

Approvals:

This Land Division is pursuant to Oregon Department of Land Conservation and Development. Final Order No. E 118393

Approvals:

Jackson County Development Services
Approval: [Signature] Date: December 18, 2018
Jackson County Planning Director
Planning Action No. 439-17-00058-SUB

Jackson County Surveyor
Examined and approved this 7th day of December, 2018.

[Signature]
Jackson County Surveyor
County Surveyor File No. 22699

Recording:

Filed for record this 18th day of December, 2018 at 1:23 o'clock P.m and recorded as Partition Plat No. P-38-2018 of the Records of Partition Plats in Jackson County, Oregon, Index Volume 29, Page 38.

[Signature] County Clerk
[Signature] Deputy

County Surveyor File No. 22699

Tax Statement Approval:

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of December 18th, 2018.

[Signature] Deputy
Tax Collector Date 12-18-18

[Signature] Agent
Assessor Date 12/18/2018

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that Kenneth M. Mitchell and John R. Mitchell Co-Trustees of the Dorothy L. Mitchell Trust dated July 1, 1995 are the owners of the land hereon described and that we have partitioned the same into parcels as shown and that the size of the parcels and the lengths of the lines are plainly set forth and that this plat is a correct representation of the partition.

Affidavit of Consent for Land Partition by Dorothy L. Mitchell u/d/t July 1, 1995, recorded as Document No. 2018-037356 of the Official Records of Jackson County, Oregon.

PARTITION SURVEY
PARTITION PLAT NO. P-38-2018
JACKSON COUNTY, OREGON
LOCATED IN

SOUTHEAST ONE-QUARTER OF SECTION 27
TOWNSHIP 38 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN
JACKSON COUNTY, OREGON

FOR
DOROTHY L. MITCHELL TRUST
u/d/t JULY 11, 1995 TRUST
KENNETH M. MITCHELL AND JOHN R. MITCHELL, CO-TRUSTEES
271 COVE ROAD, ASHLAND, OR 97520

Surveyor's Certificate

I, Harold L. Center, 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 plat being a correct representation of the same, and the following is an accurate description of the boundary lines.

A tract of land in Section 27, Township 38 South, Range 2 East, of the Willamette Meridian in Jackson County, Oregon, more particularly described as follows:

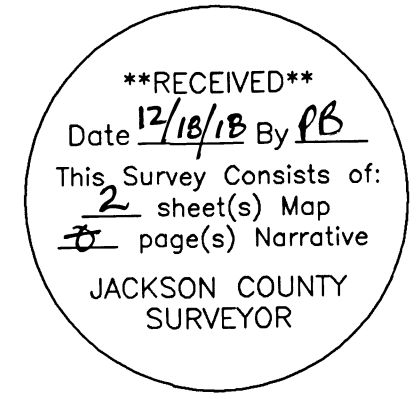
Commencing at the Southeast corner of said Section 27, thence West along the South line of said Section 920 feet, more or less, to the Easterly line of Cove Road; thence Easterly and Northerly along the Easterly line of said Cove Road to an intersection with the South line of the Northwest Quarter of the Northeast Quarter of said Section 27; thence East along said South line to an intersection with the West line of the Dead Indian Road; thence following the Westerly, Southerly and Easterly line of said Dead Indian Road in a Southerly, Easterly and Northerly direction to the most Westerly corner of that tract described in instrument recorded as Document No. 80-08777, of the Official Records of Jackson County, Oregon, thence South 39°26'32" East, along the Southwesterly line of said tract to the East line of said Section 27; thence South along the East line of said Section 4050 feet, more or less, to the Southeast corner of said Section 27.

EXCEPTING THEREFROM the following:

Commencing at the quarter section corner common to Sections 22 and 27, Township 38 South, Range 2 East of the Willamette Meridian in Jackson County, Oregon; thence South 2565.15 feet; thence East 1523.74 feet to a 5/8 inch iron pin located on the Easterly right of way of Cove Road, thence along said right of way, South 59°35'10" East 93.76 feet to the true point of beginning; thence continue along said right of way, South 59°35'10" East 462.57 feet to a 5/8 inch iron pin; thence continue along said right of way, along the arc of a 180.00 foot radius curve to the right (the long chord bears South 43°17'14" East 101.05 feet) 102.43 feet; thence leaving said right of way, North 38°25'00" East 474.58 feet; thence North 51°35'00" West 100.00 feet to a 5/8 inch iron pin; thence continue North 51°35'00" West 256.77 feet to a point which bears South 51°35'00" East 87.83 feet from a 5/8 inch iron pin; thence South 59°25'00" West 561.70 feet to the point of beginning.

