

PARTITION PLAT No. P- 20 - 2018

MINOR PARTITION FILE No. 439-17-00056-SUB

LOCATED IN

SOUTHEAST QUARTER OF SECTION 27
DONATION LAND CLAIM No. 38
TOWNSHIP 36 SOUTH, RANGE 3 WEST, W.M.
JACKSON COUNTY, OREGON

For

Laura Schaeffer and Robbie Schaeffer
8232 Carolina Way
Central Point, Oregon 97502

APPROVALS

MINOR PARTITION FILE No. 439-17-00056-SUB

[Signature] 6/29/18
Jackson County Development Services Date

Examined and approved this 21st day of June, 2018

[Signature]
Jackson County Surveyor
Approved [Signature] 6-20-18
Jackson County Engineer Date

DECLARATION

Know all men by these presents that we, Laura Schaeffer and Robbie Schaeffer, are the owners of the land hereon described, and have partitioned the same into parcels as shown hereon, and that the size of the parcels and length and direction of all lines are plainly set forth and that this is a correct representation of the partition.

[Signature]
Laura Schaeffer
[Signature]
Robbie Schaeffer

ACKNOWLEDGEMENTS

STATE OF OREGON }
COUNTY OF JACKSON } SS

Personally appeared before me the above named Laura Schaeffer, on this 18 day of June, 2018, who acknowledged the foregoing to be her voluntary act and deed.

Notary Signature [Signature]

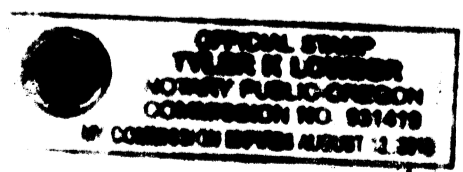
Personally appeared before me the above named Robbie Schaeffer, on this 18 day of June, 2018, who acknowledged the foregoing to be his voluntary act and deed.

Notary Signature [Signature]

Notary Public - Oregon Tyler Lowder

Commission No. 931419

My commission expires August 12, 2018



SURVEYORS CERTIFICATE

I, Roger R. Roberts, a duly registered professional land surveyor in the State of Oregon, do hereby certify that I have prepared this plat according to an analysis of the pertinent deed descriptions for the subject tract and adjoining properties, and that this plat is a correct representation of the same, and the following is an accurate description of said tract:

A tract of land being in Section 27 and in Donation Land Claim No. 38 of Township 36 South, Range 3 West of the Willamette Meridian, in Jackson County, Oregon, and being more particularly described as follows:

Commencing at the southwest corner of Donation Land Claim No. 38, in said township and range, thence South 89°57'15" East (deed record South 89°57'20" East) along the south boundary of said Claim, a distance of 2833.20 feet to the southwest corner of that tract described in Document No. 2017-015293 of the Official Records of said Jackson County, for the INITIAL POINT OF BEGINNING; thence along the westerly boundary of said tract North 29°17'50" West 457.50 feet to the most westerly northwest corner of the herein described tract; thence, continuing along said boundary, North 69°33'10" East 199.98 feet (deed record 200.00 feet) to an angle point; thence North 29°16'47" East 215.11 feet (deed record North 29°18'10" East 215.00 feet) to a point on the southerly right of way boundary of Colonial Way; thence, along said right of way boundary, North 69°32'55" East (deed record North 69°33'10" East) 239.44 feet to the northeast corner of the herein described tract of land; thence South 28°51'25" East 863.44 feet (deed record South 28° 51'40" East 863.61 feet) to the southeast corner of the herein described tract, being a point on the south boundary of said Donation Land Claim No. 38; thence North 89°57'15" West (deed record North 89°57'20" West) 490.55 feet to the point of beginning.

Containing 6.72 acres, more or less.

