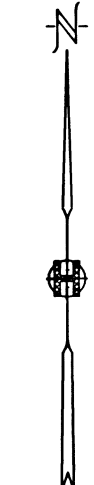


LAND PARTITION SURVEY

PARTITION PLAT No. P-07-2019

Located in:
in the Northeast 1/4 of Section 25,
Township 36 South, Range 3 West, W.M.,
Jackson County, Oregon
Tax Lot 1300

For:
Andrew Hodgkins
10098 Blackwell Road
Central Point, Oregon 97502



SURVEYORS CERTIFICATE:

I David M. Minnecci, a duly Registered Surveyor of the State of Oregon, do hereby certify that this map correctly represents a survey made by me, or under my direction and complies with the regulations for land partitions and the following is an accurate description of the parent tract of land as set forth hereon:

Commencing at the quarter corner common to Sections 24 and 25, Township 36 South, Range 3 West of the Willamette Meridian in Jackson County, Oregon; thence along the Northerly boundary of said Section 25, South 89°42'44" East 424.43 feet to the Northwest corner of tract described in Instrument No. 72-08844 of the Official Records of said Jackson County; thence along the Westerly boundary of said tract, South 17°09'22" West 266.00 feet to a 5/8" Iron rod with plastic cap for the INITIAL POINT OF BEGINNING, said point being the Northwest corner of that tract described in Document No. 2018-026539 of said Official Records; thence, along said tract boundary as follows: South 73°40'41" East 383.47 feet; thence South South 00°07'44" East 190.00 feet to the Northerly right-of-way line of Blackwell Road; thence along said road line, along the arc of a 2834.79 foot radius curve to the right (the long chord to which bears North 81°15'58" West 18.13 feet); an arc distance of 18.13 feet; thence continue along said road line, North 81°04'59" West 426.35 feet to the Southwest corner of said tract; thence, along the Westerly boundary, North 17°09'22" East 239.59 feet to the Point of Beginning.

David M. Minnecci
Surveyor

RECORDING

Filed for record this the 28th day of February, 2019 at 11:03 o'clock, A.M., and recorded as Partition Plat No. P-07-2019 in "Record of Partition Plats" in Jackson County, Oregon. Index Volume 30, Page 07.

Christine D. Walker County Clerk
Jean Shugle Deputy

Filed in the Office of the Jackson County Surveyor as No. 22746.

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 and O.R.S. 92.100 been paid as of February 28th, 2019.

Adelly Thurman agent Assessor 2/28/2019 Date
[Signature] Deputy Tax Collector 2/28/19 Date

TITLE EXCEPTION NOTES:

- 1.) Easement in favor of California Oregon Power Company for transmission and distribution of electricity recorded as Vol. 257, Pg. 356. (Specific location not given.)
- 2.) Easement granted to Cooke Cablevision, including terms and provisions thereof recorded as Doc. No. 89-20490. (Specific location not given.)
- 3.) Any rights, interest or claims which may arise by reason of the following facts shown by survey 16353 of said land: residence encroaches the west property line. (Residence remodeled to negate encroachment.)

FOUND LEANING WESTERLY
S65°19'W 0.20'

APPROVALS:

Jackson County Development Services

File No. 439-18-00059-SUB

Examined and Approved this 26th day of February, 2019.

[Signature]
Development Services

Examined and Approved this 22 day of February, 2019.

[Signature]
Jackson County Surveyor

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that Andrew Anthony Hodgkins is the owner of the real property represented on this Partition Plat and more particularly described in the SURVEYOR'S CERTIFICATE, and have caused the same to be Partitioned into parcels as shown on the Partition Plat. I hereby dedicate to the public for public use the easement (PUE) shown hereon.

In witness hereof, signed this 13 day of February, 2019.

