

PARTITION PLAT No. P-34-2018
PARCEL VALIDATION PLAT

JACKSON COUNTY DEVELOPMENT SERVICES FILE 439-18-00774-ZON
LOCATED IN THE NORTHEAST, SOUTHEAST AND SOUTHWEST QUARTERS OF SECTION 30 AND
THE NORTH WEST QUARTER OF SECTION 31, TOWNSHIP 40 SOUTH, RANGE 2 EAST OF THE
WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON.

FOR

NICK DOHERTY
101 NEPAL ROAD
ASHLAND, OREGON 97520

SURVEYOR'S CERTIFICATE:

I, FRED A. FRANTZ, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED, AS PROVIDED BY LAW, THE TRACT OF LAND SHOWN HEREON AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SAME, THE FOLLOWING BEING AN ACCURATE DESCRIPTION OF SAID TRACT:

BEGINNING AT THE INITIAL POINT, BEING SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 40 SOUTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON; THENCE SOUTH 1°14'32" EAST, ALONG THE EAST LINE OF SAID SECTION, A DISTANCE OF 1173.96 FEET, TO A POINT, 150.00 FEET NORTH OF WHEN MEASURED PERPENDICULAR TO THE EAST WEST CENTER LINE OF SAID SECTION 30, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 88°03'31" WEST, PARALLEL WITH SAID CENTER SECTION LINE, A DISTANCE OF 1451.34 FEET, TO A POINT 150 FEET WEST OF WHEN MEASURED PERPENDICULAR TO THE EAST LINE OF THE WEST HALF OF THE EAST HALF OF SAID SECTION; THENCE SOUTH 0°43'42" EAST, PARALLEL WITH SAID LINE, A DISTANCE OF 350.38 FEET, TO A POINT 200 FEET SOUTH OF WHEN MEASURED PERPENDICULAR TO SAID CENTER LINE; THENCE NORTH 88°03'31" WEST, PARALLEL WITH SAID CENTER LINE, A DISTANCE OF 2999.44 FEET, TO A POINT 275.00 FEET SOUTHEASTERLY OF WHEN MEASURED PERPENDICULAR TO THE SOUTHERLY RIGHT OF WAY LINE OF THE CENTRAL OREGON AND PACIFIC RAILROAD COMPANY; THENCE SOUTHWESTERLY, PARALLEL WITH SAID RIGHT OF WAY THROUGH THE FOLLOWING COURSES, ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 947.96 FEET, A CENTRAL ANGLE OF 24°33'26", A LENGTH OF 406.30 FEET AND A LONG CHORD BEARING AND DISTANCE OF SOUTH 59°45'11" WEST, 403.20 FEET; THENCE SOUTH 72°01'54" WEST, A DISTANCE OF 109.24 FEET, TO A POINT 275.00 FEET EAST OF WHEN MEASURED PERPENDICULAR TO THE WEST LINE OF SAID SECTION; THENCE SOUTHERLY PARALLEL WITH SAID WEST LINE AND THE WEST LINE OF SECTION 31, SAID TOWNSHIP AND RANGE THROUGH THE FOLLOWING COURSES, SOUTH 0°05'49" EAST, A DISTANCE OF 2217.41 FEET; THENCE SOUTH 0°33'21" WEST, A DISTANCE OF 35.01 FEET; THENCE SOUTH 0°02'00" EAST, A DISTANCE OF 974.93 FEET, TO THE CENTER LINE OF THE COUNTY ROAD; THENCE ALONG THE CENTER LINE OF SAID ROAD THROUGH THE FOLLOWING COURSES, NORTH 74°52'30" WEST, A DISTANCE OF 145.24 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 580.00 FEET, A CENTRAL ANGLE OF 6°13'32", A LENGTH OF 63.02 FEET AND A LONG CHORD BEARING AND DISTANCE OF NORTH 71°45'44" WEST, 62.99 FEET, TO A POINT 75 FEET EAST OF WHEN MEASURES PERPENDICULAR TO THE WEST LINE OF SAID SECTION 31; THENCE NORTHERLY PARALLEL WITH SAID WEST LINE AND THE WEST LINE OF SAID SECTION 30 THROUGH THE FOLLOWING COURSES, NORTH 0°02'00" WEST, A DISTANCE OF 918.23 FEET; THENCE NORTH 0°33'21" EAST, A DISTANCE OF 34.90 FEET; THENCE NORTH 0°05'49" WEST, A DISTANCE OF 2361.92 FEET, TO A POINT 75' SOUTH OF WHEN MEASURED PERPENDICULAR TO SAID RAILROAD RIGHT OF WAY LINE; THENCE NORTHEASTERLY AND PARALLEL WITH SAID RIGHT OF WAY LINE THROUGH THE FOLLOWING COURSES, NORTH 72°01'54" EAST, A DISTANCE OF 254.89 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 747.96 FEET, A CENTRAL ANGLE OF 30°30'55", A LENGTH OF 398.36 FEET AND A LONG CHORD BEARING AND DISTANCE OF NORTH 56°46'27" EAST, 393.67 FEET, TO A POINT ON SAID EAST WEST CENTER LINE; THENCE SOUTH 88°30'31" EAST, ALONG SAID CENTER LINE, A DISTANCE OF 2877.42 FEET, TO A POINT 350.00 FEET WEST OF WHEN MEASURED PERPENDICULAR TO SAID EAST LINE OF THE WEST HALF OF THE EAST HALF OF SAID SECTION 30; THENCE NORTH 0°43'42" WEST, PARALLEL TO SAID EAST LINE, A DISTANCE OF 350.38 FEET, TO A POINT 350.00 FEET NORTH OF WHEN MEASURED PERPENDICULAR TO SAID EAST WEST CENTER LINE; THENCE SOUTH 88°03'31" EAST, PARALLEL WITH SAID CENTER LINE, A DISTANCE OF 1599.68 FEET TO A POINT 50.00 FEET WEST OF WHEN MEASURED PERPENDICULAR TO THE EAST LINE OF SAID SECTION 30; THENCE NORTH 1°14'32" WEST, PARALLEL TO SAID EAST LINE, A DISTANCE OF 973.95 TO A POINT ON THE SOUTH LINE OF SAID QUARTER QUARTER; THENCE SOUTH 87°42'46" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 50.10 FEET, TO THE POINT OF BEGINNING.

