

Partition Plat P-13-2018

(File No. 439-17-00075-SUB)

Located at:

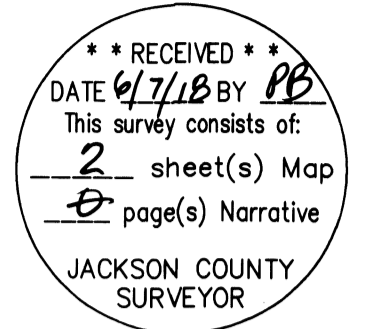
3710 Reese Creek Road, Eagle Point, Oregon 97524
South Half of Section 14,
Township 35 South, Range 1 West,
Willamette Meridian, Jackson County, Oregon

SURVEY BY:

Pariani Land Surveying
P.O. Box 551
Shady Cove, Oregon 97539

SURVEY FOR:

Ronald O. Casey
3710 Reese Creek Road
Eagle Point, Oregon 97524



SURVEY NARRATIVE:

PURPOSE:

The purpose of this survey is to partition that property described in Instrument No. 2017-025344, Jackson County Official Records into three parcels as directed by my client and depicted hereon.

PROCEDURE:

The parent parcel boundary was not surveyed, however, I did tie in the NW and NE Corner of DLC No. 42, and the SW Corner of Section 14, Township 35 South, Range 1 West, Willamette Meridian, Jackson County, Oregon. The applied basis of bearing was used between the SW corner of Section 14 and the NW corner of DLC No. 42. Reese Creek Road is shown per Inst. No. 76-01244 Official Records. The configuration of Parcel 2 and Parcel 3 were provided to me by my client. Monuments were set at the new parcel corners and as depicted in April 2018.

Survey completed in April, 2018.

Equipment used: Trimble S6 fully robotic Total Station

SURVEYOR'S CERTIFICATE

I, John R. Pariani, a registered Professional Land Surveyor of the State of Oregon, do hereby certify that this map correctly represents a survey made by me and marked with the proper monuments as provided by law. The parcels of land shown hereon the Partition Plat is a correct representation of the same. The following is an accurate description of the parent parcel, as set forth hereon:

Beginning at a point 8 chains and 23 links South from the Quarter Section post on the line between Sections 14 and 15 in Township 35 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon; thence South 19.93 chains; thence East 80.18 chains; thence North 20.00 chains; thence West 80.25 chains to the point of beginning;

ALSO, commencing at the Southeast corner of Donation Land Claim No. 41 in Township 35 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon; thence North 20 rods; thence West 320 rods; thence South 20 rods; thence East 320 rods to the point of beginning.

EXCEPTING THEREFROM that portion conveyed to Jackson County for road purposes recorded as Inst. No. 76-01244, Official Records.

John R. Pariani
John R. Pariani, PLS

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that Ronald O. Casey is the owner in fee simple of the land described in the Surveyor's Certificate shown hereon and that he has caused the same to be divided into 3 parcels. All boundary lines are plainly set forth and this map is a correct representation of the partition and survey. And does hereby dedicate a 25 foot wide private road, 12.50 feet on each side of center line shown on plat, over Parcel 1 for the benefit of Parcel 1, 2 and 3, as depicted on this map.

Ronald O. Casey
Ronald O. Casey, Owner

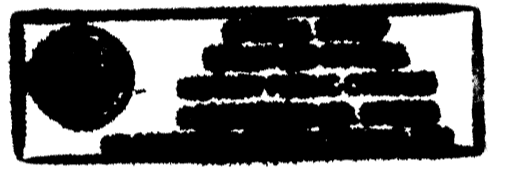
Property Encumbrances per Ticor Title Report Number 470318057414 with an Effective Date of March 15, 2018:
Irrigation Easements FBO State Land Board and Eagle Pt. Irr. District. per Vol. 221, Pg. 621, & Vol. 434, Pg. 33; Specific Location not Given

ACKNOWLEDGEMENT

State of Oregon }
County of Jackson } S.S.

This certifies that on this 16th day of MAY, 2018, that before me, a Notary Public, personally appeared Ronald O. Casey acknowledged the foregoing instrument to be his voluntary act and deed.

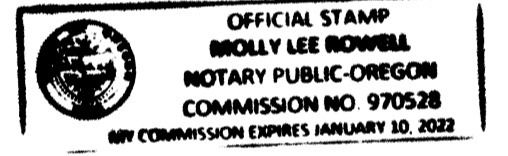
Molly Lee Powell 970528
Notary Signature Commission No.
Expires 01/10/2022



APPROVALS

Approved this 17th day of May, 2018.

Scott J. ...
Jackson County Surveyor



Approved this 06 day of June, 2018.

John ...
Jackson County Development Services Director
(File No. 439-17-00075-SUB)

All taxes, fees, assessments and other charges as required by Oregon Revised Statute 92.095 have been paid, as of 6/7/18.

Sharon ... 6/7/2018
Jackson County Assessor Date

Amara ... 6/7/18
Jackson County Tax Collector Date

RECORDER'S CERTIFICATE

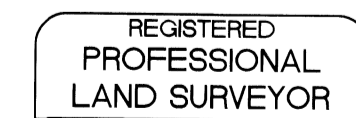
Filed for record this 07 day of June, 2018 at 1:11 P.M., and recorded as Partition Plat No. P-13-2018 of "Record of Partition Plats" in Jackson County, Oregon (Index Volume: 29, Page: 13)

Christine D Walker
County Clerk

Vicky Banowchiff
Deputy

COUNTY SURVEYOR FILE NUMBER: 22553

I certify that this is an exact copy of the original plat.



John R. Pariani
OREGON
July 13, 1999
JOHN R. PARIANI
#51382
Renews: December 31, 2018

Pariani Land Surveying
P.O. Box 551
Shady Cove, OR 97539
541-890-1131

Date:	Scale:	Job No.:	Sheet:
May 15, 2018	n/a	2018-388	1 of 2

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South Half of Section 14,
Township 35 South, Range 1 West,
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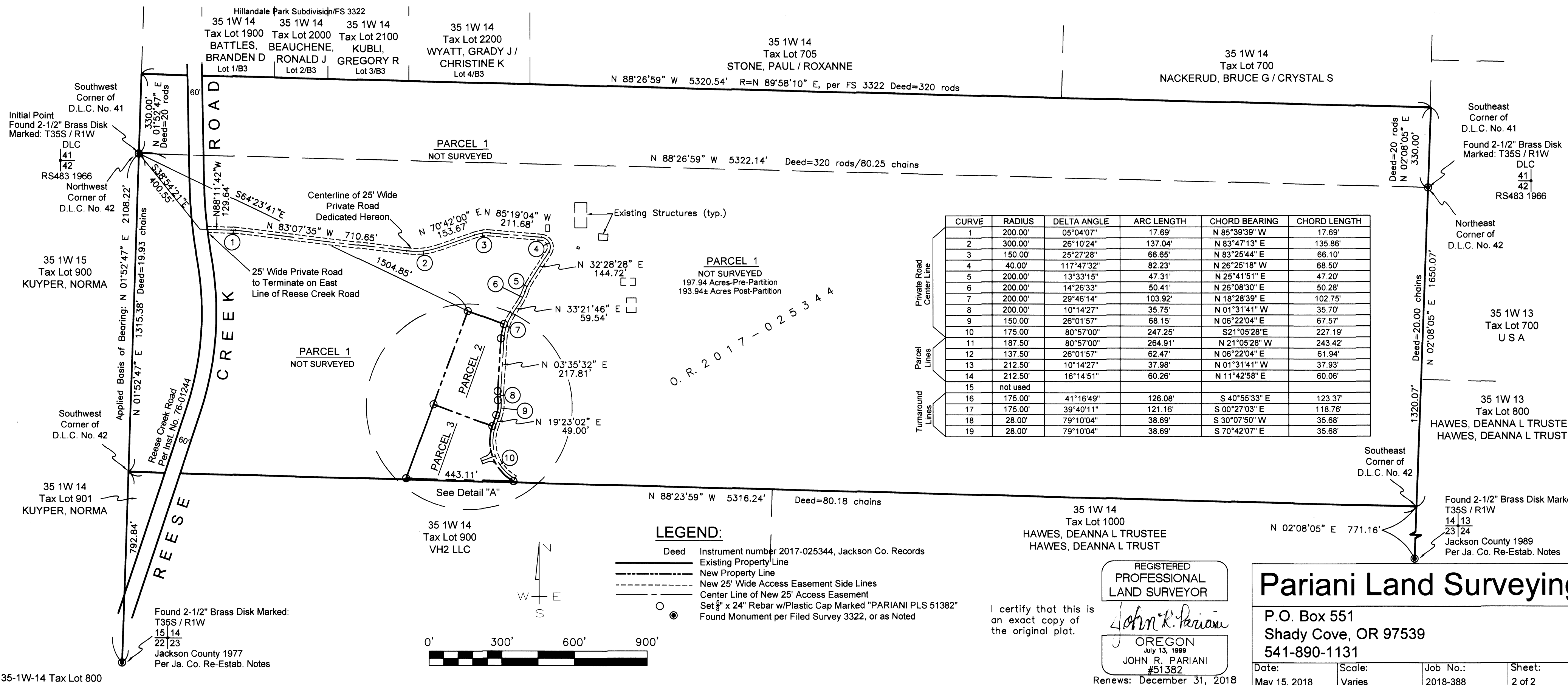
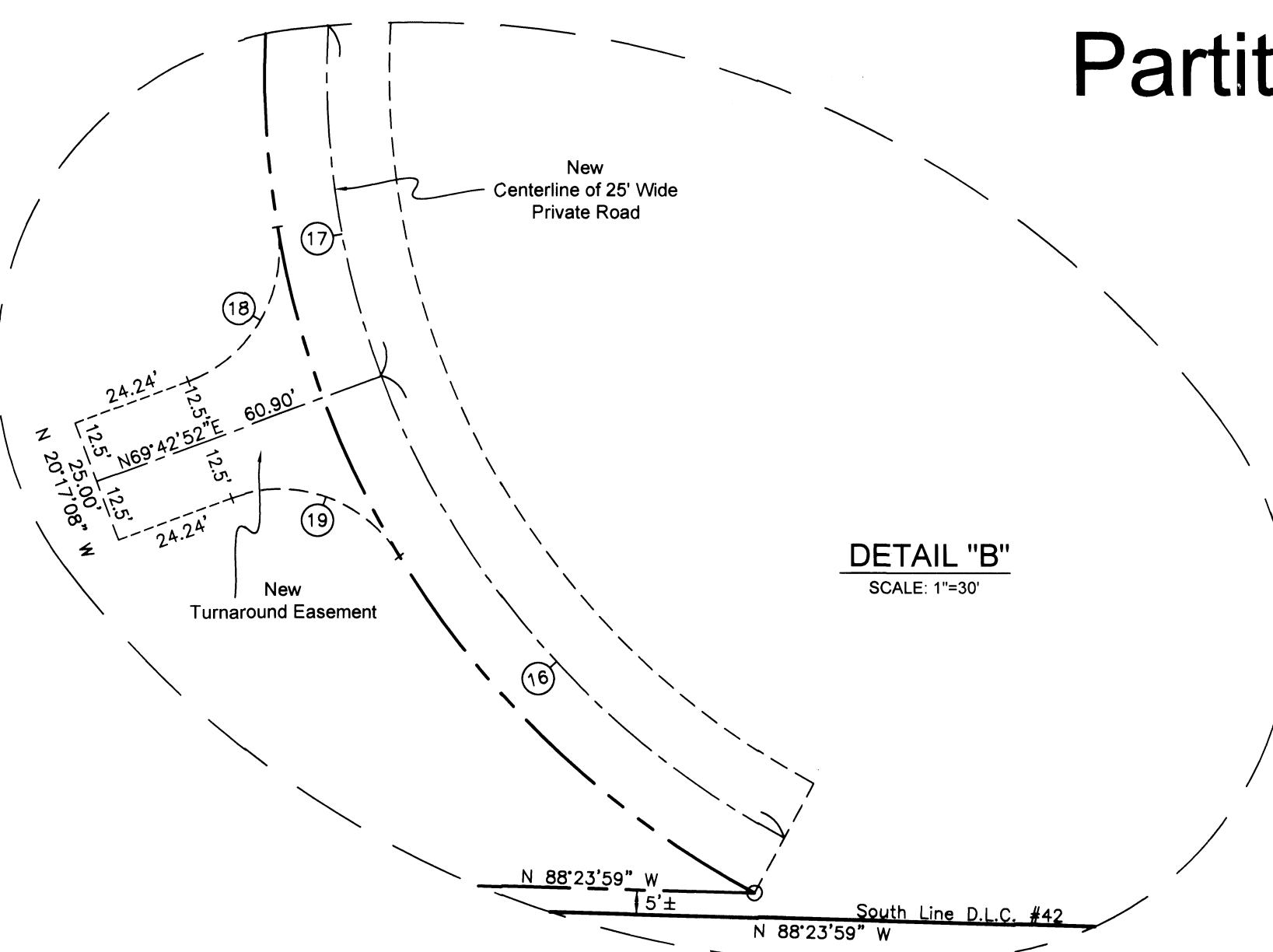
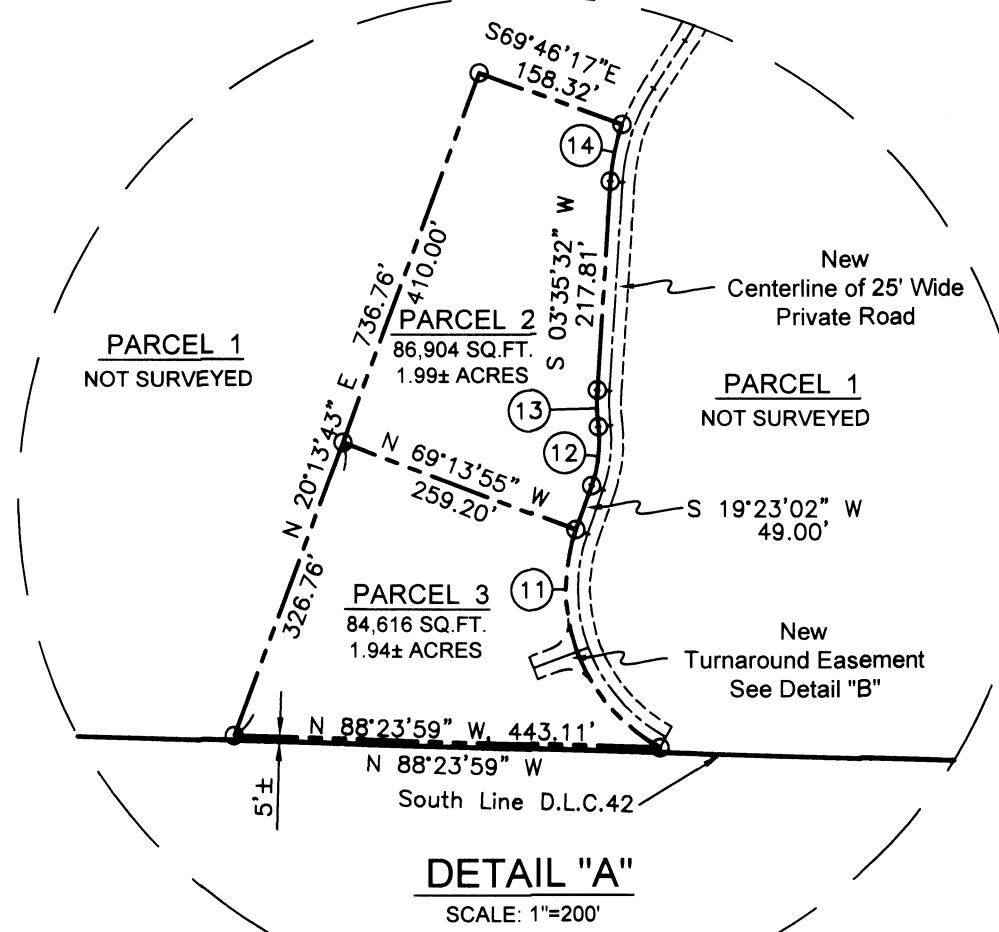
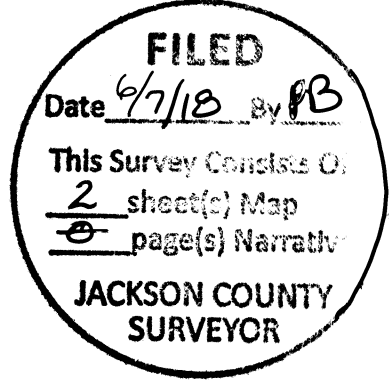
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Shady Cove, Oregon 97539