State of Oregon } ss.
County of Jackson }

Andrew Anthony Hodgkins
Andrew Anthony Hodgkins

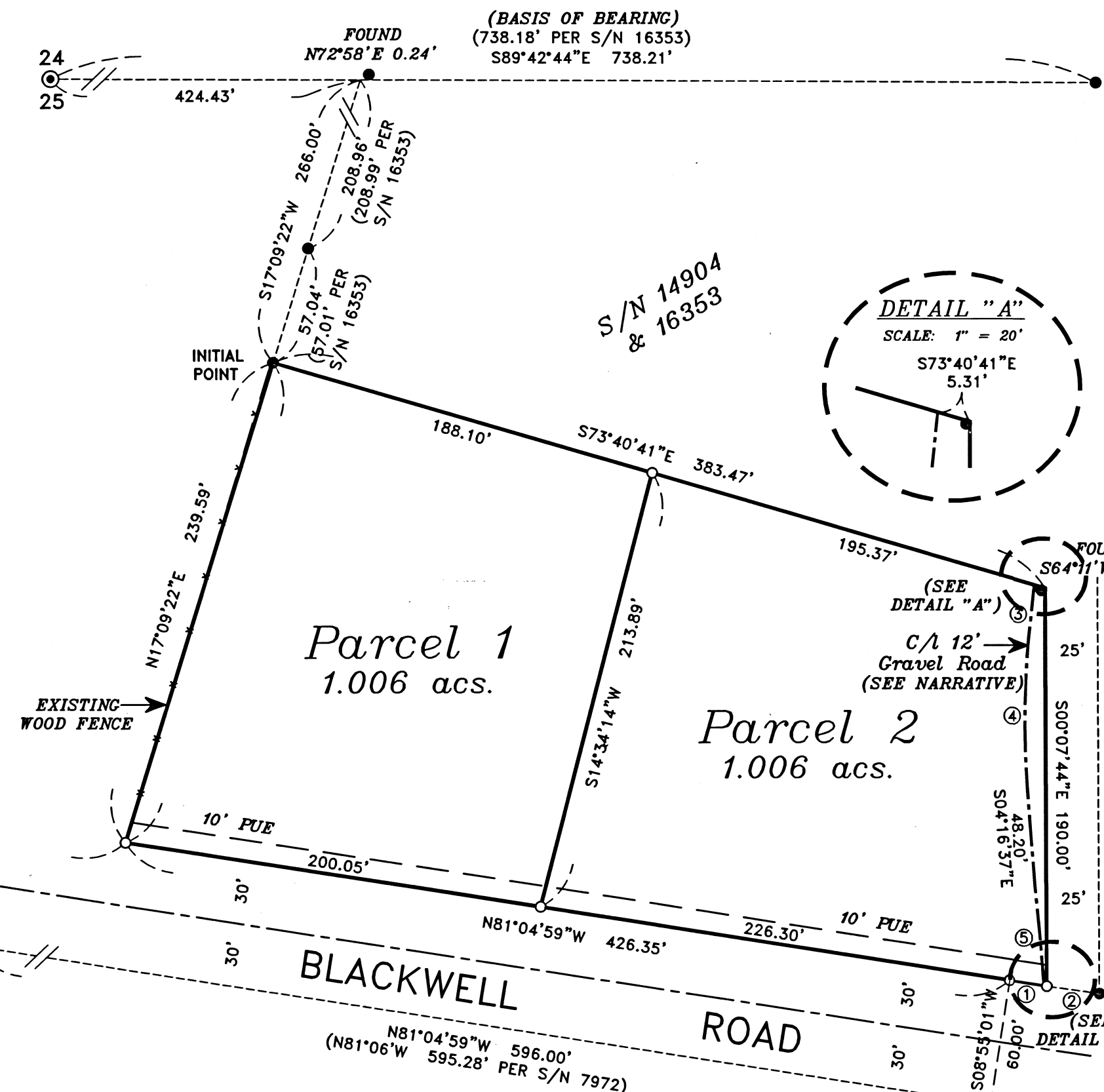
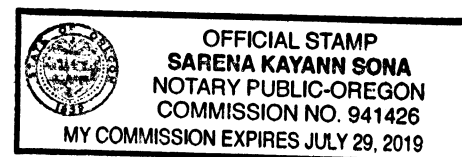
The foregoing instrument was acknowledged before me this 13th day of February, 2019 by Andrew Anthony Hodgkins, known to me as the person who executed the foregoing instrument as his voluntary act and deed.

