

PARTITION PLAT No. P-09-2019

Surveyor's Certificate:

I, Jason M. Martin, a duly registered Professional Land Surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with 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:

Jason M. Martin  
Jason M. Martin, PLS 54729

Commencing at the Southwest corner of the East half of the Southwest Quarter, of the Southeast Quarter of Section 5, Township 37 South, Range 1 West, of the Willamette Meridian, Jackson County, Oregon; thence along the West boundary of said East half, North 00°12'55" East, 1011.19 feet, to a 5/8 inch iron pin, being the Point of Beginning and the Initial Point; thence continuing along said West boundary, North 00°12'55" East, 315.30 feet, to the Northwest corner thereof; thence North 89°50'46" West, along the South boundary of the Northwest Quarter of the Southeast Quarter of said Section 5, a distance of 664.83 feet, to the Southwest corner thereof; thence North 00°02'04" East, along the West boundary of said Quarter-Quarter Section, 1326.02 feet, to a 3/4 inch iron pin, at the Northwest corner thereof; thence South 89°52'48" East, along the North boundary of said Quarter-Quarter Section, 1338.02 feet, to a 3/4 inch iron pin, at the Northeast corner thereof; thence South 00°23'45" West, 2653.81 feet, to the Southeast Corner of the Southwest Quarter of the Southeast Quarter of said Section 5; thence North 89°48'17" West, along the South boundary of said Section 5, 382.46 feet, to the Southeast corner of that tract of land described in Instrument Number 1966-06834, of the Official Records of Jackson County, Oregon; thence North 00°12'55" East, along the East boundary of said tract, 215.16 feet, to the a 5/8 inch iron pin at the Northeast corner of said tract; thence North 89°48'17" West, 258.00 feet to a 5/8 inch iron pin, at the Northwest corner of said tract of land described in Instrument Number 1966-06834; thence South 00°12'55" West, along the West boundary of said tract, 215.16 feet, to the South boundary line of said Section 5; thence North 89°48'17" West, along said South boundary, 20.18 feet, to the West line of the East half of Southwest Corner of the Southwest Quarter of the Southeast Quarter of said Section 5; thence North 00°12'55" East, along the West boundary of said East half, 1011.19 feet to the Point of Beginning.

located in the  
SOUTHEAST QUARTER OF SECTION 5,  
TOWNSHIP 37 SOUTH, RANGE 1 WEST,  
WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON

for  
**JEAN M. DOW**

1607 NW 2ND AVE  
BATTLE GROUND, WA 98604

Declaration:

KNOW ALL MEN BY THESE PRESENTS, that Jean M. Dow as tenant by the entirety is the owner of the lands hereon described, and that she has partitioned the same into parcels as shown hereon and that the number and size of the parcels and the courses and lengths of the lines are plainly set forth and hereby creates the ingress/egress and utilities easement shown hereon, and hereby creates the view easement shown hereon, and that this plat is a correct representation of the Partition.

By affidavit of consent, recorded as Instrument No. 2019-006822  
Official Records, Jackson County, Oregon

Approvals:

Examined and approved by Jackson County Development Services  
File No. 439-17-00003-SUB this 4th day of  
March, 2019.

J. M. Dow  
Planning Director

Examined and approved by the Jackson County Surveyor this 6th  
day of February, 2019.

Scott  
County Surveyor

All taxes, fees, assessments, or other charges as required by  
O.R.S. 92.095 have been paid as of March 15, 2019

St Martin, Deputy 3/15/19  
Tax Collector Date

JBosch, Agent 03/15/2019  
Assessor Date

Recorder:

Filed for record this 15th day of March, 2019 at 10:03 o'clock  
A. M. and recorded as Partition Plat No. P-09-2019 of the  
Records of Jackson County, Oregon, Index Volume 30, Page 09.

Christine D. Walker Naimi Foote  
County Clerk Deputy

County Surveyor's File No. 22765

Easement Notes:

- 1. POWER EASEMENT, VOL. 320 PG. 44, CALIFORNIA OREGON POWER COMPANY  
20.00 FEET WIDE, FALLS OUTSIDE THE BOUNDS OF THIS PARTITION.
- 2. INGRESS/EGRESS EASEMENT. INST. NO. 1971-03989, 20 FEET WIDE; SHOWN ON PLAT

COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AS INST. NO. 2019-006821

Measure 37/49 statement:

Instrument No 2006-039007 Jackson county Board Order 383-06, M-37 claim approval, M-49 claim upholds M-37 claim on October 16, 2009, Order No E124556.

