

APPROVALS:

KAMMANN 4/5/17  
JACKSON COUNTY PLANNING DEPARTMENT DATE  
FILE # 439-15-00061-SUB / LAND PARTITION

EXAMINED AND APPROVED THIS 5<sup>th</sup> DAY OF December, 2016  
[Signature]  
JACKSON COUNTY SURVEYOR

PARTITION PLAT NO. P - 11 - 2016<sup>7</sup>

LYING SITUATE WITHIN  
NORTHWEST QUARTER OF SECTION 20  
TOWNSHIP 36 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN  
CITY OF WHITE CITY, JACKSON COUNTY, OREGON

FOR  
V.R., INC.  
4150 South Pacific Highway  
Phoenix, Oregon, 97535

RECORDING:

FILED FOR RECORD THIS 18<sup>th</sup> DAY OF April, 2017 AT  
2:47 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT NO. P-11-2016<sup>7</sup>  
OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON,  
INDEX VOLUME 28, PAGE 11.

Christine D. Walker Jean Shingo  
COUNTY CLERK DEPUTY

COUNTY SURVEYOR FILE NO. 22225

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT I, MICHAEL C. CARDON, TRUSTEE OF THE CARDON FAMILY TRUST DATED APRIL 30, 2003, AS TENANTS BY THE ENTIRETY, ARE THE OWNERS OF THE LANDS HEREON DESCRIBED, AND HAVE PARTITIONED THE SAME INTO PARCELS SHOWN HEREON, AND THAT THE SIZE OF THE PARCELS AND THE LENGTHS OF ALL LINES ARE PLAINLY SET FORTH AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE PARTITION. WE HEREBY CREATE BY THIS PLAT, THE SHARED 25.00 FOOT WIDE PRIVATE ROAD EASEMENT, OVER AND ACROSS PARCEL 2 FOR THE BENEFIT OF PARCEL 1, AS SHOWN HEREON.

Michael C. Cardon  
MICHAEL C. CARDON  
TRUSTEE

SURVEYOR'S CERTIFICATE

I, SHAWN KAMPMANN, DULY REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH THE PROPER MONUMENTS AS PROVIDED BY LAW, THE TRACT OF LAND HEREON SHOWN, THIS SAID PLAT BEING A CORRECT REPRESENTATION OF THE SAME, AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES.

PARCEL 2 OF PARTITION PLAT NO. P-17-2011, RECORDED AUGUST 10, 2011 IN VOLUME 22, PAGE 17 OF THE PLAT RECORDS IN JACKSON COUNTY, OREGON, AND FILED AS SURVEY NO. 20920 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, BEING MORE PARTICULARLY DESCRIBED AND BOUNDED AS FOLLOWS, TO WIT:

BEGINNING AT A 5/8 INCH IRON PIN AT THE SOUTHWEST CORNER OF PARCEL 2, PARTITION PLAT NO. P-17-2011, RECORDED AUGUST 10, 2011 IN VOLUME 22, PAGE 17 OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON, AND FILED AS SURVEY NO. 20920 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR; THENCE NORTH 20°45'34" EAST, ALONG THE SOUTHEASTERLY LINE OF CRATER LAKE HIGHWAY 62, A DISTANCE OF 250.72 FEET TO THE NORTHWEST CORNER THEREOF, FROM WHICH A 5/8 INCH IRON PIN BEARS NORTH 89°48'00" WEST, 0.15 FEET; THENCE SOUTH 89°48'00" EAST, 97.00 FEET TO A 5/8 INCH IRON PIN AT THE NORTHEAST CORNER THEREOF; THENCE SOUTH 00°12'00" WEST, 234.75 FEET TO A 5/8 INCH IRON PIN AT THE SOUTHEAST CORNER THEREOF; THENCE NORTH 89°48'00" WEST, ALONG THE NORTH LINE OF AVENUE "A", A DISTANCE OF 185.05 FEET TO THE INITIAL POINT OF BEGINNING.

