

PARTITION PLAT NO. P- 46 -2016

LOCATED IN
W. 1/2 SEC. 5 AND E. 1/2 SEC. 6, T 35 S, R 3W, W.M.
JACKSON COUNTY, OREGON
SEPTEMBER 10, 2016

FILE: 439-16-00007-SUB
M49 E130975A

SURVEYOR'S CERTIFICATE:

I RAYMOND W. WYTCHERLEY, OREGON PROFESSIONAL LAND SURVEYOR NO. 2724 HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE PARTITION DESIGNATED AND REPRESENTED ON THIS PARTITION PLAT. THE BOUNDARIES BEING DESCRIBED AS FOLLOWS:
BEGINNING AT THE INITIAL POINT, THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 35 SOUTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON: THENCE N 89°56'16" E ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER A DISTANCE OF 1185.00 FEET; THENCE LEAVING SAID NORTH LINE S 52°31'00" E, 183.33 FEET; TO THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 5; THENCE S 00°03'55" E ALONG SAID LINE, 843.60 FEET MORE OR LESS TO EAST EVANS CREEK; THENCE WESTERLY ALONG EAST EVANS CREEK TO THE WEST LINE OF SAID SECTION 5; THENCE N 00°06'34" E ALONG SAID WEST LINE 1311.96 FEET MORE OR LESS TO THE POINT OF BEGINNING.

Raymond Wytcherley
RAYMOND W. WYTCHERLEY P.L.S. 2724

CREEK ACCESS AND RECREATIONAL EASEMENT LIMITATIONS

OWNER OF PARCEL 3 HEREINAFTER CALLED FIRST PARTY AND OWNER OF PARCEL 1 OR 2 HEREINAFTER CALLED SECOND PARTY. SECOND PARTY MAY CONSTRUCT A TRAIL TO THE CREEK SUFFICIENT FOR AN ATV, AND MAKE A PICNIC AREA. (ANY CUTTING OF TREES OR LAND MOVEMENT MUST BE APPROVED IN WRITING BY FIRST PARTY. FIRST PARTY DOES NOT OWN THE SOUTH SIDE OF THE CREEK. BY USE OF THIS EASEMENT THE SECOND PARTY AGREES TO HOLD THE FIRST PARTY HARMLESS FROM ANY AND ALL CLAIMS BY THIRD PARTIES. SECOND PARTY IS RESPONSIBLE TO OBEY COUNTY AND STATE LAND USE LAWS.

APPROVALS:

APPROVED BY THE UNDERSIGNED:

Scott J. ... THIS 27th DAY OF December, 2016
JACKSON COUNTY SURVEYOR

Hammond THIS 27th DAY OF DECEMBER, 2016
JACKSON COUNTY DEVELOPMENT SERVICES DIRECTOR

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS PROVIDED BY O.R.S. 92.095

HAVE BEEN PAID THIS 28th DAY OF December, 2016

Deputy TAX COLLECTOR DATE 12/28/2016

Agent ASSESSOR OR DEPUTY DATE 12/28/2016

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS THAT DEWEY M. BAGLEY AND JULIA LEE BAGLEY HUSBAND AND WIFE ARE THE OWNERS OF THE PROPERTIES DESCRIBED IN THE SURVEYORS CERTIFICATE (DOCUMENT NO. 2016-014389 AND 72-12362). WE HAVE CAUSED THE SAME TO BE PARTITIONED AND SURVEYED INTO PARCELS AS SHOWN ON THIS PLAT, AND HEREBY CREATE THE 30 FEET WIDE INGRESS - EGRESS EASEMENT WITH ADDITIONAL EASEMENT FOR HAMMERHEAD TURNAROUND AND THE CREEK ACCESS/ RECREATIONAL EASEMENT FOR PARCELS 1 AND 2 AS SHOWN ON THE PLAT.

Dewey M Bagley
DEWEY M. BAGLEY
Julia Lee Bagley
JULIA LEE BAGLEY

STATE OF OREGON, COUNTY OF JACKSON) S.S.

