

PARTITION PLAT No. P - 30 -2016

MINOR PARTITION File No. 439-15-00071-SUB

Located in the

NORTHWEST QUARTER OF SECTION 19,
TOWNSHIP 38 SOUTH, RANGE 1 WEST, W.M.
JACKSON COUNTY, OREGON
and being a portion of Lots 1 and 2 of
ROYAL ORCHARD TRACT NO. 2

Prepared for: Paul D. Sherman, Trustee
Pamella A. Sherman, Trustee
Valley Oaks Trust
6457 Dark Hollow Road
Phoenix, Oregon 97535

May, 12, 2016

APPROVALS

File No. 439-15-00071-SUB
Examined and approved this 26th day of August, 2016

K.A. Marks
Director, Jackson County Development Services

Director, Jackson County Development Services

Examined and approved this 29th day of June, 2016

Scott Jen
Jackson County Surveyor

Jackson County Surveyor

SURVEYORS CERTIFICATE

I, Roger R. Roberts, a duly registered professional land surveyor in the State of Oregon, do hereby certify that I have prepared this plat according to an analysis of the deed descriptions for the subject tract and adjoining properties, and that this plat is a correct representation of the same, and that the following is an accurate description of the tract:

A tract of land being in Section 19 of Township 38 South, Range 1 West of the Willamette Meridian, in Jackson County, Oregon, being a portion of Lots 1 and 2 of Royal Orchard Tract No. 2, a subdivision plat now of record in said Jackson County, said tract being more particularly described as follows:

Commencing at the brass capped monument marking the northwest corner of said Section 19; thence South 00°04'36" East along the west boundary of said Section 19 a distance of 20.00 feet to a 5/8 inch diameter steel pin with orange plastic cap marking the INITIAL POINT OF BEGINNING of the herein described tract; thence North 89°30'30" East, on a line parallel with and 20.00 feet south the north boundary of Section 19, a distance of 890.59 feet to a point on the east boundary of that tract of land described as Tract A in Instrument No. 73-02347 of the Official Records of Jackson County, said point marked with a steel pin with orange plastic cap; thence South 00°00'07" West (deed record South) a distance of 649.70 ft. to a point in the north boundary of the right of way of Dark Hollow Road, as said road is described and located in Instrument No. 69-10823 of the Official Records of Jackson County, said point marked with a 5/8 inch diameter steel pin with orange plastic cap; thence, along the north and east boundaries of said road right of way, South 89°53'13" West 738.37 feet to a point of curve; thence, along the arc of a 113.24 feet radius curve to the right (the long chord of which bears North 44°58'01" West 160.55 feet) a distance of 178.45 feet; thence North 00°10'45" East 408.24 feet to a point of curve; thence, along the arc of a 173.24 foot radius curve to the left (the long chord of which bears North 19°47'21" West 118.05 feet) a distance of 120.47 feet to a point on the west boundary of Section 19, said point being marked with a 5/8 inch diameter steel pin with orange plastic cap; thence North 00°04'36" West along said section line a distance of 10.60 feet to the point of beginning.

Prepared by:

Roger Roberts, PLS
3365 Green Acres Drive
Central Point, Oregon 97502



Renewal Date: Dec 31, 2016

SURVEY NARRATIVE to comply with O.R.S. 209.250

PURPOSE: To monument the parcels and create a final plat, as approved by Jackson County Development Services, File No. 439-15-00071-SUB.

PROCEDURE: This tract consists of portions of Lot 1 and Lot 2 of Royal Orchard Tract No. 2.

The parent tract was initially described and recorded in Instrument No. 73-02347, Tract A, Jackson County Official Records. That description includes the 20 foot wide strip along the north boundary that was dedicated for road purposes on the plat of Royal Orchard Tract No. 2. It also includes the adjoining 30 feet of right of way to the centerline of Dark Hollow Road. The same description was used in the most recent deed of conveyance, Instrument No. 2005-45063.

For this survey, the north line of Section 19 was retraced, and the north boundary of the property was held at the south side of the 20 ft. wide dedicated roadway, which is the custom for a dedicated road right of way in a platted subdivision. The east boundary had previously been monumented during the course of CS 3449. Those monuments were found and held for location and alignment of said east boundary.

The map and narrative of CS 3449 refers to county road control points. My research did not find a county map for Dark Hollow Road, although there may be one in county records. I did find a Quit Claim Deed, 69-10823, from the landowner to Jackson County, that created the 60 ft. right of way that adjoins the subject property. The metes & bounds centerline description commences at the 1/4 corner between Sections 13 and 24, in T38S, R2W, and terminates at the section corner at the northeast corner of Section 19. I traversed to these corners and then rotated the bearings in the description 00°02'31" clockwise to match my basis of bearings. I then held this alignment for the right of way of Dark Hollow Road as it adjoins the subject property, and monumented the property lines accordingly.

The west boundary of Section 19 was held to determine that portion of the west property line lying outside of the county road right of way. The bearing of the section line was determined by using the record angle from CS 4269, between the north line of Section 24 and the west line of Section 19. Even though the current property description does not refer to the west line of Section 19, the owner of the property at the time of the initial recording of the county road right of way and alignment in 1969 did own to the section line. It is assumed here that the intent was therefore to include all ownership west to that portion of the west line of Section 19.

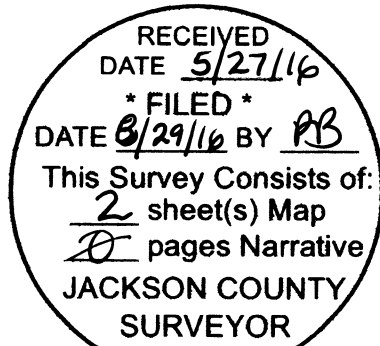
GOVERNMENT CORNER REPORTS

At the corner common to Sections 18 and 19, T38S, R1W and Sections 13 and 24, T38S, R2W, found the brass cap monument flush with ground surface. The references in the northeast quadrant and in the southwest quadrant were found in good condition. The references in the northwest quadrant and in the southeast quadrant are now missing.

At the corner common to Sections 17, 18, 19 and 20, T38S R1W, found the brass cap monument flush with the asphalt road surface. I found the rebar with county cap in the northwest quadrant, the "+" on the concrete irrigation box and center bolt of turn wheel on a gate valve in the northeast quadrant, and the lead & tack on the top of the irrigation concrete wing wall in the southeast quadrant, all in good condition. The madrone bearing tree in the northwest quadrant and the white oak bearing tree in the southeast quadrant are now missing. The rebar reference south of the corner was searched for, not found, but may be there.

At the 1/4 corner common to Sections 18 and 19, T38S R1W, found the brass cap county monument flush with the asphalt road surface. I found the aluminum nail in the pear tree and the rebar with county cap in the northwest quadrant, and the 3/4" pipe, 4 inches deep, in the southeast quadrant all in good condition. The white oak bearing tree in the southeast quadrant consists of a deteriorating sawed stump with scribing visible.

At the 1/4 corner common to Sections 13 and 24, T38S, R2W, found the lead cap in concrete, 4 inches deep, on the north side of wood fence post in north-south wire fence line. I found the white oak in the northwest quadrant, the white oak in the northeast quadrant, and the pine in the southwest quadrant, all in good condition. I did not search for the oak stump in the southwest quadrant or the rebar in the northeast quadrant.



I hereby certify this plat to be an exact duplicate of the original plat now of record in the Office of the Jackson County Clerk

Roger R. Roberts
Surveyor

June 21, 2016
Date

RECORDING

Filed for Record this 29th day of August, 2016 at 16:34 O'Clock A M and Recorded as Partition Plat No. P-30 -2016 of the Records of Partition Plats in Jackson County, Oregon INDEX VOLUME 27 PAGE 30

Christine D. Walker County Clerk
Kathy Baucom Deputy

COUNTY SURVEYOR File No. 22057

TAX STATEMENT APPROVAL

All taxes, fees, assessments, or other charges as required by ORS. 92.095 and ORS 311.280 have been paid as of 29th Aug, 2016

Kathy Baucom Deputy Tax Collector 8.29.16 Date

Scott Jen Deputy Assessor 8/29/16 Date

DECLARATION

Know all men by these presents that we, Paul D. Sherman, and Pamella A. Sherman, Trustees of the Valley Oaks Trust, dated July 11, 1994, are the owners of the land herein described, and that we have partitioned the same into two parcels as shown hereon, and the size of the parcels and the length and direction of all lines are plainly set forth and that this is a correct representation of the partition. We hereby dedicate to the public for public use the ten foot wide public utility easement as shown and labeled hereon.

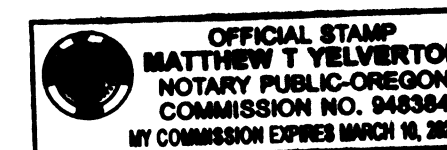
Paul D. Sherman Paul D. Sherman, Trustee
Pamella A. Sherman Pamella A. Sherman, Trustee

ACKNOWLEDGEMENTS

STATE OF OREGON } SS
COUNTY OF JACKSON

On this, the 28th day of June, 2016, before me appeared Paul D. Sherman, Trustee of the Valley Oaks Trust, and acknowledged the foregoing to be his voluntary act and deed.

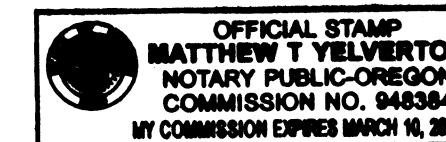
Notary Public - Oregon Matthew T. Yelverton
My Commission expires March 10, 2020



STATE OF OREGON } SS
COUNTY OF JACKSON

On this, the 28th day of June, 2016, before me appeared Pamella A. Sherman, Trustee of the Valley Oaks Trust, and acknowledged the foregoing to be her voluntary act and deed.

Notary Public - Oregon Matthew T. Yelverton
My Commission expires March 10, 2020





0 100'
Scale: 1 inch = 100 ft.

