

LAND PARTITION SURVEY
PARTITION PLAT No. P-38-2015

APPROVAL:

K.A. Madh
JACKSON COUNTY PLANNING DIRECTOR
FILE NO. 439-15-00008-SUB 12/29/15 Date

Located in:

The N.E. 1/4 of Section 28,
Township 38 South, Range 3 West, W.M.,
Jackson County, Oregon

For:

William Miller
P.O. Box 818
Jacksonville, Oregon 97530

SURVEYORS CERTIFICATE:

I Darrell L. Huck, a duly Registered Surveyor of the State of Oregon, do hereby certify that this map correctly represents a survey made by me, or under my direction and complies with the regulations for land partitions and the following is an accurate description of the parent tract of land as set forth hereon:

Commencing at the Northwest corner of Parcel 3 of Land Partition filed for record March 24, 1998 and recorded as Partition Plat P-17-1998 in the Record of Partition Plats in Jackson County, Oregon and is on file in the Office of the Jackson County Surveyor as No. 15694; thence, along the Westerly line of said Parcel 3, South 00°20'50" West (Plat South 00°19'54" West) 390.45 feet to the Southeast corner of that tract described in Document No. 2013-036926, Official Records of said Jackson County; thence, leaving said Westerly line and along the Southerly line of said tract, North 89°37'20" West 60.00 feet to the Southwest corner thereof for the INITIAL POINT OF BEGINNING; thence continue North 89°37'20" West 39.62 feet to an angle point in the Easterly boundary of that tract described in Document No. 2014-025146, said Official Records; thence, along said tract boundary as follows: South 00°20'50" West 217.58 feet (Record South 0°21' West 217.5 feet); thence North 89°37'20" West (Record North 89°35' West) 25.00 feet; thence North 00°20'50" East 215.33 feet (Record North 0°21' East 217.5 feet); thence North 76°08'21" West 523.06 feet (Record North 76°22'08" West 524.48 feet); thence North 00°24'21" East 886.96 feet (Record North 0°25' East 887.9 feet, more or less); thence South 89°33'59" East 452.63 feet (Record South 89°36'50" East 452.75 feet); thence South 06°02'51" East 559.28 feet (Record South 06°03'10" East 559.43 feet); thence South 89°37'00" East (Record South 89°37'20" East) 57.36 feet to the Northwest corner of the aforesaid tract described in Document No. 2013-036926; thence, along the Westerly line of said tract, South 00°20'50" West 450.46 feet (Record South 00°20'30" East 450.45 feet) to the Point of Beginning.

Darrell L. Huck
Surveyor

APPROVAL

Examined and Approved this 30th day of December, 2015.

[Signature]
Jackson County Surveyor

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that William Miller and Iva Miller, husband and wife, as tenants by the entirety, are the owners of the real property 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 the Partition Plat. We hereby dedicate to the public for public use, a 10-foot wide easement for utilities labelled as a Public Utility Easement (PUE) shown hereon. We hereby create for the benefit of the owners, their heirs and assigns, of Parcels 2 and 3, a 20-foot wide easement for ingress and egress over and across Parcels 1 and 2 shown hereon.

William Miller and Iva Miller, Husband and Wife, as tenants by the entirety

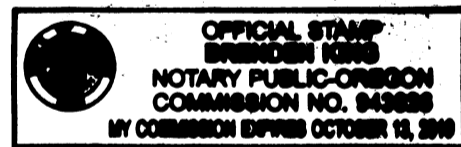
In witness hereof, signed this 21st day of December, 2015.

State of Oregon }
County of Jackson } ss.

[Signature]
William Miller

The foregoing instrument was acknowledged before me this 21st day of December, 2015 by William Miller, known to me as the person who executed the foregoing instrument as his voluntary act and deed.

Before me:



[Signature]
Notary

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES

PURPOSE: To survey and monument a land partition of property described in Instrument No. 2014-025416 as approved by the Jackson County Planning Department (File No. 439-15-0008-SUB)

PROCEDURE: The boundary of the property being partitioned has been previously surveyed and monumented per filed surveys No. 4282, 4501 and 19605. Monuments found per those surveys were held for control. The portion of the east boundary that is situated along a 60 foot strip of land, which strip is described in Instrument No. 2013-036926, was monumented at deed record dimension, holding monuments found per Survey No. 15694 to control the location of the 60 foot strip. The partition Parcel lines were computed according to client's direction and monuments were set as shown.

Equipment used: Trimble S6 Robotic instrument.

