

PARTITION PLAT NO. P-35-2016

LOCATED IN
THE NORTHWEST 1/4 OF SECTION 17
TOWNSHIP 35 SOUTH, RANGE 4 WEST,
WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON
FOR

Terry and Tamara Shores
2585 Queens Branch Road
Rogue River, Oregon 97537

**** RECEIVED ****
DATE 7-23-16 BY JH
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

Surveyor's Certificate

I, Sean P. Metzger, 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 shown hereon, this plat being a correct representation of the same, and the following is an accurate description of the exterior boundary lines:

The Northwest Quarter of the Northwest Quarter of Section 17, Township 35 South, Range 4 West of the Willamette Meridian, Jackson County, Oregon

SPM
Sean P. Metzger, PLS 82769

Declaration:

KNOW ALL MEN BY THESE PRESENTS, that Terry D. and Tamara K. Shores, are the owners in fee of the lands shown on this Partition Plat, more particularly described in the Surveyor's Certificate, and has caused the same to be partitioned and platted into two parcels as shown hereon, and does hereby dedicate to the public that area shown on sheet 2 labeled Public Utility Easement (PUE).

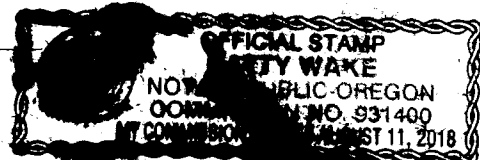
Terry D. Shores
Terry D. Shores
Tamara K. Shores
Tamara K. Shores

State of Oregon)
ss
County of Jackson)

Personally appeared before me the above named Terry D. Shores on this the 14 day of Sept., 2016 and acknowledged the foregoing instrument to be his voluntary act and deed.

(Signature) Patty Wake
(Printed Name) Patty Wake

Notary Public - Oregon Commission No. 931400
My Commission Expires: August 11, 2018

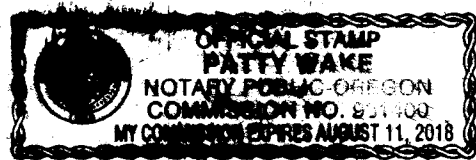


State of Oregon)
ss
County of Jackson)

Personally appeared before me the above named Tamara K. Shores on this the 14 day of Sept., 2016 and acknowledged the foregoing instrument to be her voluntary act and deed.

(Signature) Patty Wake
(Printed Name) Patty Wake

Notary Public - Oregon Commission No. 931400
My Commission Expires: August 11, 2018



I, Sean P. Metzger, do hereby certify that this is an exact copy of the original.

SPM

SURVEY NARRATIVE TO COMPLY WITH O.R.S 209.250

SURVEY FOR: Terry Shores, 2585 Queens Branch Road
Rogue River, Oregon 97537

DATE FINAL MONUMENT SET: August 8, 2016

BASIS OF BEARING: Per Survey Number 6860, as filed in the County Surveyor's Office, Jackson County, Oregon

PURPOSE OF SURVEY: To partition the property described in the Surveyor's Certificate and divide said property into two parcels as tentatively approved by planning action File Number SUB 2012-00014

PROCEDURE USED DURING SURVEY: This survey began with a diligent search of available records including-

- Filed Survey Numbers 6860 and 11936
- The blm master plat and historical index of Township 35 South, Range 4 West
- County, blm and forest service reestablishment notes of government corners (GCDB)
- GCDB coordinates provided by the blm
- Clients current deed 1997-44385 and deeds for surrounding properties

Upon completion of research, an analysis of client's deed compared to adjacent surrounding deed descriptions for possible title problems was completed with no found apparent evidence of any gaps, overlaps, or junior/senior rights issues.

After a comparison of deeds, surveys and reestablishment notes, it was determined that the Northwest corner and North 1/4 corner of section 17 were re-established in 1937 and again in 1982 by the County Surveyor, the West 1/16 corner common to sections 8 and 17 was set in 1937 by the County Surveyor by an unknown method per information available at time of initial research.

All researched data was then used to perform the preliminary analysis and calculations needed for the field search and recovery of controlling corners of section 17 needed for completing partition. During monument recovery the West 1/16 was not found. Per request the County Surveyor reset the West 1/16 in August of 2016. The controlling corners as shown hereon were measured and accepted in their location as the best available evidence of each corner location.