[Signature]
Notary Public

Notary Public - Oregon

Commission No. 941426

My Commission Expires: July 29 2019



SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250 OREGON REVISED STATUTES

PURPOSE: TO SURVEY AND MONUMENT A PARTITION (JACKSON COUNTY FILE NO. 439-18-00059-SUB) OF THE PROPERTY DESCRIBED IN DOC. NO. 2018-026539, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

PROCEDURE: THE EAST, WEST AND SOUTH BOUNDARY OF THIS PROPERTY WAS MONUMENTED BY SURVEY NO. 14904. THE NORTHERLY LINE WAS ESTABLISHED BY SURVEY NO. 16353. MONUMENTS FROM THESE SURVEYS WERE RECOVERED AND ANALYZED FOR ACCURACY WITH REGARD TO THE EXISTING DEED DESCRIPTION. THE RIGHT-OF-WAY LINE OF BLACKWELL ROAD WAS ESTABLISHED FROM RECORD INFORMATION FROM SURVEYS NO. 14904 AND 16353 AND A FOUND MONUMENT OF UNKNOWN ORIGIN SHOWN ON SURVEY NO. 7972. FROM THIS INFORMATION, I COMPUTED THE EXTERIOR BOUNDARY OF THE TAX LOT AND ESTABLISHED A LINE THAT CREATED TWO NEARLY EQUAL AREA PARCELS. THE EXISTING GRAVEL ROAD SERVES THE RESIDENCE TO THE NORTH OF PARCELS 1 AND 2 AND PASSES OVER PARCEL 2 AS SHOWN.

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	00°21'59"	2834.79'	18.13'	18.13'	N81°15'50"W
2	00°30'39"	2834.79'	25.27'	25.27'	N81°42'18"W
3	00°42'00"	2397.32'	29.28'	29.28'	S06°05'19"W
4	08°23'06"	458.35'	67.08'	67.02'	S00°23'21"W
5	02°22'55"	1137.20'	47.28'	47.27'	S05°03'21"E

REGISTERED PROFESSIONAL LAND SURVEYOR

David M. Minnecci
OREGON
DAVID M. MINNECCI
2349

EXPIRES 12/31/20

"RECEIVED"
Date 2/28/19 By PB
This survey consists of:
1 sheet(s) Map
0 pages(s) Narrative
JACKSON COUNTY SURVEYOR

I certify this plat to be an exact copy of the original
David M. Minnecci
SURVEYOR

HOFFBUHR & ASSOCIATES, INC.
880 GOLF VIEW DRIVE, SUITE 201
MEDFORD, OREGON 97504
(541)779-4641

BY: DAVID M. MINNECCI PLS No. 2023
SCALE: 1 INCH = 60' JANUARY 4, 2019
NORTH LINE OF SECTION 25
PER SURVEY NO 16353

- = SET 5/8" x 24" IRON REINFORCING PIN WITH PLASTIC CAP STAMPED "D. MINNECCI LS 2349"
- = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "KAISER RLS 803" PER SURVEY NO. 14904 OR 16353.
- ✱ = FOUND 5/8" IRON PIN 0.4" DEEP SHOWN ON SURVEY NO. 7972.
- ⊙ = FOUND 2 1/2" BRASS CAP PER 1995 JACKSON COUNTY RE-ESTABS.
- PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, IRRIGATION, GAS, WATER, ELECTRIC, TELECOMMUNICATIONS, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE.