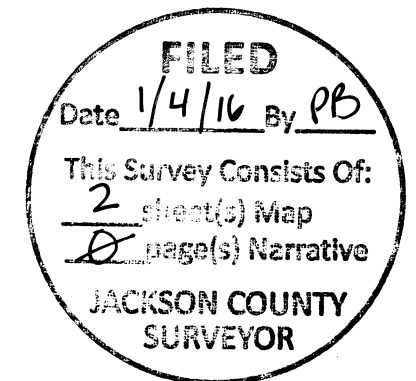


PARTITION PLAT NO. P-01-2016  
MAJOR LAND PARTITION  
MEASURE 49 PARTITION  
(AS PER STATE ELECTION NO. E131163)

SECTION 2 T.39S., R.1W., W.M.  
JACKSON COUNTY, OREGON



DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, THAT WE, RICHARD A. NAGEL AND YOLANDA NAGEL ARE THE OWNERS OF THE LANDS HEREON DESCRIBED AND WE HAVE PARTITIONED THE SAME INTO PARCELS AND THE DIRECTION AND LENGTH OF ALL LINES ARE PLAINLY SET FORTH AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE PARTITION. WE DO HEREBY CREATE THE 25 FOOT WIDE DRIVEWAY EASEMENT ACROSS PARCEL 1 FOR BENEFIT OF THE OWNERS, HEIRS AND ASSIGNEES OF PARCEL 2. WE DO ALSO HEREBY GRANT TO THE TALENT IRRIGATION DISTRICT, FOR ACCESS AND MAINTENANCE TO THE EXISTING CANAL, THE EASEMENTS AS SHOWN HEREON. WE DO ALSO CREATE THE 20 FOOT WIDE UTILITY EASEMENT ACROSS PARCEL 2 FOR THE BENEFIT OF THE OWNERS, HEIRS AND ASSIGNEES OF PARCEL 1 AS SHOWN HEREON. WE DO ALSO HEREBY DECLARE THAT WE DO AGREE WITH ALL THE CONDITIONS, AS SET FORTH IN THE PRIVATE ROAD MAINTENANCE AGREEMENT RECORDED AS INSTRUMENT NO. 2016-000087, OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.

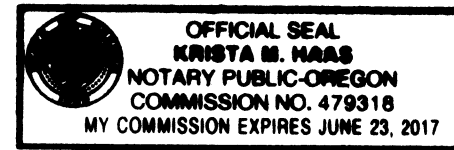
Richard A. Nagel  
RICHARD A. NAGEL  
8707 YANK GULCH RD.  
TALENT, OR. 97540

Yolanda Nagel  
YOLANDA NAGEL  
8707 YANK GULCH RD.  
TALENT, OR. 97540

STATE OF OREGON )  
 ) SS  
COUNTY OF JACKSON )

PERSONALLY APPEARED THE ABOVE NAMED RICHARD A. NAGEL AND YOLANDA NAGEL WHO ACKNOWLEDGED THE FOREGOING TO BE THEIR VOLUNTARY ACT AND DEED.

BEFORE ME: [Signature] DATE: 12/15, 2015.  
NOTARY



APPROVALS:

THIS LAND DIVISION IS PURSUANT TO 2004 STATE BALLOT MEASURE NO. 37 AND SUPPLEMENTAL REVIEW UNDER SECTION 6 OF MEASURE NO. 49 AND JACKSON COUNTY BOARD OF COMMISSIONERS ORDER NO. 208-07 RECORDED AS DOCUMENT NO. 2007-017381 WITH THE JACKSON COUNTY CLERK ON APRIL 11, 2007.

JACKSON COUNTY DEVELOPMENT SERVICES:

APPROVED [Signature] DATE: 12/30, 2015.  
JACKSON COUNTY PLANNING DIRECTOR

PLANNING ACTION NO. 14-00054-SUR

JACKSON COUNTY SURVEYOR:

EXAMINED AND APPROVED THIS 16<sup>th</sup> DAY OF December, 2015.

[Signature]  
JACKSON COUNTY SURVEYOR

JACKSON COUNTY SURVEYOR FILE NO. 21876

RECORDING:

FILED FOR RECORD THIS 4<sup>th</sup> DAY OF January, 2016, AT 12:42 O'CLOCK, P.M. AND RECORDED AS PARTITION PLAT NO. P-01-2016 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON, INDEX VOLUME 27, PAGE 1.

Christine C. Walker COUNTY CLERK  
Valeri Fotto DEPUTY

TAX STATEMENT APPROVAL:

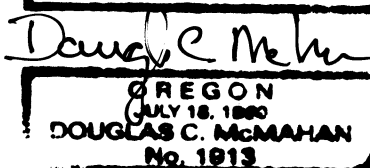
ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES REQUIRED BY O.R.S. HAVE BEEN PAID AS OF Jan 04, 2015-2016

[Signature]  
TAX COLLECTOR

01-04-16

[Signature]  
ASSESSOR

1/4/16  
DATE



RENEWS 12/31/2016

SURVEYOR'S CERTIFICATE:

I, Douglas C. McMahan, a duly registered surveyor of the State of Oregon, do hereby certify that this map correctly represents a survey made by me and complies with 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 SECTION 2, TOWNSHIP 39 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON; THENCE SOUTH 00°30'54" EAST, ALONG THE WESTERLY BOUNDARY OF SAID SECTION 2, A DISTANCE OF 2680.91 FEET TO A POINT FOR THE WESTERLY ONE-QUARTER (1/4) CORNER OF SAID SECTION 2; SAID POINT BEING MARKED WITH A 5/8 INCH IRON PIN PER SURVEY NO. 8401 AS FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, SAID POINT ALSO BEING THE INITIAL POINT OF BEGINNING; THENCE NORTH-00°30'54" WEST, ALONG SAID SECTION LINE, 698.86 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF GOVERNMENT LOT B, IN SAID SECTION 2; THENCE SOUTH 89°46'08" EAST, ALONG SAID NORTHERLY BOUNDARY, 337.49 FEET TO A POINT OF INTERSECTION WITH THE AVERAGE CENTERLINE OF THE TALENT IRRIGATION DISTRICT'S FREDRICKS LATERAL CANAL AS LOCATED PER SURVEY NO. 4537-B AS FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR; THENCE ALONG THE AVERAGE CENTERLINE OF SAID CANAL, SOUTH 71°55'19" EAST 27.46 FEET; THENCE SOUTH 37°34'23" EAST 67.94 FEET; THENCE SOUTH 50°11'10" EAST 64.16 FEET; THENCE SOUTH 50°11'18" EAST 152.38 FEET; THENCE SOUTH 62°27'10" EAST 156.20 FEET; THENCE SOUTH 46°13'10" EAST 113.50 FEET; THENCE SOUTH 82°55'30" EAST 97.75 FEET; THENCE SOUTH 31°00'50" EAST 53.00 FEET; THENCE SOUTH 80°21'45" EAST 92.70 FEET; THENCE SOUTH 28°42'00" EAST 105.80 FEET; THENCE SOUTH 42°51'45" EAST 191.16 FEET; THENCE SOUTH 09°28'30" EAST 40.45 FEET, MORE OR LESS, TO A POINT ON THE NORTHERLY BOUNDARY OF THE SOUTHWEST ONE-QUARTER (1/4) OF THE AFOREMENTIONED SECTION 2; THENCE LEAVING THE AVERAGE CENTERLINE OF SAID CANAL, SOUTH 89°59'40" EAST, ALONG SAID NORTHERLY BOUNDARY, 101.24 FEET, MORE OR LESS, TO A POINT ON THE WESTERLY BOUNDARY OF THE TRACT DESCRIBED AS AN EXCEPTION PER INSTRUMENT NO. 93-30580 OF THE DEED RECORDS OF SAID JACKSON COUNTY; THENCE SOUTH 00°03'20" EAST, ALONG SAID WESTERLY BOUNDARY AND ITS SOUTHERLY EXTENSION, 1331.53 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF THE NORTH ONE-HALF (1/2) OF THE SOUTHWEST ONE-QUARTER (1/4) OF SAID SECTION 2; THENCE NORTH 89°24'40" WEST, ALONG SAID SOUTHERLY BOUNDARY, 1279.46 FEET TO A POINT FOR THE SOUTHWEST CORNER OF THE WEST ONE-QUARTER (1/4) OF THE SOUTHWEST ONE-QUARTER (1/4) OF SAID SECTION 2; SAID POINT BEING ON THE AFOREMENTIONED WESTERLY BOUNDARY OF SAID SECTION 2; THENCE NORTH 00°30'54" WEST, ALONG SAID WESTERLY BOUNDARY, 1318.56 FEET TO THE POINT OF BEGINNING.

Douglas C. McMahan  
DOUGLAS C. MCMAHAN, PLS1913

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250 OF THE OREGON REVISED STATUTES.

PURPOSE: TO SURVEY, MONUMENT AND PREPARE A FINAL PLAT FOR THE PARTITION AND THE CREATION OF THE PRIVATE ROAD AS SHOWN HEREON, AS PER THE CLIENT'S REQUEST.

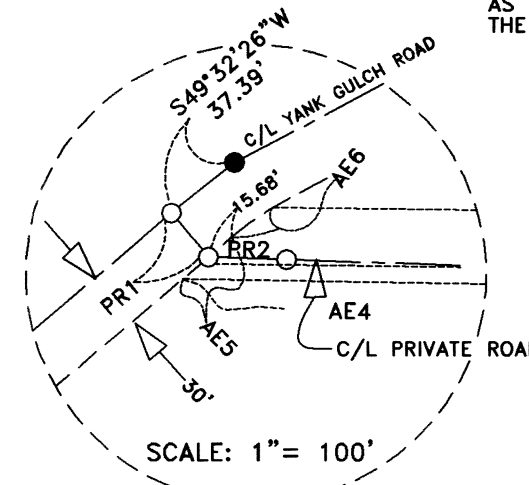
PROCEDURE: UTILIZING INFORMATION AND THE FOUND MONUMENTATION, AS SHOWN HEREON, PER FILED SURVEYS NO. 4537, NO. 4537-B NO. 8401, NO. 9739 NO. 12035 AND NO. 20280, FOR CONTROL, I SET MONUMENTS AS SHOWN HEREON. AN ELECTRONIC TOTAL STATION WAS USED TO MAKE ALL MEASUREMENTS. A TRAVERSE WAS RUN FROM THE NORTHWEST CORNER OF SECTION 2 TO THE WEST 1/4 CORNER OF SECTION 2 FOR A BASIS OF BEARING PER SURVEY NO. 8401. OTHER FOUND MONUMENTS WERE LOCATED AS SHOWN HEREON. THE LOCATION OF THE NORTH BOUNDARY OF GOVERNMENT LOT B HAS NOT BEEN PREVIOUSLY ESTABLISHED FOR THE LACK OF ORIGINAL CONTROL. THE LOCATION OF THE NORTHERLY BOUNDARY WAS ESTABLISHED BY EXTENDING THE NORTH LINE OF GOVERNMENT LOT 7, AS DETERMINED PER FILED SURVEY NO. 20280, WESTERLY TO THE WEST LINE OF SECTION 2 AS SHOWN HEREON. THE CENTER LINE OF YANK GULCH ROAD WAS DETERMINED PER FILED SURVEY NO. 12035. THE EASTERLY, SOUTHERLY AND WESTERLY BOUNDARIES OF PARCEL 2 WERE NOT COMPLETELY SURVEYED OR MONUMENTED DURING THIS SURVEY, THE BEARINGS AND DISTANCES SHOWN ARE FROM RECORD INFORMATION ONLY. INSTRUMENT NO. 93-30580, JACKSON COUNTY DEED RECORDS, WAS USED TO DETERMINE THE EXTENT OF THE NAGEL'S PROPERTY. THE EXISTING TRAVELED WAY WAS USED FOR THE LOCATION OF THE PRIVATE ROAD AND THE DRIVEWAY EASEMENT ACROSS PARCEL NO. 2, ALSO, AS SHOWN HEREON.