Fred A. Frantz 11-19-18
FRED A. FRANTZ, PLS 50077 DATE

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS:

THAT NICHOLAS B. DOHERTY, IS THE OWNER OF THE LANDS HEREON DESCRIBED, AND SAID OWNER HAS CAUSED THIS TRACT OF LAND TO BE PLATTED AS SHOWN HEREON AND THE NUMBER AND SIZE OF THE PARCEL AND THE LENGTH OF ALL LINES ARE PLAINLY SET FORTH, AND THIS PLAT IS A CORRECT REPRESENTATION OF SAID PARTITION.

Nicholas B. Doherty
NICHOLAS B. DOHERTY

STATE OF OREGON)
COUNTY OF JACKSON)

ON THIS, THE 20th DAY OF November, 2018, BEFORE ME APPEARED NICHOLAS B. DOHERTY, TO ME PERSONALLY KNOWN, WHO BEING DULY SWORN, DID SAY THAT THE SAID INSTRUMENT WAS SIGNED BY AND TO BE HIS FREE ACT AND DEED.

BY: *Paul Allen Bloom*
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES:



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

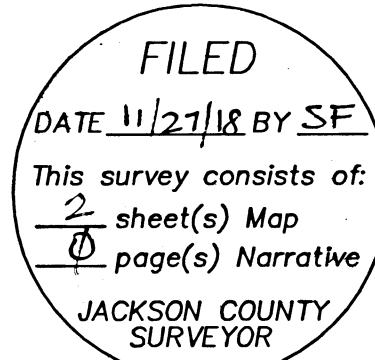
PURPOSE: TO CREATE A VALIDATION PLAT UNDER O.R.S. 92.176 TO COMPLY WITH THE REQUIREMENTS OF JACKSON COUNTY DEVELOPMENT SERVICES FILE 439-18-00774-ZON FOR THAT TRACT DESCRIBED AS TRACT B IN INSTRUMENT NUMBER 93-31422.