[Signature] P.L.S.
HAROLD L. CENTER, P.L.S. Date 10/25/18

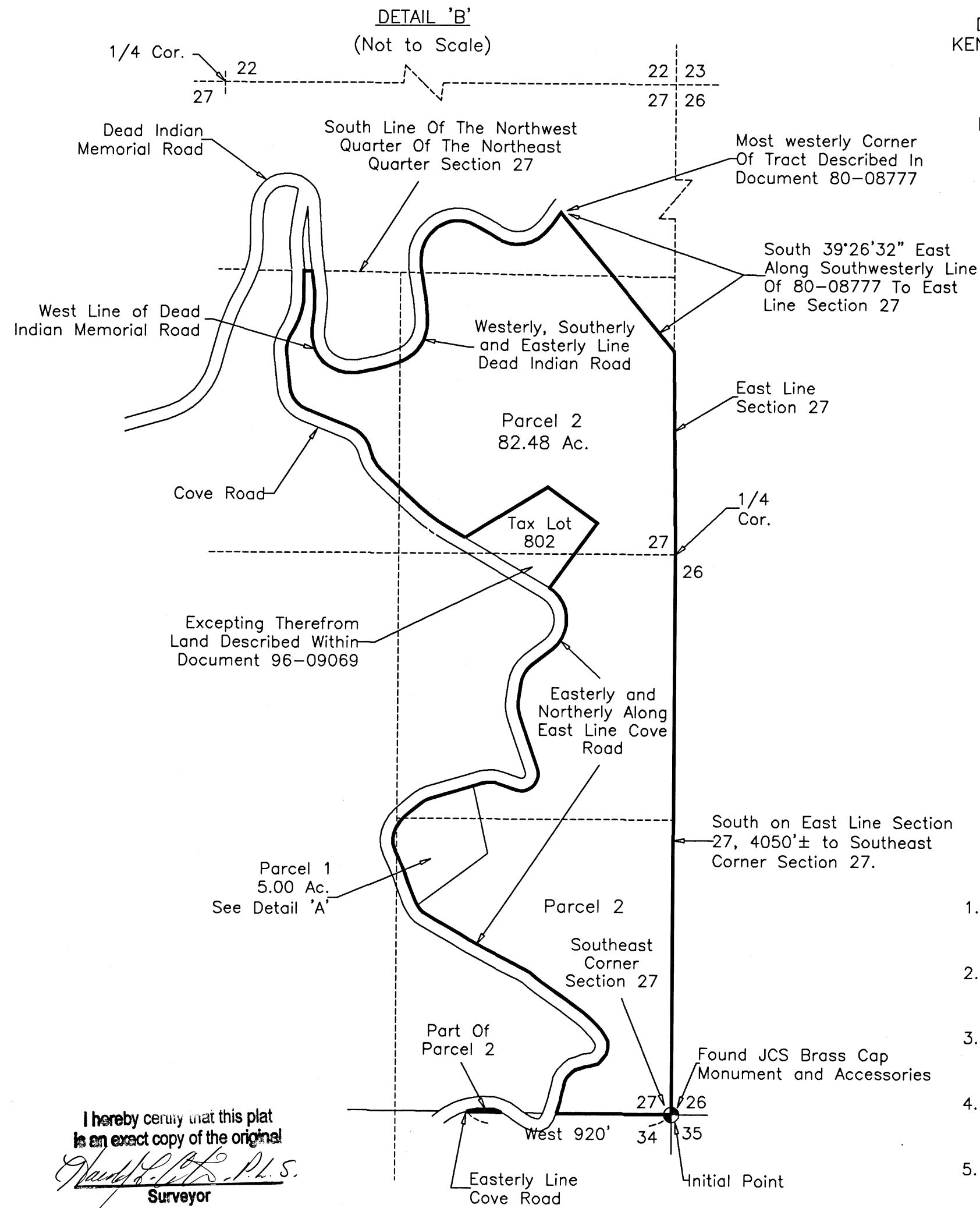
I hereby certify that this plat
is an exact copy of the original
[Signature] P.L.S.
Surveyor