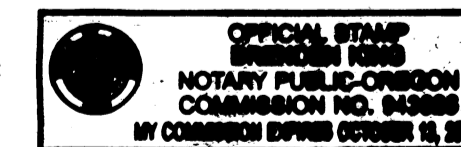
In witness hereof, signed this 21st day of December, 2015.

State of Oregon }
County of Jackson } ss.

[Signature]
Iva Miller

The foregoing instrument was acknowledged before me this 21st day of December, 2015 by Iva Miller, known to me as the person who executed the foregoing instrument as her voluntary act and deed.

Before me:



[Signature]
Notary

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Darrell L. Huck
OREGON
FEBRUARY 4, 1983
DARRELL L. HUCK
2023
Expires 6/30/2017

I certify this plat to be an exact
photocopy of the original.
Darrell L. Huck
SURVEYOR

RECORDING

Filed for record this the 30th day of December, 2015 at 12:55 o'clock, P.M. and recorded as Partition Plat No. P-38-2015 in "Record of Partition Plats" in Jackson County, Oregon. Index Volume 260, Page 38.

Christine D. Walker [Signature]
County Clerk Deputy

Filed in the Office of the Jackson County Surveyor as No. 21873.

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of DECEMBER 30TH, 2015.

[Signature] 12/30/2015
Assessor Date

[Signature] 12-30-15
Tax Collector Date

TITLE EXCEPTION NOTES:

- Easement in favor of California Oregon Power Company for transmission and distribution of electricity recorded as Vol. 228, Pg. 247 and Vol. 500, Pg. 415. (Specific location not given)
- The interest, if any, of John L. Lewis and Nancy Lewis as disclosed in Bargain and Sale Deed recorded as Doc. No. 87-24843 (appurtenant to Easterly line.)
- Easement, including terms and provisions contained therein recorded as Doc. No. 92-12812 (Shown hatched on sheet 2)
- Easement for transmission and distribution of electricity in favor of Pacificorp dba Pacific Power and Light Company recorded as Doc. No. 92-29878 and 92-29879. (Specific location not given)
- Any rights, interest or claims which may exist or arise by reason of the following facts shown on Survey No. 19605.
 - A fence encroaches the south boundary. (Shown)
 - A gravel driveway encroaches the most southerly west boundary. (Shown)
- Easement or right of way for an electric and distribution line of one or more wires, and all necessary or desirable appurtenances granted Pacific Power and Light Company per Doc. No. 2007-035989. (Shown hatched on sheet 2)
- License and Easement Agreement and the terms and conditions thereof between William Miller and Iva Miller, husband and wife, and Mary Anne Petersen recorded as Doc. No. 2013-036927. (Specific location not given)

CONSENT TO DECLARATION BY TRUST DEED HOLDERS

Affidavit of Consent by Stearns Lending, LLC recorded as Document No. 2015-042336, Official Records of Jackson County, Oregon.