SURVEY NARRATIVE  
TO COMPLY WITH O.R.S. 209.250

PURPOSE: TO SURVEY A LAND PARTITION OF THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 2011-024539 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 36 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, CITY OF WHITE CITY, JACKSON COUNTY, OREGON.

PROCEDURE: THIS PARTITION SURVEY WAS ORIGINALLY SURVEYED AND MONUMENTED IN FEBRUARY, 2014, BUT WAS POSTPONED FROM RECORDING AT THE TIME BY THE CLIENT AND CONVERTED TO A MAP OF SURVEY THAT WAS FILED AS SURVEY NO. 21433, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR ON MARCH 11, 2014. AT THIS TIME THE CLIENT IS READY TO PROCEED WITH THIS PROJECT BUT NO MONUMENTS WERE SET BY THIS SURVEY, AS THEY WERE PREVIOUSLY ESTABLISHED AS DENOTED ON SAID SURVEY NO. 21433.

ACKNOWLEDGEMENT

STATE OF CALIFORNIA )  
LOS ANGELES COUNTY )SS

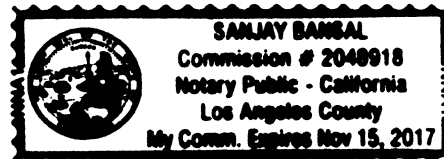
PERSONALLY APPEARED THE ABOVE NAMED MICHAEL C. CARDON, ON THIS 21 DAY OF JUNE, 2016 AND ACKNOWLEDGED THE FORGOING TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE [Signature]

NOTARY PUBLIC - OREGON

COMMISSION NO. 2048918

MY COMMISSION EXPIRES 11/15/2017



SURVEY NOTES:

THE FOLLOWING ENCUMBRANCES ON THE LAND, ARE EITHER BLANKET IN NATURE, OR OTHERWISE INSUFFICIENTLY DESCRIBED, AND THEREFORE ARE NOT SHOWN GRAPHICALLY ON THIS PLAT.

- 1 EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, RECORDED WITHIN VOLUME 417, PAGE 180, OF THE DEED RECORDS IN JACKSON COUNTY, OREGON.
- 2 ACCESS EASEMENT RECORDED WITHIN INSTRUMENT NO. 2011-035580 OF THE OFFICIAL RECORDS IN JACKSON COUNTY, OREGON.
- 3 LIMITED ACCESS PROVISIONS, RECORDED WITHIN VOLUME 588, PAGE 377, OF THE DEED RECORDS IN JACKSON COUNTY, OREGON.

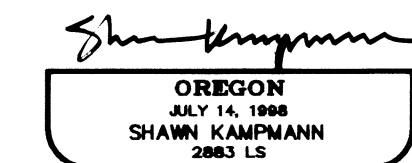
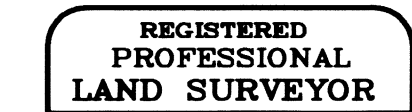
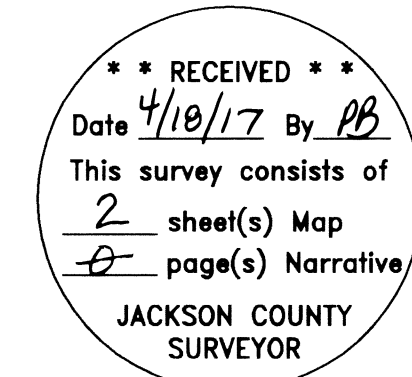
I HEREBY CERTIFY THAT THIS PLAT IS AN EXACT COPY OF THE ORIGINAL.