PARTITION PLAT No. P- 30 -2016

Minor Partition File No. 439-15-00071-SUB

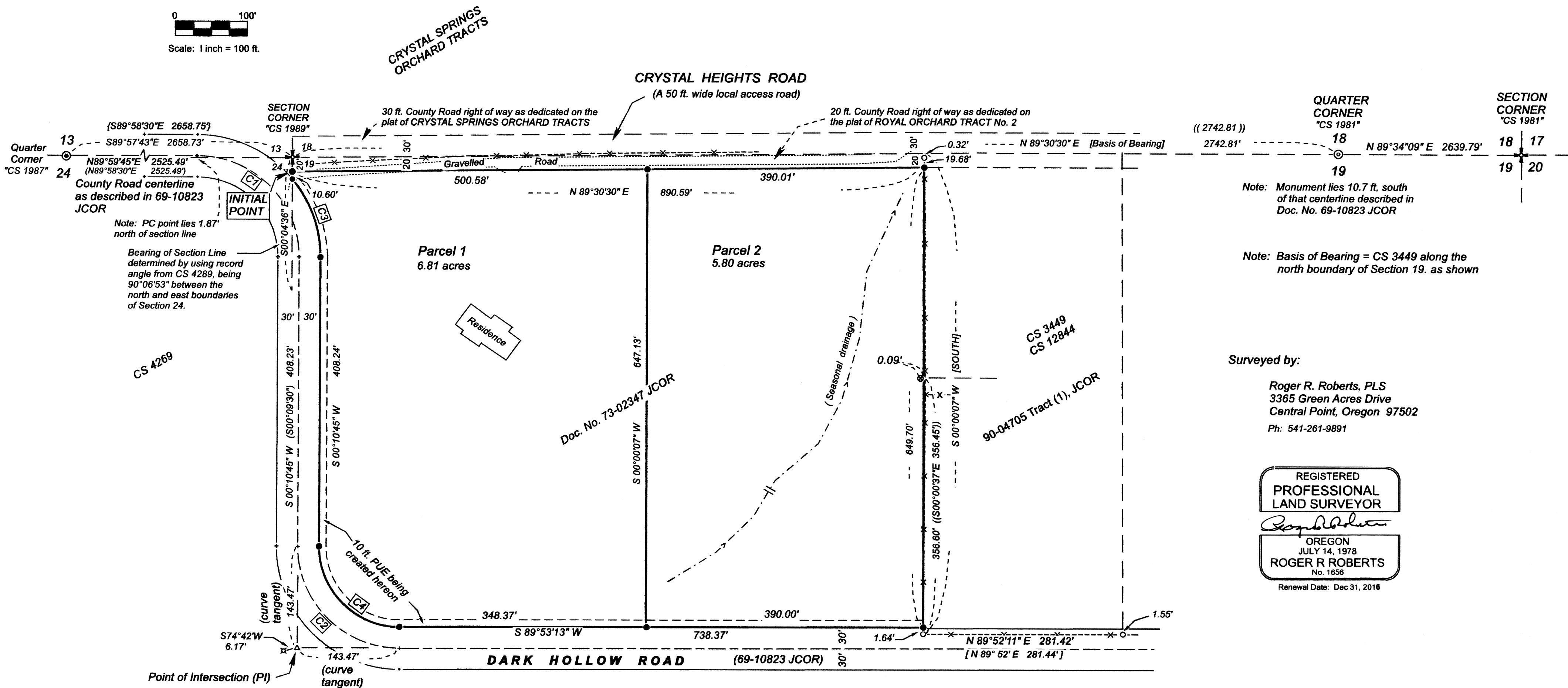
Located in

The NORTHWEST QUARTER OF SECTION 19,
TOWNSHIP 38 SOUTH, RANGE 1 WEST, W.M.
Jackson County, Oregon

Surveyed for:

Paul D. Sherman, Trustee
Pamella A. Sherman, Trustee
Valley Oaks Trust,
6457 Dark Hollow Road
Phoenix, Oregon 97535

May 12, 2016



Note: Monument lies 10.7 ft. south of that centerline described in Doc. No. 69-10823 JCOR

Note: Basis of Bearing = CS 3449 along the north boundary of Section 19. as shown

Surveyed by:
Roger R. Roberts, PLS
3365 Green Acres Drive
Central Point, Oregon 97502
Ph: 541-261-9891

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Roger R. Roberts

OREGON
JULY 14, 1978
ROGER R. ROBERTS
No. 1656
Renewal Date: Dec 31, 2016

CURVE DATA

CURVE	RADIUS	ARC	DELTA	CHORD BEARING & DIST	DEED RECORD
C1	143.24'	225.33'	90°07'54"	S44°56'19"E 202.80'	S44°54'30"E 202.81'
C2	143.24'	225.73'	90°17'30"	S44°58'01"E 203.09'	S44°59'15"E 203.09'
C3	173.24'	120.47'	39°50'30"	N19°47'21"W 118.05'	
C4	113.24'	178.45'	90°17'15"	N44°58'01"W 160.55'	

- LEGEND**
- = Set 5/8 inch x 24 inch rebar with orange plastic cap marked "R ROBERTS LS 1656"
 - ⊕ = Set 5/8 inch x 30 inch rebar with orange plastic cap marked "R ROBERTS LS 1656"
 - ⊙ = Found County Surveyor brass cap monument, flush with surface
 - ⊙ = Found lead cap in concrete, as marked by County Surveyor
 - = Found 5/8" dia. rebar monument, no cap, from CS 3449
 - ⊙ = Found 5/8" dia. rebar with yellow plastic cap marked "TEMPLIN LS 2359" from CS 12844
 - ⊗ = Found 1/2" rebar, 6 inches deep, road centerline point on PI point of intersection re: CS 3449
 - △ = Calculated position of county road centerline point of intersection of curve tangents
 - [] = Record information from CS 3449
 - { } = Record information from CS 4269
 - (()) = Record information from CS 12844
 - () = Record information from Doc. No. 69-10823, Jackson Co. Official Records
 - JCOR = Jackson County Official Records
 - PC = Point of Curve
 - CS = County Surveyor survey filing number
 - PUE = Public Utility Easement for public utilities, storm drainage, gas, water, electricity, telephone, cable television and sanitary sewer construction and maintenance.
 - x-x- = Fence line

RECEIVED
DATE 5/27/16
* FILED *
DATE 8/29/16 BY PB

This Survey Consists of:
2 sheet(s) Map
2 pages Narrative

JACKSON COUNTY
SURVEYOR

I certify that this is an exact duplicate of the original plat now recorded in the Office of the Jackson County Clerk

Roger R. Roberts
Surveyor