I certify this plat to be an exact photocopy of the original.  
Douglas C. McMahan  
SURVEYOR

**FILED**  
 Date 1/4/16 By *JB*  
 This Survey Consists Of:  
 2 sheet(s) Map  
 2 page(s) Narrative  
**JACKSON COUNTY SURVEYOR**

PARTITION PLAT NO. P-01 - 2016  
 MAJOR LAND PARTITION  
 MEASURE 49 PARTITION  
 (AS PER STATE ELECTION NO. E131163)  
 LOCATED IN:  
 SECTION 2 T.39S., R.1W., W.M.  
 JACKSON COUNTY, OREGON

FOR:  
 RICHARD A. AND YOLANDA NAGEL  
 8707 YANK GULCH ROAD  
 TALENT, OREGON 97540



NW CORNER OF SECTION 2, T39S, R1W, WM.  
 FOUND SECTION CORNER, BRASS DISC FLUSH IN ASPHALT  
 AT INTERSECTION OF HOLTON ROAD AND YANK GULCH ROAD  
 AS PER THE COUNTY SURVEYOR'S RE-ESTABLISHMENT RECORDS,  
 THE THIRD RE-ESTABLISHMENT DATED AUGUST 16, 2000.

"EASEMENT FOR A PORTION OF THE PRIVATE ROAD PER INSTRUMENT NO. 2016-006088, J.C.D.R."

LINE NO.	BEARING	DISTANCE
AE1	S00°30'54"E	30.01'
AE2	N89°17'26"W	231.69'
AE3	S88°29'42"W	232.92'
AE4	N89°17'26"W	180.27'
AE5	N49°32'26"E	34.93'
AE6	LC=N54°03'51"E, 26.81', R=170.00' (L=26.84, DELTA= 9°02'48")	
AE7	S89°17'26"E	596.25'

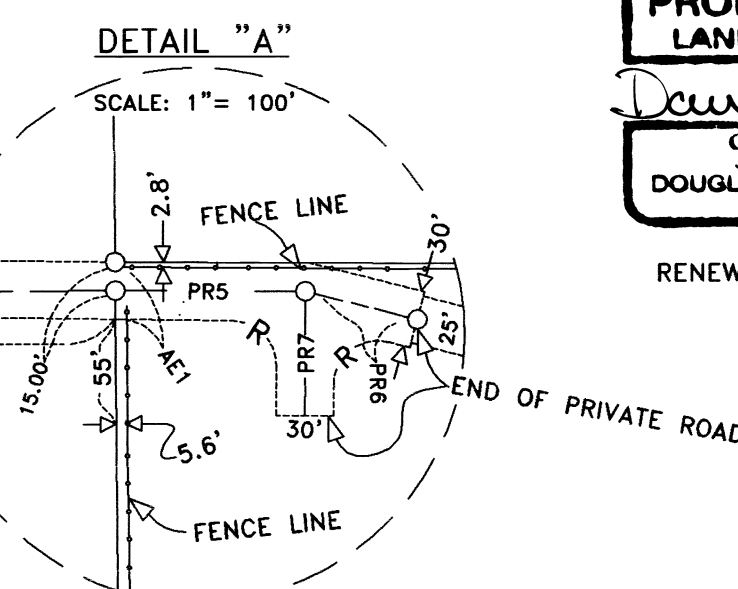
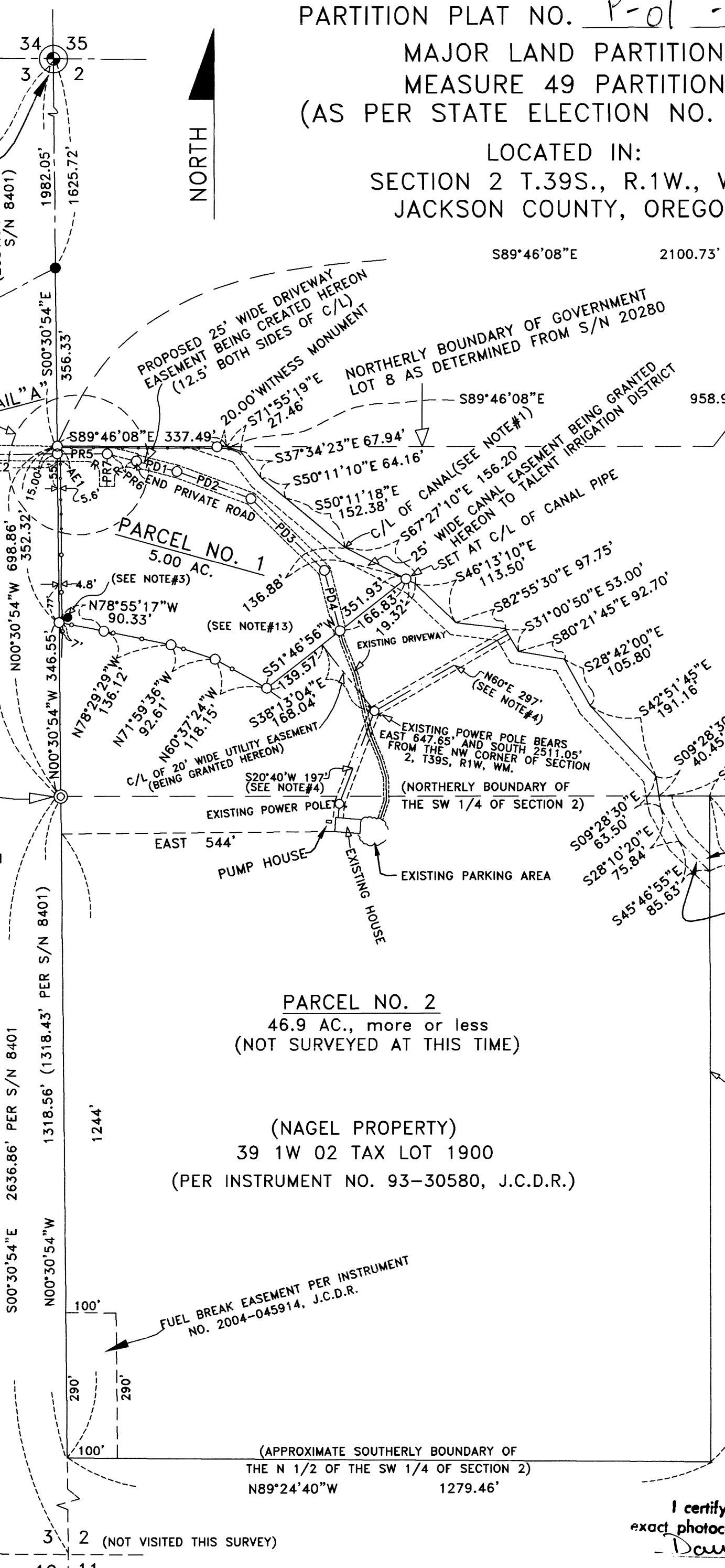
CENTERLINE PRIVATE ROAD