Shawn Kampmann  
SURVEYOR

TAX STATEMENT APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF April 18<sup>th</sup>, 2017

[Signature] Deputy 4/18/17  
TAX COLLECTOR DATE  
[Signature] AGENT 4/18/17  
ASSESSOR DATE



RENEWAL DATE: 6/30/2017

SURVEYED BY:  
POLARIS LAND SURVEYING LLC  
P.O. BOX 459  
ASHLAND, OREGON 97520  
(541) 482-5009

DATE: JANUARY 8, 2016  
PROJECT NO. 769-13

# PARTITION PLAT NO. P-11-2017

LYING SITUATE WITHIN

NORTHWEST QUARTER OF SECTION 20  
TOWNSHIP 36 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN  
CITY OF WHITE CITY, JACKSON COUNTY, OREGON

FOR

**V.R., INC.**

4150 South Pacific Highway  
Phoenix, Oregon, 97535

## LEGEND

- ▽ 3" BRASS CAP IN CONCRETE FLUSH WITH ASPHALT PER JACKSON COUNTY SURVEYOR RE-ESTAB. NOTES & S/N 21433 (RECORD)
- 3/4" IRON PIN, NO MARKINGS, PER S/N 20920 & 21433 (RECORD)
- 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "BRADSHAW LS 2271", OR AS OTHERWISE DESCRIBED, PER S/N 21433 (RECORD)
- ⊗ 5/8" IRON PIN w/ RED PLASTIC CAP STAMPED "NEATHAMER SURVEYING" PER S/N 20962 & 21433 (RECORD)
- 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" PER S/N 21433 (RECORD)
- PROPERTY LINE
- - - PARTITION LINE
- BOUNDARY LINE
- - - CENTERLINE
- - - EASEMENT LINE
- x - x - FENCE LINE
- O.R. OFFICIAL RECORDS, JACKSON COUNTY RECORDER
- S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
- P.U.E. PUBLIC UTILITY EASEMENT
- W.C. WITNESS CORNER
- [ ] SURVEY RECORD DATA PER S/N 116
- ( ) SURVEY RECORD DATA PER S/N 20920

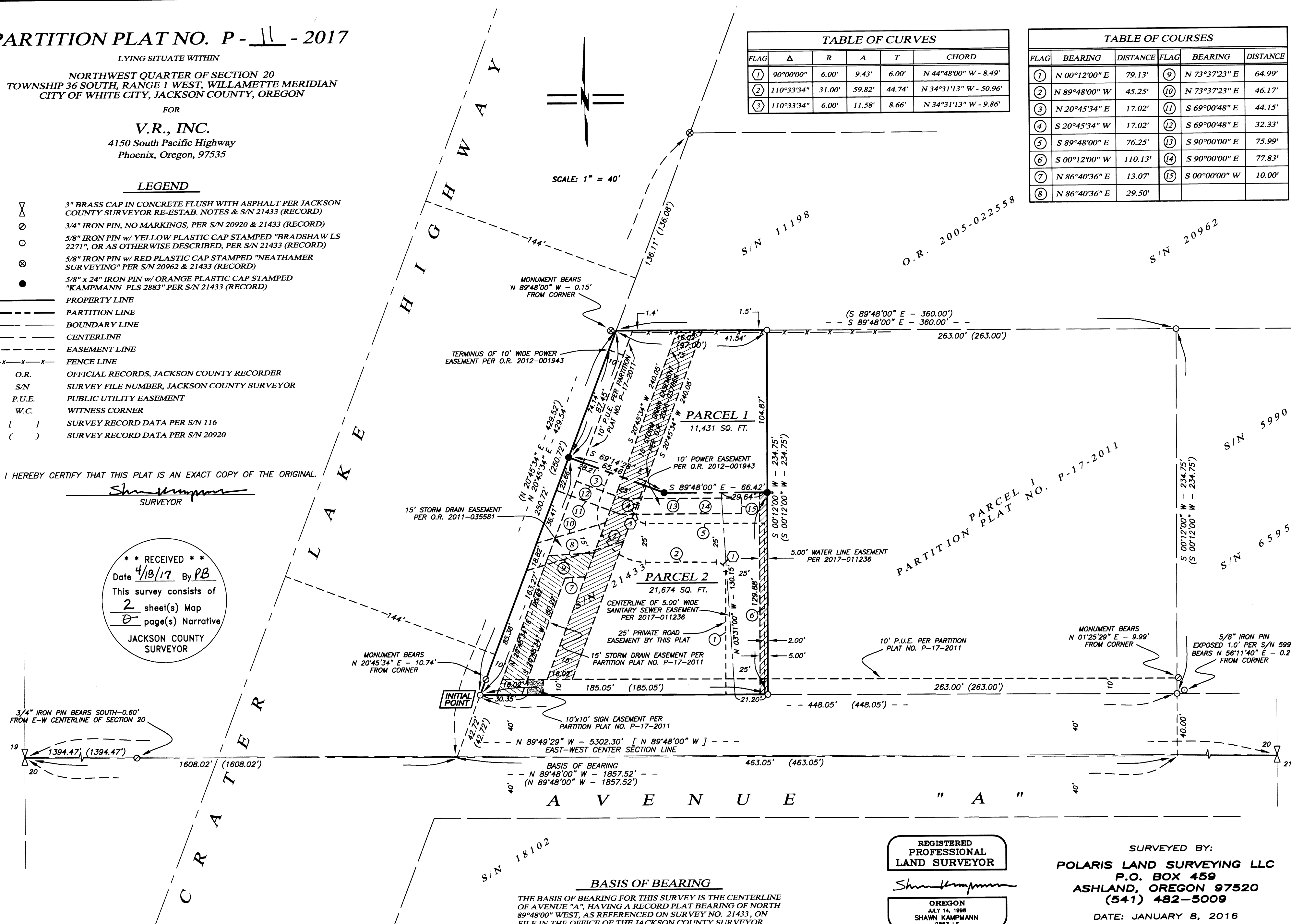
I HEREBY CERTIFY THAT THIS PLAT IS AN EXACT COPY OF THE ORIGINAL.