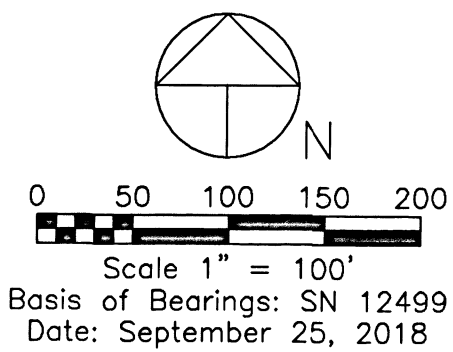
SURVEYOR
HAROLD L. CENTER
2604 David Lane
Medford, OR 97504
Phone 541-535-6108
Oregon Certificate No. 1071

Renews: 12/31/19

Note: This Land Division is pursuant to Oregon Department of Land Conservation and Development Final Order No. E118393 and Jackson County Development Services Planning Action No. 439-17-00058-SUB.



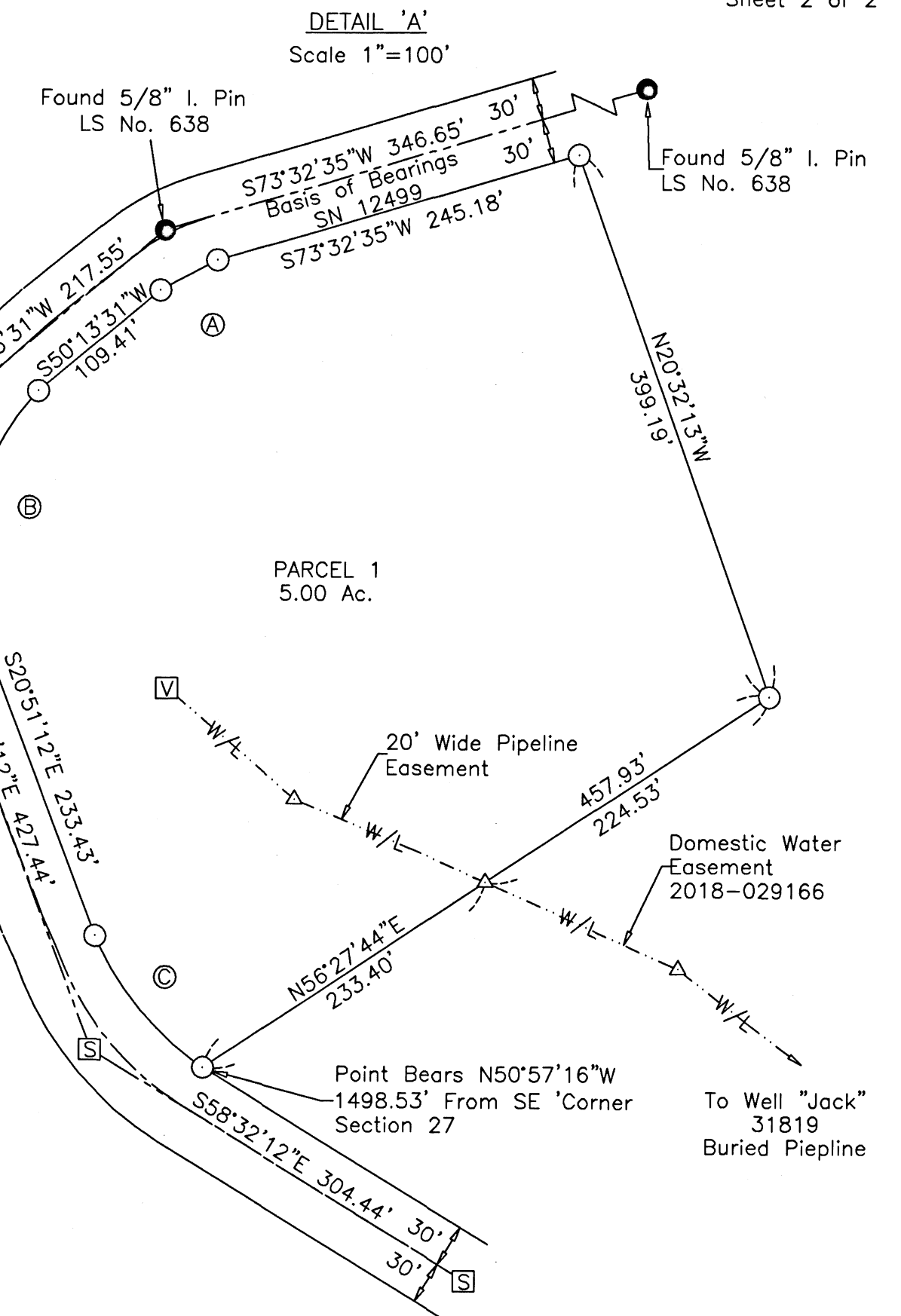
PARTITION SURVEY *P-38-2018*
 PARTITION PLAT NO. _____
 FOR
 DOROTHY L. MITCHELL TRUST, u/d/t JULY 11, 1995
 KENNETH M. MITCHELL, JOHN R. MITCHELL, CO-TRUSTEES
 271 COVE ROAD
 ASHLAND, OR 97520
 LOCATED IN
 NE1/4 AND SE1/4 SECTION 27, T.38S., R.2E., W.M.
 JACKSON COUNTY, OREGON