RECORDING

Filed for Record this 29th day of June, 2018
at 10:45 O'clock A M and Recorded as Partition
Plat No. P- 20 -2018 of the Records of Partition
Plats in Jackson County, Oregon
INDEX VOLUME 29, PAGE 20

[Signature] [Signature]
County Clerk Deputy

TAX STATEMENT APPROVAL

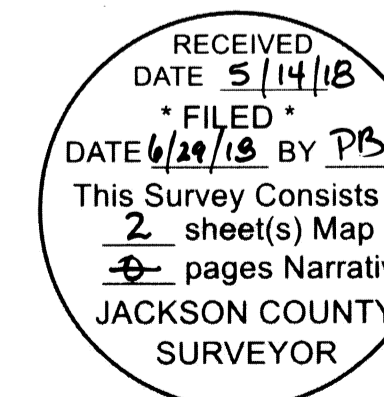
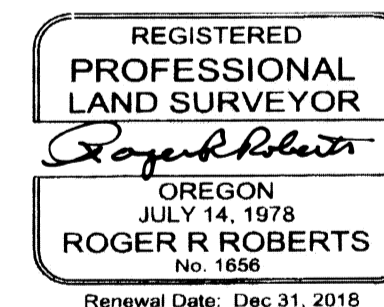
All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of June 29, 2018

[Signature] 6/29/18
Tax Collector Date
[Signature] 6/29/2018
Assessor Date

COUNTY SURVEYOR FILE No. 22576

Prepared by:

Roger Roberts
3365 Green Acres Drive
Central Point, Oregon 97502
(H) 541-664-5146
(C) 541-261-9891
email: roger1656@gmail.com



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 Located in
 SOUTHEAST QUARTER OF SECTION 27
 TOWNSHIP 36 SOUTH, RANGE 3 WEST. W.M.
 JACKSON COUNTY, OREGON

For
 Laura Schaeffer and Robbie Schaeffer
 8232 Carolina Drive
 Central Point, Oregon 97502