*Shawn Kampmann*  
SURVEYOR

**\*\* RECEIVED \*\***  
Date 4/18/17 By PB  
This survey consists of  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

TABLE OF CURVES					
FLAG	Δ	R	A	T	CHORD
①	90°00'00"	6.00'	9.43'	6.00'	N 44°48'00" W - 8.49'
②	110°33'34"	31.00'	59.82'	44.74'	N 34°31'13" W - 50.96'
③	110°33'34"	6.00'	11.58'	8.66'	N 34°31'13" W - 9.86'

TABLE OF COURSES					
FLAG	BEARING	DISTANCE	FLAG	BEARING	DISTANCE
①	N 00°12'00" E	79.13'	⑨	N 73°37'23" E	64.99'
②	N 89°48'00" W	45.25'	⑩	N 73°37'23" E	46.17'
③	N 20°45'34" E	17.02'	⑪	S 69°00'48" E	44.15'
④	S 20°45'34" W	17.02'	⑫	S 69°00'48" E	32.33'
⑤	S 89°48'00" E	76.25'	⑬	S 90°00'00" E	75.99'
⑥	S 00°12'00" W	110.13'	⑭	S 90°00'00" E	77.83'
⑦	N 86°40'36" E	13.07'	⑮	S 00°00'00" W	10.00'
⑧	N 86°40'36" E	29.50'			



**BASIS OF BEARING**  
THE BASIS OF BEARING FOR THIS SURVEY IS THE CENTERLINE OF AVENUE "A", HAVING A RECORD PLAT BEARING OF NORTH 89°48'00" WEST, AS REFERENCED ON SURVEY NO. 21433, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Shawn Kampmann*  
OREGON JULY 14, 1998 SHAWN KAMPMANN 2883 LS  
RENEWAL DATE: 6/30/2017

SURVEYED BY:  
**POLARIS LAND SURVEYING LLC**  
P.O. BOX 459  
ASHLAND, OREGON 97520  
(541) 482-5009  
DATE: JANUARY 8, 2016  
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