

LAND PARTITION SURVEY
PARTITION PLAT No. P-32-2016

APPROVAL:
File No. 439-15-00035-SUB

Examined and Approved this 2ND day of SEPTEMBER, 2016

KAM
Jackson County Planning Director

APPROVAL:

Examined and Approved this 26th day of August, 2016

Scott Ten
Jackson County Surveyor

Located in:
The S.W. 1/4 of Section 2,
Township 38 South, Range 2 West, W.M.,
Jackson County, Oregon

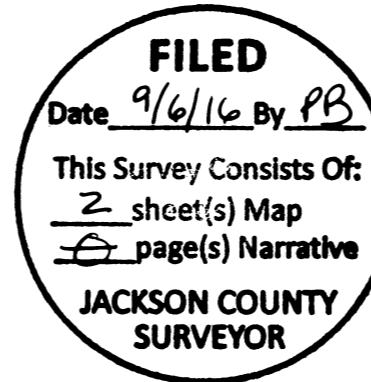
For:
Tanner & Mallory Fairrington
2822 Griffin Creek Rd.
Medford, Oregon 97501

SURVEYORS CERTIFICATE:

I, David M. Minneci, 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 Northeast corner of Donation Land Claim No. 46, Township 38 South, Range 2 West, Willamette Meridian, Jackson County, Oregon; thence, along the East line of said Claim which is also the center line of the County road (Griffin Creek Road), South 00°07'00" West 1984.50 feet (South 0°30' East 1985.08 per Doc. No. 2014-031780, Official Records of Jackson County, Oregon); thence, leaving said East line, North 89°50'50" West (record South 89°30' West) 26.00 feet to the North-east corner of the land described in Volume 339, Page 339 of the Deed Records of Jackson County and being the Southeast corner of that tract described in the aforesaid Doc. No. 2014-031780 for the INITIAL POINT OF BEGINNING; thence, along the boundary of said tract as follows: North 89°50'50" West (record South 89°30' West) 353.20 feet to the center line of Griffin Creek; thence, along said center line the following general courses: North 12°34'00" East 21.00 feet (record North 08°27' West 67.05 feet); thence North 36°37'00" West 148.00 feet (record North 43°34' West 62.60 feet); thence North 17°28'00" West 78.60 feet (record North 29°10' West 117.08 feet to the Southerly right-of-way line of Sundown Road; thence, along said Southerly line, South 89°53'00" East (record North 89°30' East) 460.94 feet to the Westerly right-of-way line of Griffin Creek Road; thence, along said Westerly line, South 00°07'00" West (record South 0°30' East) 214.27 feet to the Point of Beginning.

David M. Minneci
Surveyor



DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that Tanner Fairrington and Mallory Fairrington, 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.

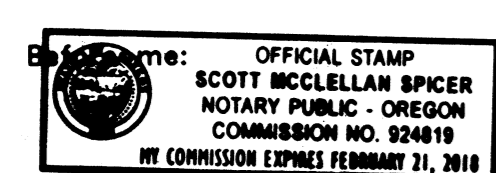
Tanner Fairrington and Mallory Fairrington, as tenants by the entirety

In witness hereof, signed this 25th day of August, 2016.

State of Oregon }
County of Jackson } ss.

Tanner Fairrington
Tanner Fairrington

The foregoing instrument was acknowledged before me this 25th day of August, 2016 by Tanner Fairrington, known to me as the person who executed the foregoing instrument as his voluntary act and deed.



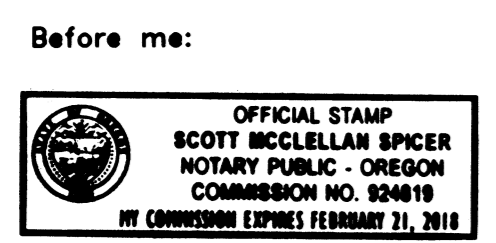
[Signature]
Notary

In witness hereof, signed this 25th day of August, 2016.

State of Oregon }
County of Jackson } ss.

Mallory Fairrington
Mallory Fairrington

The foregoing instrument was acknowledged before me this 25th day of August, 2016 by Mallory Fairrington, known to me as the person who executed the foregoing instrument as her voluntary act and deed.