LINE NO.	BEARING	DISTANCE
PR1	S40°27'34"E	30.26'
PR2	S87°09'16"E	41.07'
PR3	N88°32'45"E	94.59'
PR4	N89°04'07"E	494.14'
PR5	S89°46'08"E	99.29'
PR6	S75°42'44"E	60.00'
PR7	S00°13'52"W	65.00'

CENTERLINE PRIVATE DRIVEWAY EASEMENT

LINE NO.	BEARING	DISTANCE
PD1	S75°42'44"E	83.40'
PD2	S69°33'04"E	156.05'
PD3	S45°27'49"E	204.51'
PD4	S14°21'10"E	124.37'

- NOTES:**
- #1) C/L CANAL IS AVERAGE CENTERLINE OF TALENT IRRIGATION DISTRICT'S FREDERICKS LATERAL CANAL AS LOCATED PER SURVEY NO. 4537-B AS FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR. A PORTION OF THIS CANAL IS NOW PIPED.
  - #2) PARCEL NO. 2 WAS NOT MONUMENTED DURING THIS SURVEY!
  - #3) FOUND 5/8" REBAR, NO CAP, 2" DEEP (ORIGIN UNKNOWN) BEARS N68°07'12"E, 11.57' FROM SW CORNER OF PARCEL NO. 1.
  - #4) C/L 20' WIDE RIGHT-OF-WAY EASEMENT GRANTED TO PACIFIC POWER AND LIGHT COMPANY, PER INSTRUMENT NO. 86-24001, J.C.D.R.
  - #5) WESTERLY BOUNDARY OF THE TRACT DESCRIBED AS AN EXCEPTION PER INSTRUMENT NO. 93-30580, J.C.D.R. AND IT'S SOUTHERLY EXTENSION.
  - #6) AN EASEMENT FOR VEHICULAR TRAFFIC 30' WIDE, INCLUDING TERMS AND PROVISIONS THEREOF, PER INSTRUMENTS NO. 74-01047, NO. 92-02112 AND NO. 93-41562, J.C.D.R.
  - #7) THE PREMISES HEREON DESCRIBED ARE WITHIN AND SUBJECT TO THE STATUTORY POWERS OF THE ROGUE VALLEY SEWER SERVICES. (NO SERVICE AVAILABLE AT THIS TIME)
  - #8) THESE PREMISES ARE SITUATED IN THE TALENT IRRIGATION DISTRICT, AND ARE SUBJECT TO THE LEVIES AND ASSESSMENTS THEREOF, WATER AND IRRIGATION RIGHTS, EASEMENTS FOR DITCHES AND CANALS AND REGULATIONS CONCERNING THE SAME.
  - #9) RESTRICTIVE COVENANTS, INCLUDING THE TERMS AND PROVISIONS THEREOF, AS IMPOSED BY JACKSON COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT, THROUGH THE JACKSON COUNTY LAND DEVELOPMENT ORDINANCE, AND RECORDED AS DOCUMENT NO. 85-08111, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON (APPURTENANT TO THIS PROPERTY).
  - #10) THE RIGHT, TITLE AND INTEREST OF TALENT IRRIGATION DISTRICT AND/OR MARY R. BRADLEY CORLISS, PRIOR OWNER UNDER DEED RECORDED AS VOLUME 467, PAGE 311 OF THE DEED RECORDS, AS TO THAT PORTION OF THE HEREON DESCRIBED PROPERTY LYING WITHIN THE "CANAL RIGHT OF WAY" AS EXCEPTED IN WARRANTY DEED RECORDED AS DOCUMENT NO. 93-31720, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON (NO WIDTH SPECIFIED).
  - #11) THE PRIVATE ROAD (NAME TO BE APPLIED FOR) IS APPURTENANT TO THIS PROPERTY (ONLY ACCESS AVAILABLE) AND WAS CREATED AND APPROVED AS PER THE PRIVATE ROAD MAINTENANCE AGREEMENT RECORDED AS INSTRUMENT NO. 2016-00004, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
  - #12) DEQ HAS APPROVED A STANDARD SEPTIC SYSTEM FOR PARCEL NO. 1. (NOT YET INSTALLED)
  - #13) NO POTABLE WATER SUPPLY HAS BEEN DEVELOPMENT AT THE TIME OF THIS RECORDING FOR PARCEL NO. 1.



**SURVEY BY:**  
 MCMAHAN SURVEYING, LLC  
 DOUGLAS C. MCMAHAN LS1913  
 40853 HWY 62 PROSPECT, OR.  
 541-261-0648 97536

DATE: SEPTEMBER 2, 2015 SCALE: 1" = 200'  
 BASIS OF BEARING: FILED SURVEY NO. 8401  
 (WEST BOUNDARY OF SECTION 2)

- = FOUND 5/8" IRON PIN PER S/N 9739
  - = FOUND 5/8" REBAR WITH CAP MARKED "ANDREWS PLS 1626" AS PER FILED SURVEY NO. 12035, UNLESS OTHERWISE DESCRIBED.
  - = FOUND 5/8" REBAR WITH CAP MARKED "OSMUS PLS 2646" AS PER FILED SURVEY NO. 20280.
  - = SET 5/8" X24" REBAR WITH CAP MARKED "MCMAHAN SURVEYING, LLC."
- J.C.D.R. = JACKSON COUNTY DEED RECORD  
 S/N = FILED SURVEY NUMBER  
 R = RADIUS = 28'  
 C/L = CENTER LINE

**REGISTERED PROFESSIONAL LAND SURVEYOR**  
*Douglas C. McMahan*  
 OREGON  
 JULY 18, 1989  
 DOUGLAS C. MCMAHAN  
 No. 1913  
 RENEWS 12/31/2016

I certify this plat to be an exact photocopy of the original.  
*Douglas C. McMahan*  
 SURVEYOR

(NAGfinalsh2.dwg)  
 SHEET 2 OF 2