Per said tentative approval the boundaries of Parcel 1 were calculated as shown here-on, and monumented accordingly.

All found monuments were measured via static GPS observations, redundant RTK measurements and/or closed loop traverse.

Exceptions and Easements per Public Record Report-Not Shown

- Easement, including terms and provisions contained therein:
Recording Information: October 30, 1951 as Volume 358, Page 420
In Favor of: California Oregon Power Company
For: Transmission and distribution of electricity
Affects: None Given
- Right of way, including terms and conditions contained therein:
Granted to: Pacific Telephone and Telegraph Company
Recording Information: October 30, 1951 as Volume 358, Page 420
- Easement, including terms and provisions contained therein:
Recording Information: December 07, 1982 as Document No. 82-17628
In Favor of: Pacific Power and Light Company
For: Transmission and distribution of electricity
Affects: None Given

Approvals:

Examined and Approved by the Jackson County Development Services
this 21st day of SEPTEMBER, 2016
Planning File Number: SUB2012-00014

K.A. M... ..
County Planner

Examined and approved this 15th day of September 2016

Scott B...
Jackson County Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of this 23rd day of Sept, 2016

Walter Walker deputy 9.23.16
Tax Collector Date

Examined and approved as required by O.R.S. 92.100 this 23rd day of Sept., 2016

Walter Walker Deputy 9/23/16
Assessor Date

Recorder:

Filed for record this 23rd day of September, 2016 at 11:10 o'clock A.M. and recorded as Partition Plat Number P-35-2016 in Record of Partition Plats in Jackson County, Oregon. Index Volume 87 Page 35

Christina D. Walker
County Clerk
Walter Walker Deputy

Filed in the Office of the Jackson County Surveyor as Survey Number _____

REGISTERED
PROFESSIONAL
LAND SURVEYOR

SPM

OREGON
JUNE 8, 2009
SEAN P. METZGER
No. 82769

RENEWS: 12/31/2016

PREPARED BY: METZGER LAND SURVEYING, LLC
P.O. BOX 3521
CENTRAL POINT, OR 97502
PHONE: 541-727-2749

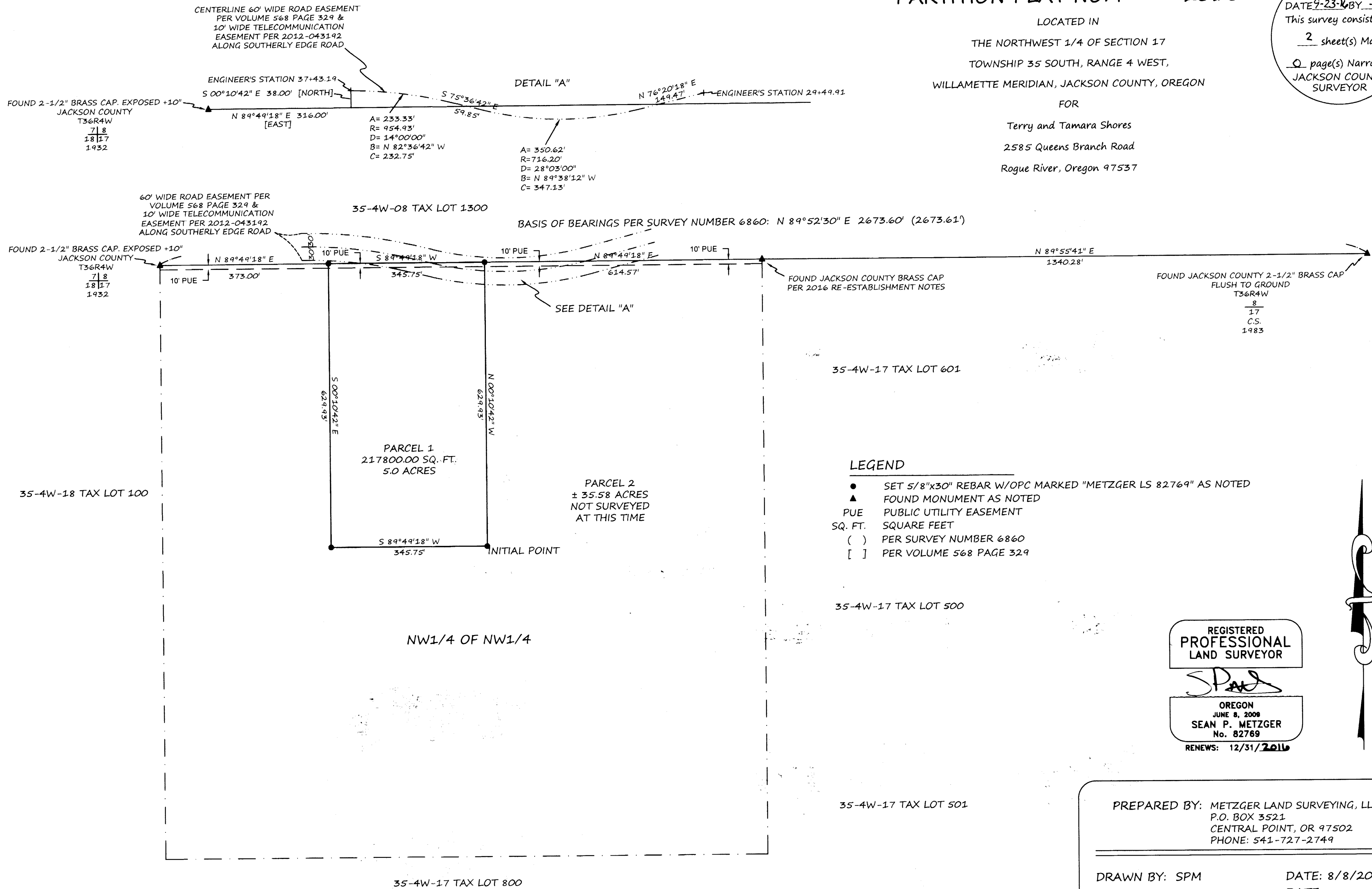
DRAWN BY: SPM DATE: 8/8/2016
CHECKED BY:

SURVEY FOR: TERRY SHORES
2585 QUEENS BRANCH ROAD, ROGUE RIVER, OREGON 97537

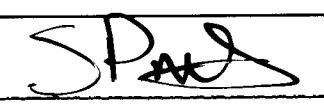
PARTITION PLAT NO. P-35-2016

LOCATED IN
 THE NORTHWEST 1/4 OF SECTION 17
 TOWNSHIP 35 SOUTH, RANGE 4 WEST,
 WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON
 FOR
 Terry and Tamara Shores
 2585 Queens Branch Road
 Rogue River, Oregon 97537

**** RECEIVED ****
 DATE 9-23-16 BY JH
 This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
 JACKSON COUNTY
 SURVEYOR



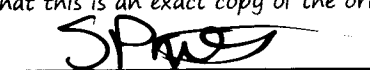
- LEGEND**
- SET 5/8"X30" REBAR W/OPC MARKED "METZGER LS 82769" AS NOTED
 - ▲ FOUND MONUMENT AS NOTED
 - PUE PUBLIC UTILITY EASEMENT
 - SQ. FT. SQUARE FEET
 - () PER SURVEY NUMBER 6860
 - [] PER VOLUME 568 PAGE 329

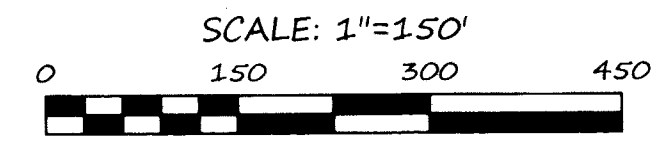
REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

 OREGON
 JUNE 8, 2009
 SEAN P. METZGER
 No. 82769
 RENEWS: 12/31/2016

PREPARED BY: METZGER LAND SURVEYING, LLC
 P.O. BOX 3521
 CENTRAL POINT, OR 97502
 PHONE: 541-727-2749

DRAWN BY: SPM
 CHECKED BY: DATE: 8/8/2016
 DATE:

SURVEY FOR: TERRY SHORES
 2585 QUEENS BRANCH ROAD, ROGUE RIVER, OREGON 97537

I, Sean P. Metzger, do hereby certify
 that this is an exact copy of the original.




35-4W-17 TAX LOT 700

SHEET 2 OF 2