[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. 2014-031780 as approved by the Jackson County Planning Department (File No. 439-15-00035-SUB)

PROCEDURE: The Southeast corner of the property being the Northeast corner of Volume 339, Page 339 was established at record distance from the East, Southeast corner of Donation Land Claim No. 46. The Northeast corner of Vol. 339, Pg. 339, clearly starts 26.00 feet West of the DLC line and runs "West parallel to the Southerly line of said Donation Land Claim". The call in Doc. No. 2014-031780 to run "South 0°30' East along the East line of said Donation Land Claim No. 46 . . . to the Northeast corner of Volume 339, Page 339" is obviously in error. Survey No. 6942 accurately depicts this Volume and Page. Why Survey No. 585 shows the Southeast corner of the property to be 20' from the DLC line and then runs the South line perpendicular to the DLC line, I do not know. I just disagree with Mr. Clabby's interpretation and methodology. To establish the Westerly line, I took measurements of the creek centerline as reasonably as possible and found it to be different than the centerline as shown on Survey No. 585 in 1953. As there didn't appear to be any sudden, catastrophic change in the creek's course, I determined the change was due to accretion and the boundary will reflect the present creek course. In the absence of finding any original monuments, I held the Northerly line perpendicular to the DLC line as the dedication of Sundown Road on the Sundown Subdivision plat shows. As I believe it was intended, I held the Easterly line parallel with and 26.00 feet Westerly of the East line of the Donation Land Claim. It should be noted that a coordinated search was made for existing monuments from Surveys No. 585, 6942 and SUNDOWN SUBDIVISION with no positive result.

Equipment used: Trimble S6 Robotic instrument.

RECORDING

Filed for record this the 06 day of September, 2016 at 11:16 o'clock, A.M., and recorded as Partition Plat No. P-32-2016 in "Record of Partition Plats" in Jackson County, Oregon. Index Volume 27, Page 32.

Christina D. Waudler County Clerk
Kathy Barbour Cluff Deputy

Filed in the Office of the Jackson County Surveyor as No. 22062.

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of September 6, 2016.

[Signature] Deputy Assessor Date 9/6/16
Patricia Miller Deputy Tax Collector Date 9-6-16

TITLE EXCEPTION NOTES:

- 1.) The premises herein described are within and subject to the statutory powers of the Rogue Valley Sewer Services.
- 2.) These premises are situated in the Talent Irrigation District, and subject to the levies and assessments thereof, water and irrigation rights, easements for ditches and canals and regulations concerning the same.
- 3.) Rights of the public and of government bodies in and to that portion of the premises herein described lying below the high water mark of Griffin Creek.
- 4.) Any adverse claim based upon the assertion that some portion of said land has been removed from or brought within the boundaries thereof by an avulsive movement of the Griffin Creek or has been formed by the process of accretion or reliction or has been created by artificial means or has accreted to such portion so created.
- 5.) The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads of highways.
- 6.) An easement for irrigation ditch reserved in Vol. 151, Page 242, D.R. (Specific location not given)
- 7.) Right of way easement for transmission and distribution of electricity and for other purposes in favor of the California Oregon Power Company in Vol. 269, Page 242, D.R. (Specific location not given)
- 8.) Restrictions as to keeping siphons on premises open per Vol. 339, Page 339, D.R.
- 9.) Easement for Utility installation and maintenance and irrigation purposes per Vol. 383, Page 267, Deed Records. (Specific location not given)



David M. Minneci
OREGON
JULY 26, 1998
DAVID M. MINNECI
2349

EXPIRES 12/31/16

I certify this plat to be an exact photocopy of the original.
David M. Minneci
SURVEYOR