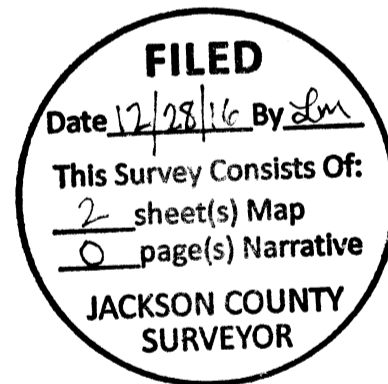
THIS IS TO CERTIFY THAT ON THIS 23rd DAY OF December 2016 BEFORE ME PERSONALLY APPEARED DEWEY M. BAGLEY AND JULIA LEE BAGLEY, KNOWN TO ME TO BE THE IDENTICAL PERSONS DESCRIBED IN AND WHO EXECUTED THE ABOVE DECLARATION. THEY ACKNOWLEDGE THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

Beverley J. Denison
NOTARY PUBLIC FOR OREGON (PRINTED NAME)

Beverley J. Denison
NOTARY PUBLIC FOR OREGON (SIGNATURE)

480315
COMMISSION NUMBER

MY COMMISSION EXPIRES ON THE 24th DAY OF August, 2017.



PLOTTED BY A HP DESIGNJET 500 ON MILANO # JPC-4M2 POLYESTER FILM WITH HP CARTRIDGE # 4844A.

I HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT
Raymond Wytcherley
RAYMOND W. WYTCHERLEY, LS 2724

AGREEMENTS, EASEMENTS, AND RIGHT OF WAYS, OF JACKSON COUNTY OFFICIAL RECORDS PER SEPTEMBER 6, 2016 SUBDIVISION GUARANTEE, FIRST AMERICAN TITLE COMPANY NOT SHOWN BY LOCATION OR SPECIFICS.

1) VOLUME 450, PAGE 249, SUBJECT TO "ALL MINING AND MINERAL RIGHT LOCATIONS."

RECORDING:

I HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECEIVED FOR RECORDING

ON THIS 28th DAY OF December, 2016 AT 12:45 O'CLOCK P. M

AND RECORDED AS PARTITION PLAT NO. P-46-2016 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY OREGON.

