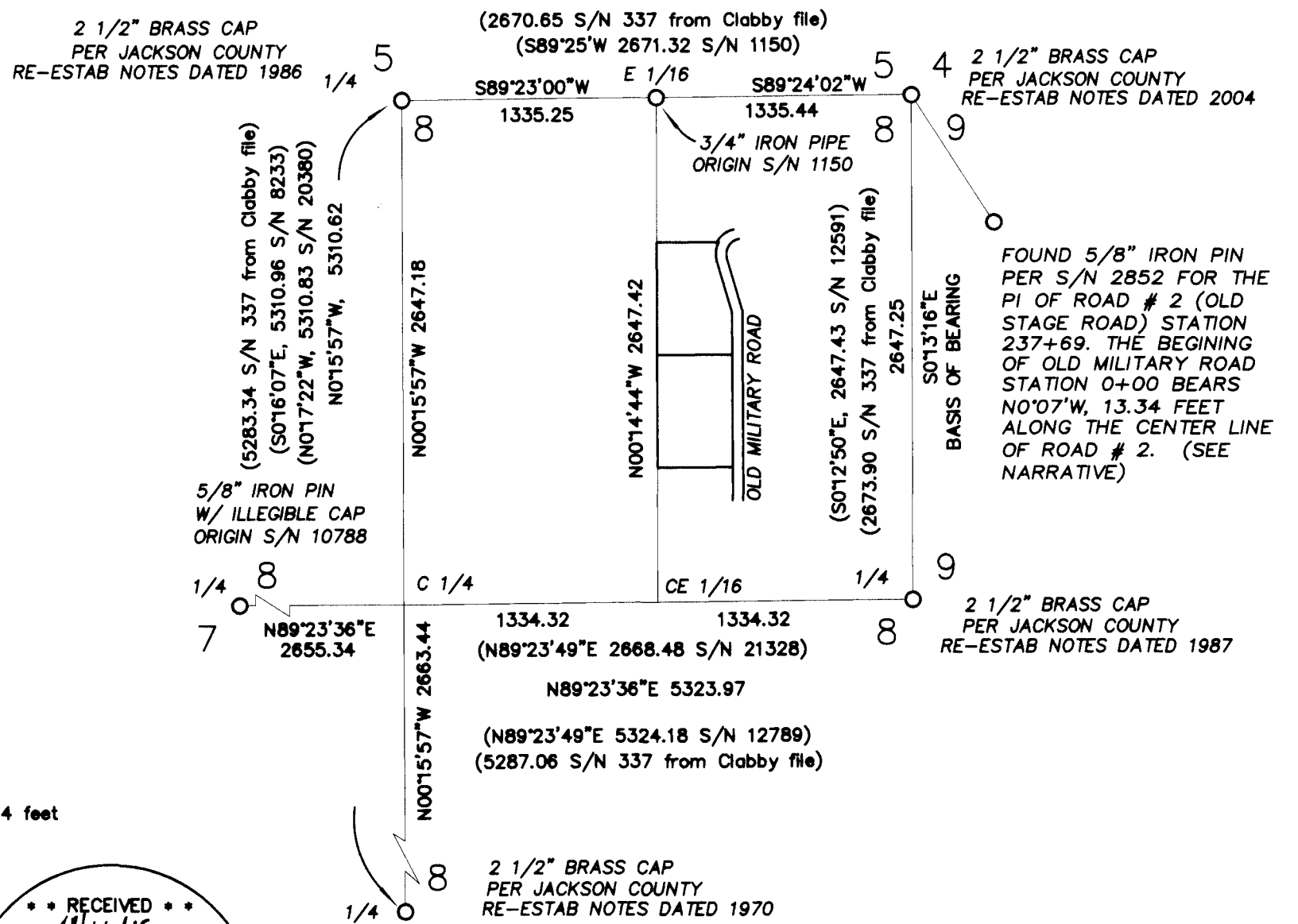
| NUM | BEARING | DISTANCE | R/W LINE |
|-----|-------------|----------|----------|
| L1 | S89°45'16"W | 19.81 | C/L |
| L2 | N19°04'35"E | 33.68 | C/L |
| L3 | N9°16'00"E | 22.78 | C/L |
| L4 | N89°45'16"E | 24.92 | C/L |



LEGEND

- ⊕ = FOUND 3/4" IRON PIPE PER S/N 1150
- = FOUND 5/8" IRON PIN w/ YELLOW PLASTIC CAP MARKED "FARBER PLS 2189" PER S/N 21328, OR AS DESCRIBED
- ⊙ = SET 5/8" x 30" IRON PIN w/ YELLOW PLASTIC CAP MARKED "FARBER PLS 2189" INITIAL POINT
- = SET 5/8" x 24" IRON PIN w/ YELLOW PLASTIC CAP MARKED "FARBER PLS 2189"
- - - CENTERLINE 20' INGRESS AND EGRESS EASEMENT (10' ON EACH SIDE) CREATED HEREON.
- S/N = RECORD FILED SURVEY NUMBER
- W.M. = WITNESS MONUMENT
- 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.
- Basis of Bearing is True North derived from GPS observations and applied to the East line of Section 8 between the northeast corner and the east quarter corner.

SECTION BREAK DOWN (NOT TO SCALE):



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

RECEIVED
DATE 4/16/15 BY
FILED
DATE 4/24/15 BY LSH
This survey consists of:
2 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

HERBERT A. FARBER
OREGON
JULY 26, 1965
HERBERT A. FARBER
2189

RENEWAL DATE 12-31-15

Surveyed by:
FARBER & SONS, INC. dba

FARBER SURVEYING

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

DATE SURVEY: November 20, 2014
JOB NO.: 2030-13
DRAWING FILE: JOBS\Old Military North\Graves Old Military Rd\
MicroSurvey\PARTITION 111114.dwg

DRAWN BY: LSH ORIG. DATE: 11/25/2014 REVISED BY: haf DATE: 06/08/15