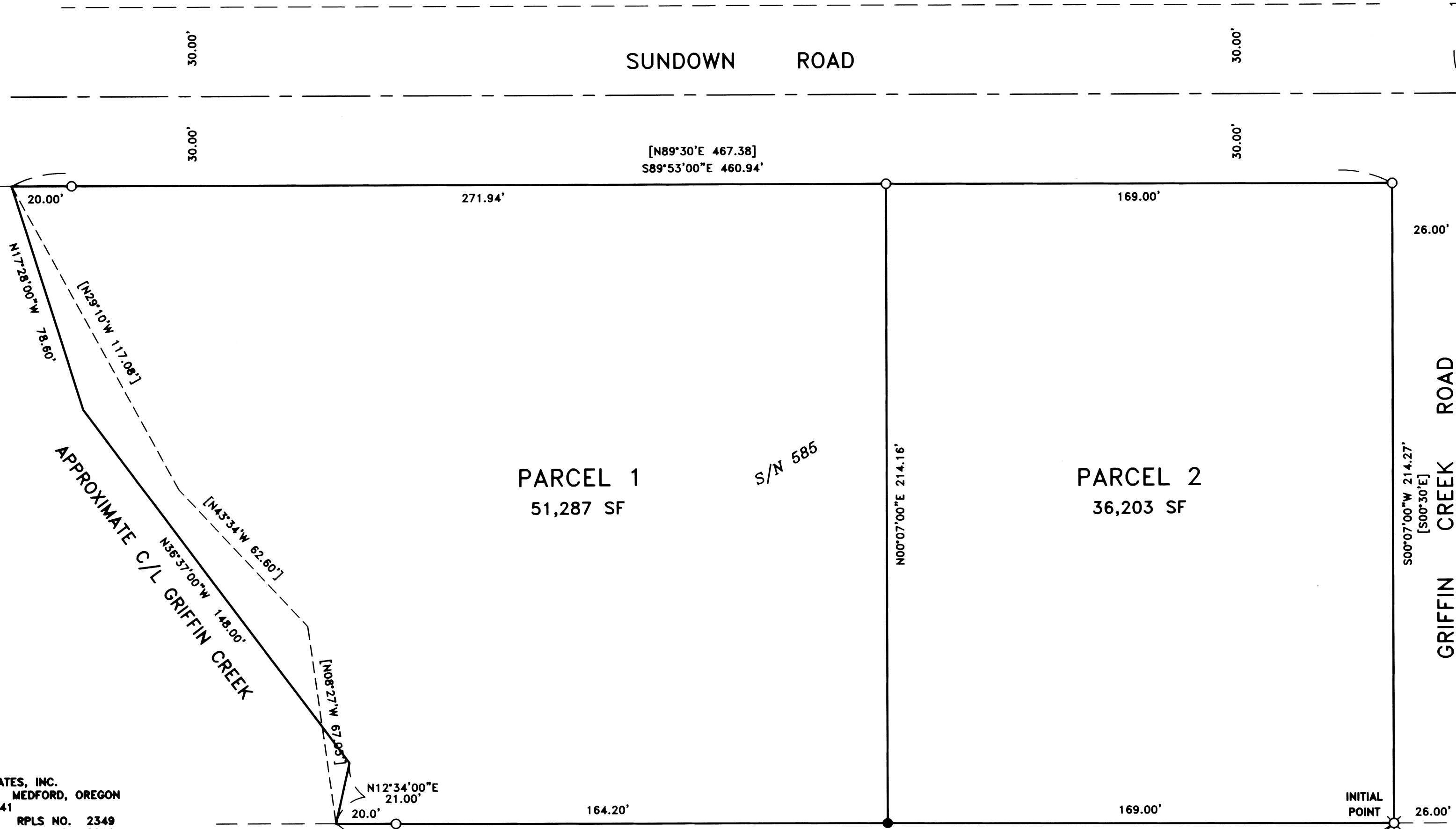
LAND PARTITION SURVEY

PARTITION PLAT No. P-32-2016

Located in:
The S.W. 1/4 of Section 2,
Township 38 South, Range 2 West, W.M.,
Jackson County, Oregon

FILED
Date 9/6/16 By PB
This Survey Consists Of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

FOUND BRASS DISC
4" DEEP STAMPED
JACKSON COUNTY 1984
T38S R2W
D.L.C.



HOFFBUHR & ASSOCIATES, INC.
880 GOLF VIEW DR. STE. 201 MEDFORD, OREGON
(541) 779-4641
BY: DAVID M. MINNECI RPLS NO. 2349
SCALE: 1 INCH = 30' MAY 24, 2016
BASIS OF BEARING: SURVEY NUMBER 6942
(DLC LINE)

- = SET 5/8" x 24" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2349".
- ⊗ = SET 5/8" x 30" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2349".
- = SET LEAD PLUG WITH TACK AND METAL WASHER STAMPED "LS 2349".
- ⊙ = FOUND BRASS DISC AS NOTED.
- [] = RECORD PER DOC. NO. 2014-031780 & S/N 585.
- S/N = SURVEY NUMBER

REGISTERED
PROFESSIONAL
LAND SURVEYOR
David M. Minnici
OREGON
JULY 26, 1989
DAVID M. MINNECI
2349
EXPIRES 12/31/16

I certify this plat to be an exact
photocopy of the original.
David M. Minnici
SURVEYOR

Northeast Corner Volume 339,
Page 339, Deed Records of
Jackson County, Oregon.

ESE CORNER
D.L.C. NO. 46

FOUND BRASS DISC STAMPED
T38S R2W
CS
1997