INDEX VOLUME 27, PAGE 46

Christina D. Walker
COUNTY CLERK

Sonya J. Morgan
DEPUTY

COUNTY SURVEYOR FILE NO. 22151

REGISTERED PROFESSIONAL LAND SURVEYOR

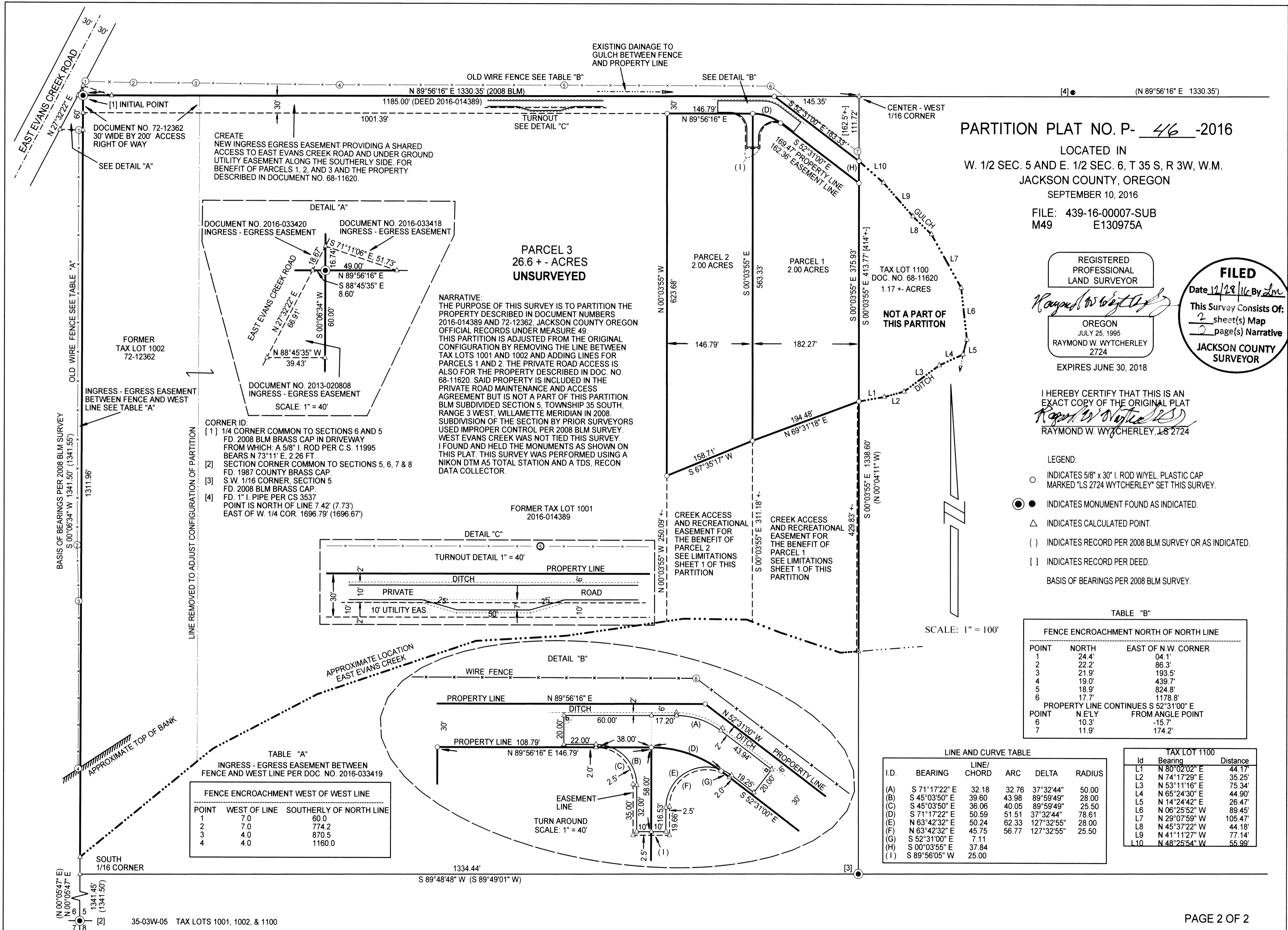
Raymond Wytcherley

OREGON JULY 25, 1995 RAYMOND W. WYTCHERLEY 2724

EXPIRES JUNE 30, 2018

SURVEYED FOR: DEWEY M. BAGLEY AND JULIA LEE BAGLEY 12974 E. EVANS CREEK RD. ROGUE RIVER, OR 97537

SURVEYED BY: RAYMOND WYTCHERLEY WYTCHERLEY SURVEYING P.O. BOX 888 GLENDALE, OR 97442 541-660-2648



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 JACKSON COUNTY, OREGON
 SEPTEMBER 10, 2016
 FILE: 439-16-00007-SUB
 M49 E130975A

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
 OREGON
 JULY 25, 1995
 RAYMOND W. WYTCHERLEY
 2724
 EXPIRES JUNE 30, 2018

FILED
 Date 12/28/16 By *lm*
 This Survey Consists Of:
 2 sheet(s) Map
 2 page(s) Narrative
**JACKSON COUNTY
 SURVEYOR**

I HEREBY CERTIFY THAT THIS IS AN
 EXACT COPY OF THE ORIGINAL PLAT
Raymond W. Wytcherley
 RAYMOND W. WYTCHERLEY, LS 2724

- LEGEND:
- INDICATES 5/8" x 30" I. ROD W/ YEL. PLASTIC CAP MARKED "LS 2724 WYTCHERLEY" SET THIS SURVEY.
 - INDICATES MONUMENT FOUND AS INDICATED.
 - △ INDICATES CALCULATED POINT.
 - () INDICATES RECORD PER 2008 BLM SURVEY OR AS INDICATED.
 - [] INDICATES RECORD PER DEED.

TABLE "B"
 FENCE ENCROACHMENT NORTH OF NORTH LINE

POINT	NORTH	EAST OF N.W. CORNER
1	24.4'	04.1'
2	22.2'	86.3'
3	21.9'	193.5'
4	19.0'	439.7'
5	18.9'	824.8'
6	17.7'	1178.8'

PROPERTY LINE CONTINUES S 52°31'00" E FROM ANGLE POINT

POINT	N.E.LY	FROM ANGLE POINT
6	10.3'	-15.7'
7	11.9'	174.2'