PROCEDURE: AS THE ACREAGE OF THE PARCEL IS OVER 10 ACRES THERE WAS NO FIELD SURVEY CONDUCTED TO CREATE THIS PLAT AND THE INFORMATION SHOWN HERE ON WAS DERIVED FROM RECORD DATA PER FILED SURVEY NUMBERS 5496, 6240, 16588, AND 18493. THE SECTION LINES, RAILROAD AND COUNTY ROAD INFORMATION PER SURVEY NUMBERS 16588 AND 18493 WAS USED AS SHOWN TO CONSTRUCT THE BASE FOR THE SUBSEQUENT SURVEYS TO BE ADDED FOR THE REST OF THE SECTION CORNERS OF SECTION 30. THE NORTH QUARTER CORNER, SOUTH QUARTER CORNER, SOUTHEAST AND SOUTHWEST SECTION CORNER OF SECTION 30 WERE CALCULATED FROM RECORD DATA PER SURVEY NUMBER 6240. THESE POSITIONS WERE TRANSLATED TO THE SOUTH QUARTER CORNER COMMON TO BOTH SURVEY NUMBER 16588 AND 6240 AND ROTATED AROUND THE SOUTH QUARTER CORNER TO MATCH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SURVEY NUMBER 16588. THE SOUTH QUARTER CORNER, SOUTHEAST SECTION CORNER AND THE EAST LINE OF SECTION 30 WERE CALCULATED FROM RECORD DATA PER SURVEY NUMBER 5496 AND TRANSLATED TO THE RESULTANT POSITION OF THE SOUTHWEST CORNER OF SECTION 30 AS NOTED ABOVE AND ROTATED AROUND THAT CORNER TO MATCH THE RESULTANT SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 30 AS DESCRIBED ABOVE. THE EAST WEST CENTER SECTION LINE WAS CALCULATED FROM THE RECORD POSITION OF THE WEST QUARTER CORNER PER SURVEY NUMBER 16588 TO THE CALCULATED AND ROTATED EAST QUARTER CORNER AS DESCRIBED ABOVE. THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30 WAS CALCULATED BY SINGLE PROPORTION FROM THE EAST QUARTER CORNER TO THE NORTHEAST SECTION CORNER OF SECTION 30.

THE DEED CALL FOR THE EAST LINE OF THE WEST HALF OF THE EAST HALF OF THE SECTION WAS HELD AS CALLED IN THE DEED DESCRIPTION AND SHOWN ON THE PLAT.
ALL THE BEARINGS AND DISTANCES ARE EITHER PLAT RECORD OR THE RESULT OF THE CALCULATIONS AS DESCRIBED ABOVE. THE RECORD DATA FOR EACH AFFECTED LINE IS SHOWN AS INDICATED. THE PARCEL WAS CALCULATED USING BEARINGS AND DISTANCES PER THE ABOVE DESCRIBED METHOD AND THE SECTIONAL CALLS WERE HELD PER THE DEED DOCUMENT NOTED ABOVE.

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

Fred A. Frantz
FRED A. FRANTZ, PLS 50077



RECORDER'S CERTIFICATE:

FILED FOR RECORD THIS 27th DAY OF November, 2018, AT 10:37 O'CLOCK A.M., AND RECORDED IN VOLUME 29 OF PLATS AT PAGE 34 OF THE RECORDS OF JACKSON COUNTY, OREGON.

Christine D. Walker
COUNTY CLERK

Jean Shugart
DEPUTY

APPROVAL:

EXAMINED AND APPROVED THIS 27th DAY OF

November 2018
Charles Bennett 11/21/18
JACKSON COUNTY PLANNING DEPARTMENT DATE
PA # 439-18-00774-ZON

EXAMINED AND APPROVED THIS 26th DAY OF

November 2018
Scott
JACKSON COUNTY SURVEYOR

EXAMINED AND APPROVED AS REQUIRED BY O.R.S 92.100

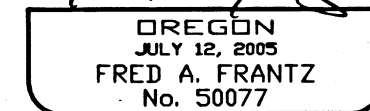
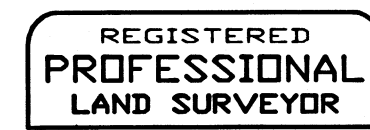
AS OF November 27th, 2018

Booma, Agent
ASSESSOR, DEPARTMENT OF ASSESSMENT

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY

ORS 92.095 AND ORS 311.280 HAVE BEEN PAID AS OF November 27, 2018.