- LEGEND**
- ⊕ Found Jackson County Surveyor Brass Cap Monument (JCS)
 - Found 5/8" Dia. Iron Pin Set By George R. Burrell, LS No. 538 - See Narrative*
 - Set 5/8" Dia. Iron Pin With Metal Cap Marked: "CENTER + LS 1071"
 - Ⓢ Set Rail Spike 6" Below Road Surface Marked: "LS 1071"
 - △ Computed Point-No Monument Found Or Set
- W/L Denotes Domestic Water Pipeline Service. 2018-
- Ⓥ Denotes Domestic Water Control Valve

Easements Listed Within Current Title Report

1. Easement for transmission and distribution of electric power, Document Volume 591 Page 189, specific location not given. Not situated within the boundary of Parcel 1.
2. Easement for transmission and distribution of electric power, Document 70-01340, specific location not given. Not situated within the boundary of Parcel 1.
3. Easement for transmission and distribution of electric power, Document 93-02962, specific location not given. Not situated within the boundary of Parcel 1.
4. Easement for domestic water pipeline, Document 2018-029028, specific location described within document. Not situated within the boundary of Parcel 1.
5. Easement for operation and maintenance of a shared domestic water well and pipeline, Document 2018-029166, specific location is shown on map.



CURVE TABLE

	(A)	(B)	(C)
△	23°19'10"	71°04'42"	37°41'00"
R	110.00'	140.36'	181.94'
T	22.70'	100.26'	62.09'
L	44.77'	174.12'	119.66'
LC	S61°52'15"W-44.46'	LC S14°41'09"W-163.17'	LC S39°41'42"E-117.52'

Survey Narrative To Comply With Paragraph 209.250 Oregon Revised Statutes

Purpose: To partition the lands described within Deed Document 96-09073 according to clients direction and approved planning action by the Jackson County Development Services, reference File No. 439-17-00058-SUB.

Procedure: The alignment of Cove Road had been retraced and control monuments established by George R. Burrell, Professional Land Surveyor No. 638. Surveyor Burrell documented the alignment of Cove Road within filed surveys No. 6984, 12498, 12499, 12605 and 13001. I am in possession of Mr. Burrell's original survey files and utilized the records to perform this survey.

I began this survey with the review of Surveyor Burrell's field notes and recovered the 5/8 inch diameter iron pins established to mark the Cove Road centerline tangent points of intersection (PI's). Utilizing the recovered control points, I extended the alignment of Cove Road as shown and established the corners of Parcel No. 1 as shown as directed by my client. Parcel No. 2 is unsurveyed.

Equipment Utilized This Survey: Nikon DTM 520 Electronic Total Station and related equipment.

****RECEIVED****
 Date 12/18/18 By PB
 This Survey Consists of:
2 sheet(s) Map
2 page(s) Narrative
 JACKSON COUNTY
 SURVEYOR

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
SURVEYOR
 HAROLD L. CENTER
 2604 David Lane
 Medford, OR 97504
 Phone 541-535-6108
 Oregon Certificate No. 1071

Renews: 12/31/19