LINE AND CURVE TABLE

I.D.	BEARING	LINE/ CHORD	ARC	DELTA	RADIUS
(A)	S 71°17'22" E	32.18	32.76	37°32'44"	50.00
(B)	S 45°03'50" E	39.60	43.98	89°59'49"	28.00
(C)	S 45°03'50" E	36.06	40.05	89°59'49"	25.50
(D)	S 71°17'22" E	50.59	51.51	37°32'44"	78.61
(E)	N 63°42'32" E	50.24	62.33	127°32'55"	28.00
(F)	N 63°42'32" E	45.75	56.77	127°32'55"	25.50
(G)	S 52°31'00" E	7.11			
(H)	S 00°03'55" E	37.84			
(I)	S 89°56'05" W	25.00			

TAX LOT 1100

Id	Bearing	Distance
L1	N 80°02'02" E	44.17
L2	N 74°17'29" E	35.25
L3	N 53°11'16" E	75.34
L4	N 65°24'30" E	44.90
L5	N 14°24'42" E	26.47
L6	N 06°25'52" W	89.45
L7	N 29°07'59" W	105.47
L8	N 45°37'22" W	44.18
L9	N 41°11'27" W	77.14
L10	N 48°25'54" W	55.99

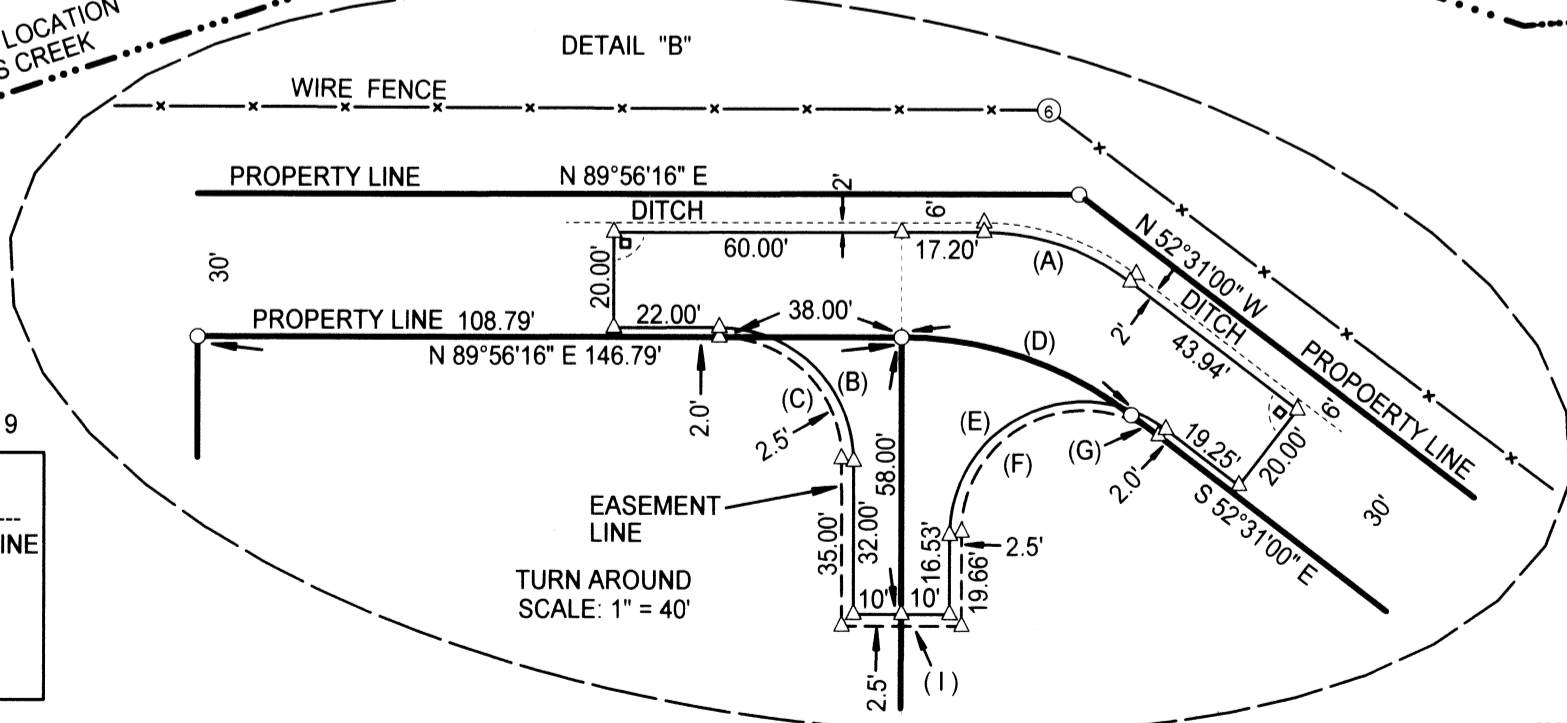
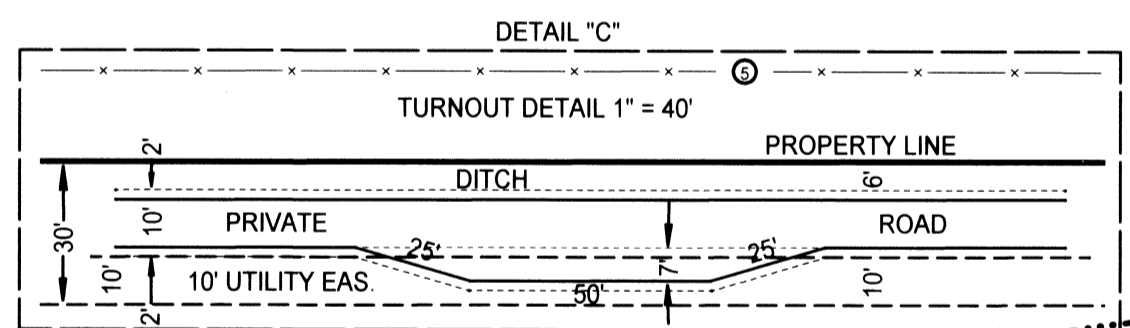
TABLE "A"
 INGRESS - EGRESS EASEMENT BETWEEN FENCE AND WEST LINE PER DOC. NO. 2016-033419