Amara, Deputy
TAX COLLECTOR



Renewal 12-31-19

SURVEYOR
TERRASURVEY, INC.
PROFESSIONAL LAND SURVEYORS
274 FOURTH STREET
ASHLAND, OREGON 97520
(541) 482-6474
terra@tblsp.net
JOB No. 1204-18

PARTITION PLAT No. P-34-2018

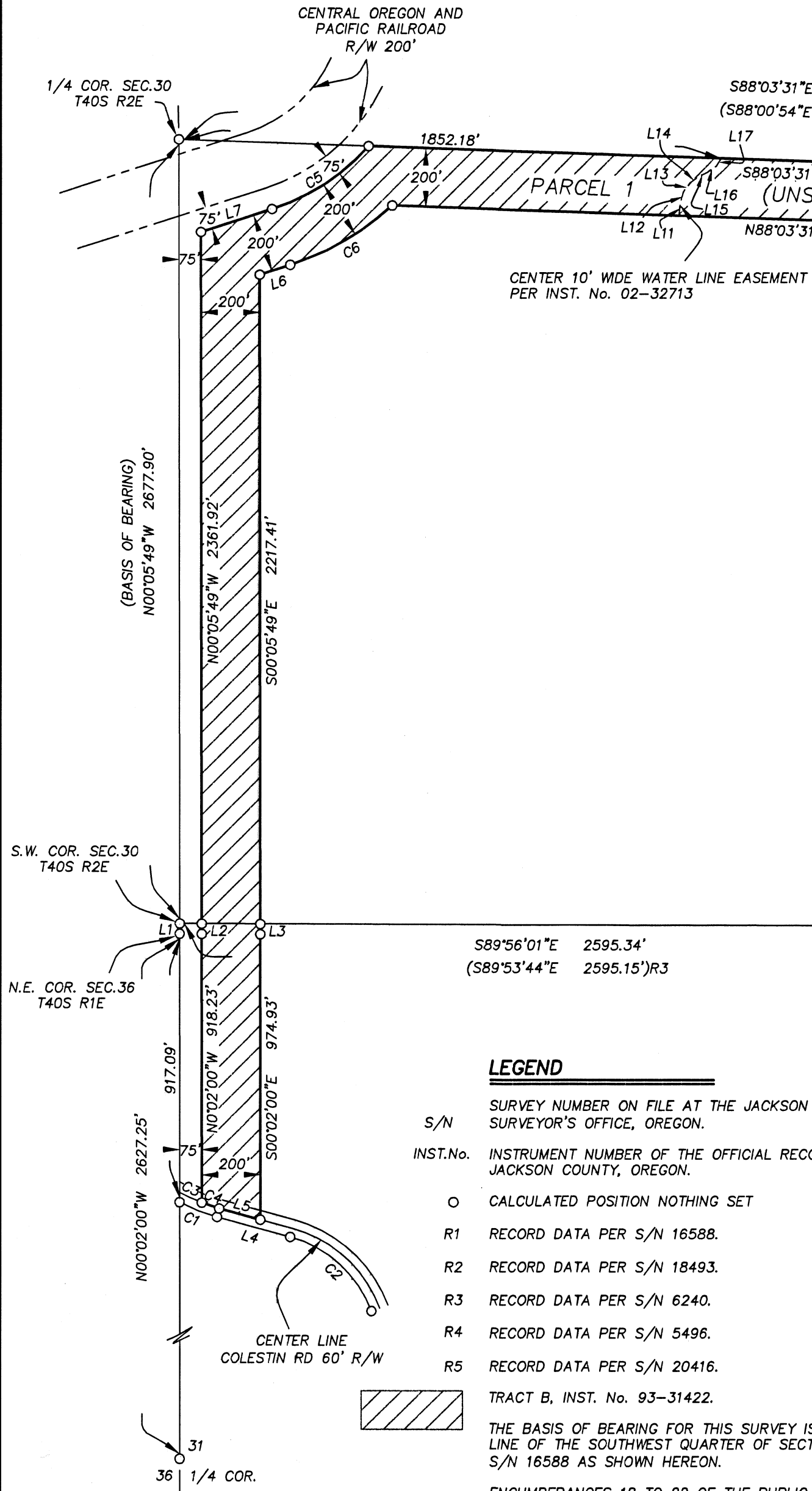
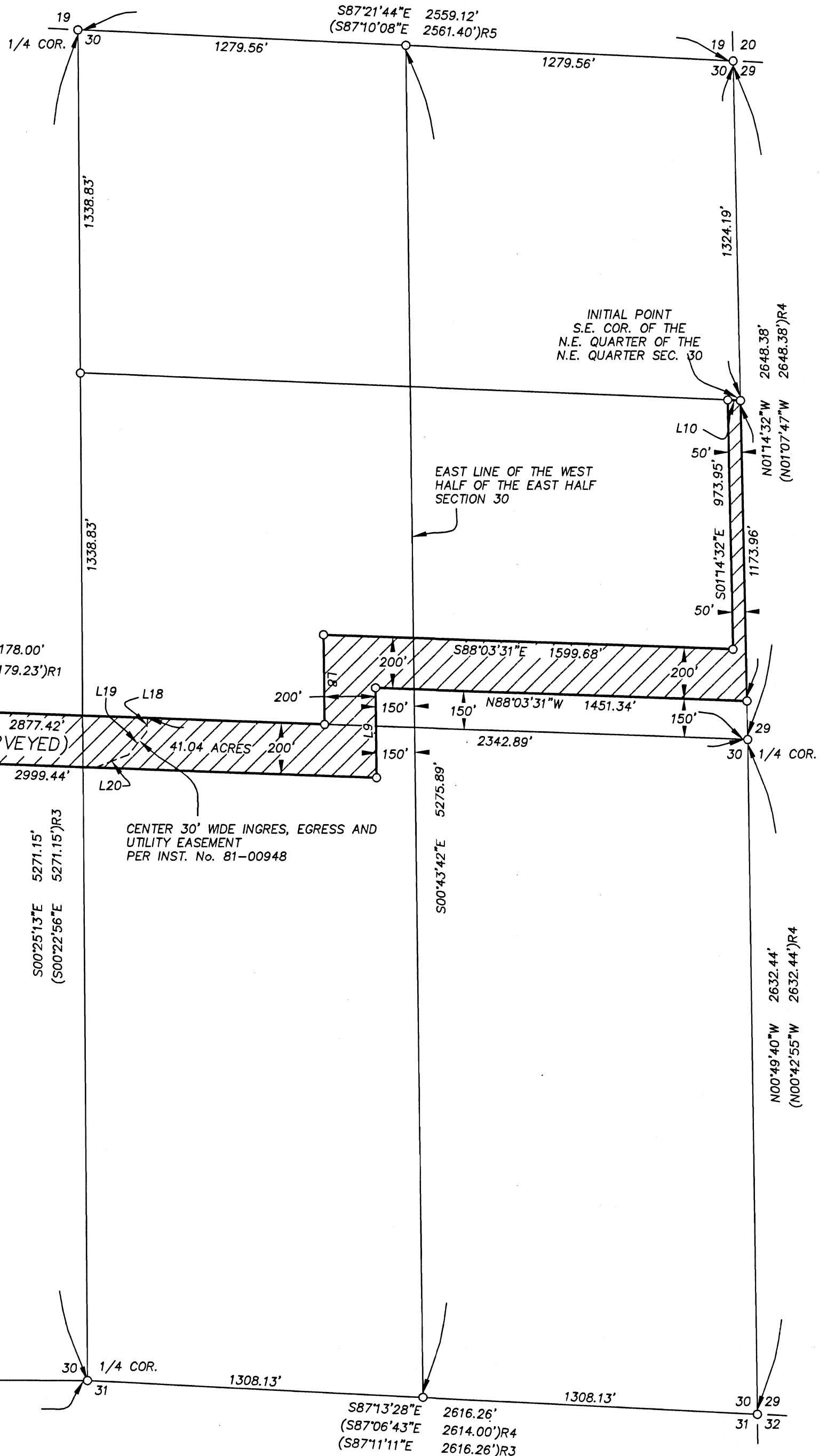
PARCEL VALIDATION PLAT

JACKSON COUNTY DEVELOPMENT SERVICES FILE 439-18-00774-ZON
 LOCATED IN THE NORTHEAST, SOUTHEAST AND SOUTHWEST QUARTERS OF SECTION 30 AND
 THE NORTH WEST QUARTER OF SECTION 31, TOWNSHIP 40 SOUTH, RANGE 2 EAST OF THE
 WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON.