SURVEY FOR:

Ronald O. Casey
3710 Reese Creek Road
Eagle Point, Oregon 97524

BASIS OF BEARING:

Oregon State Plane, Zone 3602, NAD 83 (2011) Epoch 2010.00
as applied to a straight line from the SW corner of Section 14 and
the NW corner of Donation Land Claim No. 42.



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
1	200.00'	05°04'07"	17.69'	N 85°39'39" W	17.69'
2	300.00'	26°10'24"	137.04'	N 83°47'13" E	135.86'
3	150.00'	25°27'28"	66.65'	N 83°25'44" E	66.10'
4	40.00'	117°47'32"	82.23'	N 26°25'18" W	68.50'
5	200.00'	13°33'15"	47.31'	N 25°41'51" E	47.20'
6	200.00'	14°26'33"	50.41'	N 26°08'30" E	50.28'
7	200.00'	29°46'14"	103.92'	N 18°28'39" E	102.75'
8	200.00'	10°14'27"	35.75'	N 01°31'41" W	35.70'
9	150.00'	26°01'57"	88.15'	N 06°22'04" E	67.57'
10	175.00'	80°57'00"	247.25'	S 21°05'28" E	227.19'
11	187.50'	80°57'00"	264.91'	N 21°05'28" W	243.42'
12	137.50'	26°01'57"	62.47'	N 06°22'04" E	61.94'
13	212.50'	10°14'27"	37.98'	N 01°31'41" W	37.93'
14	212.50'	16°14'51"	60.26'	N 11°42'58" E	60.06'
15	not used				
16	175.00'	41°16'49"	126.08'	S 40°55'33" E	123.37'
17	175.00'	39°40'11"	121.16'	S 00°27'03" E	118.76'
18	28.00'	79°10'04"	38.69'	S 30°07'50" W	35.68'
19	28.00'	79°10'04"	38.69'	S 70°42'07" E	35.68'

LEGEND:

- Deed Instrument number 2017-025344, Jackson Co. Records
- Existing Property Line
- New Property Line
- New 25' Wide Access Easement Side Lines
- Center Line of New 25' Access Easement
- Set 3" x 24" Rebar w/Plastic Cap Marked "PARIANI PLS 51382"
- Found Monument per Filed Survey 3322, or as Noted

I certify that this is an exact copy of the original plat.

REGISTERED PROFESSIONAL LAND SURVEYOR
John R. Pariani
 JOHN R. PARIANI
 July 13, 1999
 #51382
 OREGON
 RENEWS: December 31, 2018

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 P.O. Box 551
 Shady Cove, OR 97539
 541-890-1131
 Date: May 15, 2018 Scale: Varies Job No.: 2018-388 Sheet: 2 of 2