POINT	WEST OF LINE	SOUTHERLY OF NORTH LINE
1	7.0	60.0
2	7.0	774.2
3	4.0	870.5
4	4.0	1160.0

**PARCEL 3
 26.6 +- ACRES
 UNSURVEYED**

NARRATIVE:
 THE PURPOSE OF THIS SURVEY IS TO PARTITION THE PROPERTY DESCRIBED IN DOCUMENT NUMBERS 2016-014389 AND 72-12362, JACKSON COUNTY OREGON OFFICIAL RECORDS UNDER MEASURE 49. THIS PARTITION IS ADJUSTED FROM THE ORIGINAL CONFIGURATION BY REMOVING THE LINE BETWEEN TAX LOTS 1001 AND 1002 AND ADDING LINES FOR PARCELS 1 AND 2. THE PRIVATE ROAD ACCESS IS ALSO FOR THE PROPERTY DESCRIBED IN DOC. NO. 68-11620. SAID PROPERTY IS INCLUDED IN THE PRIVATE ROAD MAINTENANCE AND ACCESS AGREEMENT BUT IS NOT A PART OF THIS PARTITION. BLM SUBDIVIDED SECTION 5, TOWNSHIP 35 SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN IN 2008. SUBDIVISION OF THE SECTION BY PRIOR SURVEYORS USED IMPROPER CONTROL PER 2008 BLM SURVEY. WEST EVANS CREEK WAS NOT TIED THIS SURVEY. I FOUND AND HELD THE MONUMENTS AS SHOWN ON THIS PLAT. THIS SURVEY WAS PERFORMED USING A NIKON DTM A5 TOTAL STATION AND A TDS, RECON DATA COLLECTOR.

- CORNER ID:
- [1] 1/4 CORNER COMMON TO SECTIONS 6 AND 5 FD. 2008 BLM BRASS CAP IN DRIVEWAY FROM WHICH: A 5/8" I. ROD PER C.S. 11995 BEARS N 73°11' E, 2.26 FT.
 - [2] SECTION CORNER COMMON TO SECTIONS 5, 6, 7 & 8 FD. 1987 COUNTY BRASS CAP. S.W. 1/16 CORNER, SECTION 5
 - [3] S.W. 1/16 CORNER, SECTION 5 FD. 2008 BLM BRASS CAP.
 - [4] FD. 1" I. PIPE PER CS 3537 POINT IS NORTH OF LINE 7.42' (7.73') EAST OF W. 1/4 COR. 1696.79' (1696.67')



FENCE ENCROACHMENT WEST OF WEST LINE

POINT	WEST OF LINE	SOUTHERLY OF NORTH LINE
1	7.0	60.0
2	7.0	774.2
3	4.0	870.5
4	4.0	1160.0