FOR
NICK DOHERTY
 101 NEPAL ROAD
 ASHLAND, OREGON 97520

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	610.00'	136.83'	12°51'07"	N68°26'56"W	136.54'
C2	410.00'	389.20'	54°23'23"	N47°40'49"W	374.75'
C3	580.00'	83.16'	8°12'54"	S64°32'31"E	83.09'
C4	580.00'	63.02'	6°13'32"	N71°45'44"W	62.99'
C5	747.96'	398.36'	30°30'55"	N56°46'27"E	393.67'
C6	947.96'	406.30'	24°34'48"	S59°45'11"W	403.20'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°33'21"W	34.86'
	N00°55'21"E(R3)	34.85'(R3)
L2	N00°33'21"E	34.90'
L3	S00°33'21"W	35.01'
L4	S74°52'30"E	259.12'
L5	N74°52'30"W	145.24'
L6	S72°01'54"W	109.24'
L7	N72°01'54"E	254.89'
L8	N00°43'42"W	350.38'
L9	S00°43'42"E	350.38'
L10	S87°42'46"E	50.10'
L11	N07°20'47"E	49.52'
L12	N14°53'54"E	31.58'
L13	N35°58'20"E	40.91'
L14	N54°29'55"E	28.89'
L15	N61°14'12"E	40.04'
L16	N55°53'23"E	38.04'
L17	N32°08'58"E	29.65'
L18	S04°23'48"W	53.77'
L19	S38°24'59"W	115.66'
L20	S69°08'00"W	137.43'



LEGEND

- S/N SURVEY NUMBER ON FILE AT THE JACKSON COUNTY SURVEYOR'S OFFICE, OREGON.
- INST.No. INSTRUMENT NUMBER OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- CALCULATED POSITION NOTHING SET
- R1 RECORD DATA PER S/N 16588.
- R2 RECORD DATA PER S/N 18493.
- R3 RECORD DATA PER S/N 6240.
- R4 RECORD DATA PER S/N 5496.
- R5 RECORD DATA PER S/N 20416.
- ▨ TRACT B, INST. No. 93-31422.

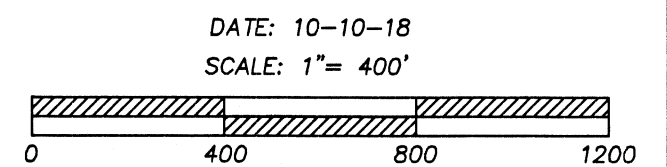
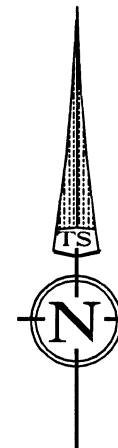
THE BASIS OF BEARING FOR THIS SURVEY IS THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 30 PER S/N 16588 AS SHOWN HEREON.

ENCUMBRANCES 18 TO 22 OF THE PUBLIC RECORDS REPORT PREPARED BY TICOR TITLE COMPANY OF OREGON AND DATED OCTOBER 23, 2018 DO NOT APPLY TO THE PARCEL SHOWN HEREON.

FILED
 DATE 11/27/18 BY SF
 This survey consists of:
 2 sheet(s) Map
 0 page(s) Narrative
 JACKSON COUNTY SURVEYOR

REGISTERED
PROFESSIONAL LAND SURVEYOR
Fred A. Frantz
 OREGON
 JULY 12, 2005
 FRED A. FRANTZ
 No. 50077

Renewal 12-31-19



SURVEYOR
TERRASURVEY, INC.
 PROFESSIONAL LAND SURVEYORS
 274 FOURTH STREET
 ASHLAND, OREGON 97520
 (541) 482-6474
 terrain@bisp.net
 JOB No. 1204-18

402E30 TAX LOTS 500,600,700,1700,1800,1900
 402E31 TAX LOTS 1300,1400,1500