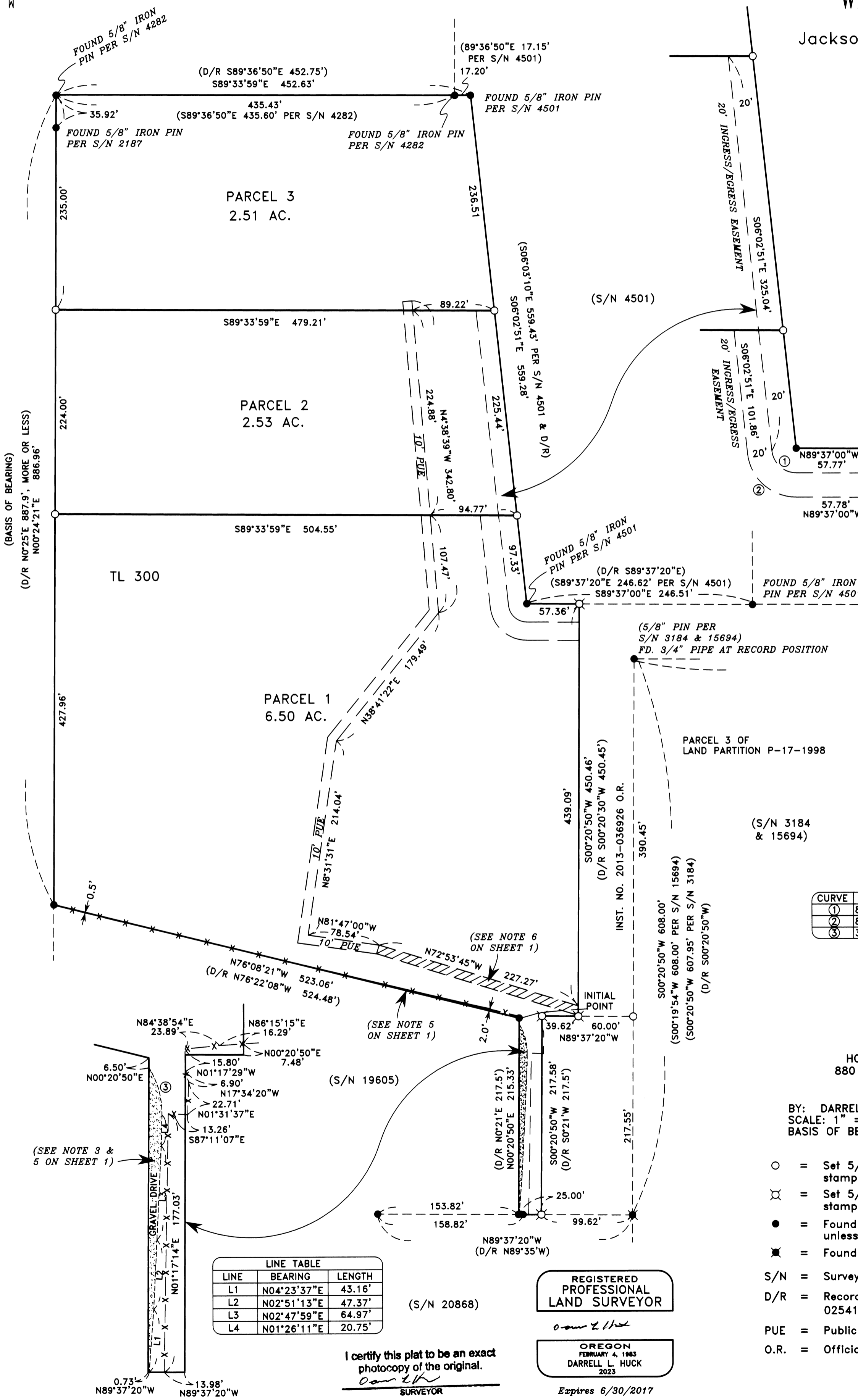
LAND PARTITION SURVEY

PARTITION PLAT No. P-38-2015

Located in:
The N.E. 1/4 of Section 28,
Township 38 South, Range 3 West, W.M.,
Jackson County, Oregon

For:
William Miller
P.O. Box 818
Jacksonville, Oregon 97530

FILED
Date 12/30/15 By PB
This Survey Consists Of:
2 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY
SURVEYOR



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
①	83°34'09"	20.00'	29.17'	26.65'	N47°49'56"W
②	83°34'09"	40.00'	58.34'	53.31'	N47°49'56"W
③	32°56'14"	60.00'	34.49'	34.02'	N15°01'56"W

LINE TABLE

LINE	BEARING	LENGTH
L1	N04°23'37"E	43.16'
L2	N02°51'13"E	47.37'
L3	N02°47'59"E	64.97'
L4	N01°26'11"E	20.75'

HOFFBUHR & ASSOCIATES, INC.
880 GOLF VIEW DRIVE, SUITE 201
MEDFORD, OREGON 97504
(541)779-4641

BY: DARRELL L. HUCK PLS No. 2023
SCALE: 1" = 80' DECEMBER 3, 2015
BASIS OF BEARING: SURVEY NO. 19605 (WEST LINE)

- = Set 5/8"x24" iron reinforcing pin with plastic cap stamped "D. Huck LS 2023".
- ⊗ = Set 5/8"x30" iron reinforcing pin with plastic cap stamped "D. Huck LS 2023".
- = Found 5/8" iron pin per Survey No. 19605 & 12969 unless noted otherwise.
- ✕ = Found 5/8" iron pin with per Survey No. 3184.

S/N = Survey Number
D/R = Record per Documents No. 2013-036926 or 2014-025416, Official Records of Jackson County, Oregon.
PUE = Public Utility Easement dedicated hereon.
O.R. = Official Records, Jackson County, Oregon

REGISTERED PROFESSIONAL LAND SURVEYOR
DARRELL L. HUCK
FEBRUARY 4, 1985
2023
Expires 6/30/2017

I certify this plat to be an exact photocopy of the original.
DARRELL L. HUCK
SURVEYOR