April 28, 2018

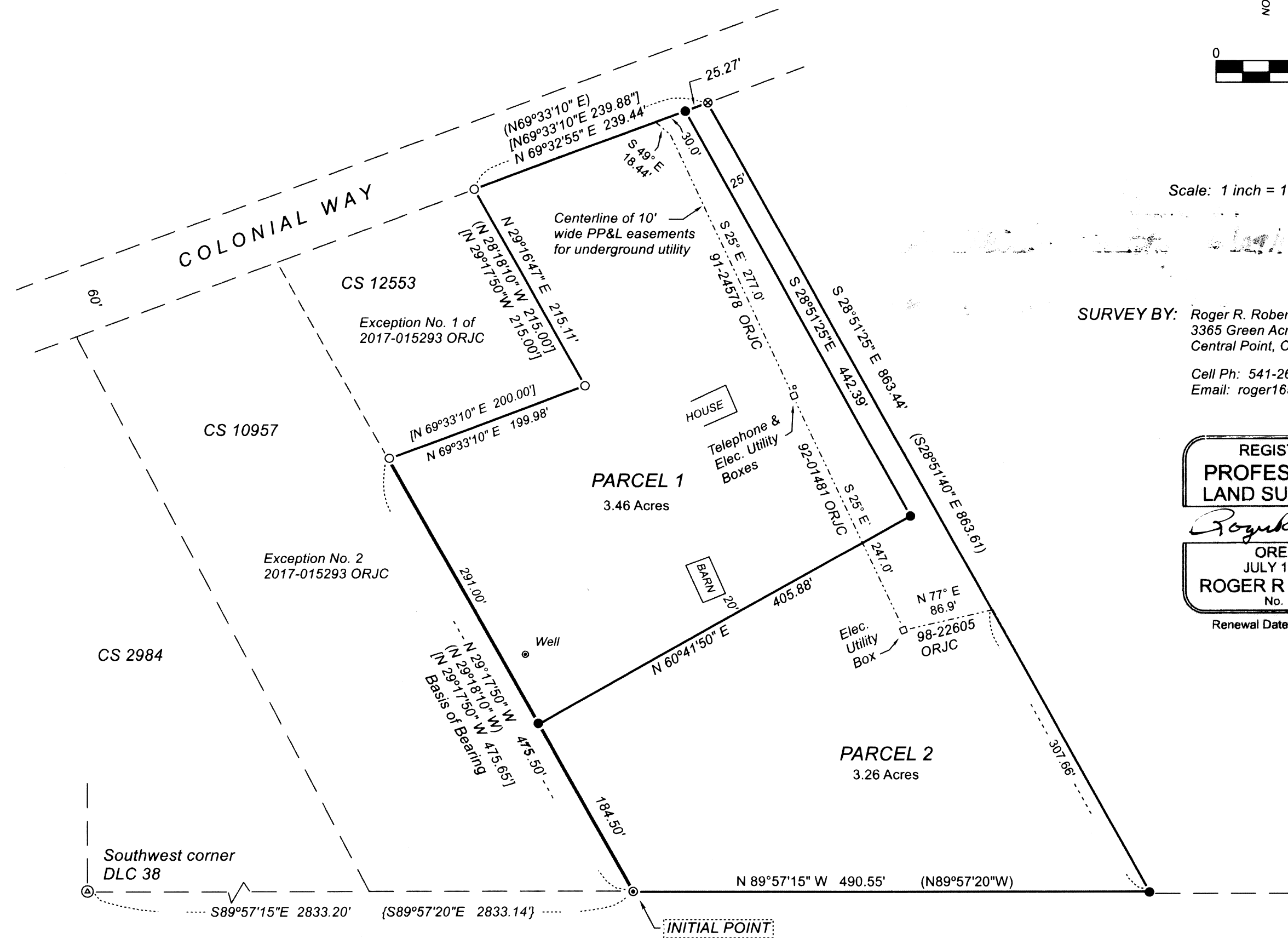


Scale: 1 inch = 100 ft.

SURVEY BY: Roger R. Roberts
 3365 Green Acres Drive
 Central Point, Oregon 97502
 Cell Ph: 541-261-9891
 Email: roger1656@gmail.com

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Roger R. Roberts
 OREGON
 JULY 14, 1978
 ROGER R ROBERTS
 No. 1656
 Renewal Date: Dec 31, 2018



SURVEY NARRATIVE to comply with O.R.S. 209.250

PURPOSE: To create a final plat for the minor partition division of the parent tract into two parcels, as approved by Jackson County Development Services.

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PROCEDURE: This is a survey of that tract of land described in Document No. 2017-015293,

All sides of the parent tract had been previously surveyed and monumented. All said monumentation was found in good condition with the exception of the southeast corner monument, which was not found. All sides are fenced, with the fences being on the property lines. The one exception is at the southeast corner. The monument that is now set there lies 1 ft. west of the southeast fence corner wood post.

Basis of bearing: CS 12553, along the westerly boundary of the subject property.

NOTE: The easement granted in favor of Pacific Power and Telegraph Company for transmission of electricity and other purposes in Volume 280, Page 77 of Jackson County Deed Records does not affect this tract of land.

The easements granted to Pacific Power and Light Company in Volume 515, Page 208 and in Volume 515, Page 211 of Jackson County Deed Records do not affect this tract of land.

LEGEND

- = Set 5/8 inch diameter x 24 inch iron rod with orange plastic cap marked "R ROBERTS LS 1656"
- ⊙ = Found 5/8 inch diameter iron rod from CS 2984
- ⊙ = Found 5/8 inch iron rod as shown on CS 10957
- ⊙ = Found 5/8 inch rebar with yellow plastic cap as shown on CS 12553
- ⊙ = Found Jackson County 2016 brass cap monument and four bearing trees in good condition, and as described in Third Re-establishment record.
- ORJC = Official Records of Jackson County, Oregon
- CS = County Surveyor survey filing number
- PP&L = Pacific Power and Light Company
- () = Record measurement from CS 10957
- [] = Record measurement from CS 12553

RECEIVED
 DATE 5/14/18
 * FILED *
 DATE 6/29/18 BY PB
 This Survey consists of:
 2 sheet(s) Map
 4 pages Narrative
 JACKSON COUNTY
 SURVEYOR

Sheet 2 of 2 sheets

T36S R3W Sec 27, Tax Lot 1915