\*\* FILED \*\*  
DATE 3/15/19 BY RB  
This survey consists of:  
2 sheet(s) Map  
2 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

I, Jason M. Martin, do hereby certify  
that this is an exact copy of the original.

Jason M. Martin

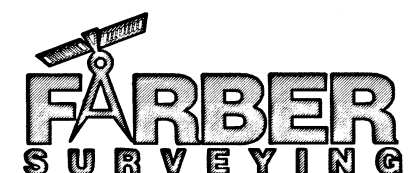
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Jason M. Martin

OREGON  
MAY 8, 2012  
JASON M. MARTIN  
54729

RENEWS: 1/1/2021

Surveyed by:  
FARBER & SONS, INC. dba



PO BOX 5286  
431 OAK STREET  
CENTRAL POINT, OREGON 97502  
(541) 664-5599

DATE: JULY 13, 2018  
JOB NO.: 2008-1581  
DRAWING FILE: JOBS\MEDFORD\_NE\COKER BUTTE\DOW 1581-08\MICRO  
FINAL PLATS\PARTITION SIGN PAGE 071318.DWG

I, Jason M. Martin, do hereby certify that this is an exact copy of the original.

*Jason M. Martin*

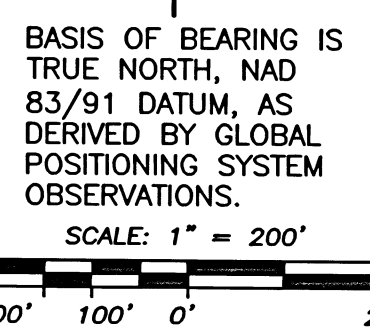
PER JACKSON COUNTY THIRD RE-ESTABLISHMENT DATED OCTOBER 25, 1979

PARTITION PLAT NO. P-09-2019

located in the  
SOUTHEAST QUARTER OF SECTION 5,  
TOWNSHIP 37 SOUTH, RANGE 1 WEST,  
WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON

for  
**JEAN M. DOW**  
1607 NW 2ND AVE  
BATTLE GROUND, WA 98604

**FILED**  
Date 3/15/19 By PB  
This Survey Consist Of:  
2 sheet(s) Map  
0 page(s) Narrative  
**JACKSON COUNTY SURVEYOR**



BASIS OF BEARING IS TRUE NORTH, NAD 83/91 DATUM, AS DERIVED BY GLOBAL POSITIONING SYSTEM OBSERVATIONS.  
SCALE: 1" = 200'

NUM	MEASURED BEARING	RECORD BEARING	MEASURED DISTANCE	RECORD DISTANCE
L1	S89°48'17"E	NO RECORD	198.64	NO RECORD
L2	S89°48'17"E	NO RECORD	54.54	NO RECORD
L3	N19°51'33"E	NO RECORD	33.12	NO RECORD
L4	N 9°04'04"E	NO RECORD	48.00	NO RECORD
L5	N00°12'55"E	N00°12'35"E	195.16	NO RECORD TO R/W S/N 16053
L6	N00°12'55"E	N00°12'35"E	195.16	NO RECORD TO R/W S/N 3061
L7	S 89°48'17"E	NO RECORD	53.00	NO RECORD

- LEGEND**
- ✕ = FOUND 2 1/2" BRASS CAP - SECTION CORNER, AS NOTED
  - ∩ = FOUND 2 1/2" BRASS CAP-1/4 SECTION CORNER, AS NOTED
  - = FOUND MONUMENT AS DESCRIBED
  - = SET 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP MARKED "J.MARTIN PLS 54729"
  - ⊙ = SET 5/8" x 30" IRON PIN w/ ORANGE PLASTIC CAP MARKED "J.MARTIN PLS 54729"
  - ◆ = CALCULATED POSITION
- S/N = RECORD FILED SURVEY NUMBER  
W.M. = WITNESS MONUMENT  
(M & R) = MEASURED AND RECORD  
R/W = RIGHT OF WAY
- RECORD SURVEY DATA IS SHOWN IN PARENTHESIS ADJACENT TO MEASURED SURVEY DATA WHERE APPLICABLE.  
- INST. No. = INSTRUMENT NUMBER AS RECORDED IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

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

PURPOSE: To survey and monument the partition of that tract of land described in Inst. No. 1967-00194, of the Official Records of Jackson County, Oregon, as approved by Jackson County Development Services, in File No.439-17-00003-SUB, dated May 17, 2017.

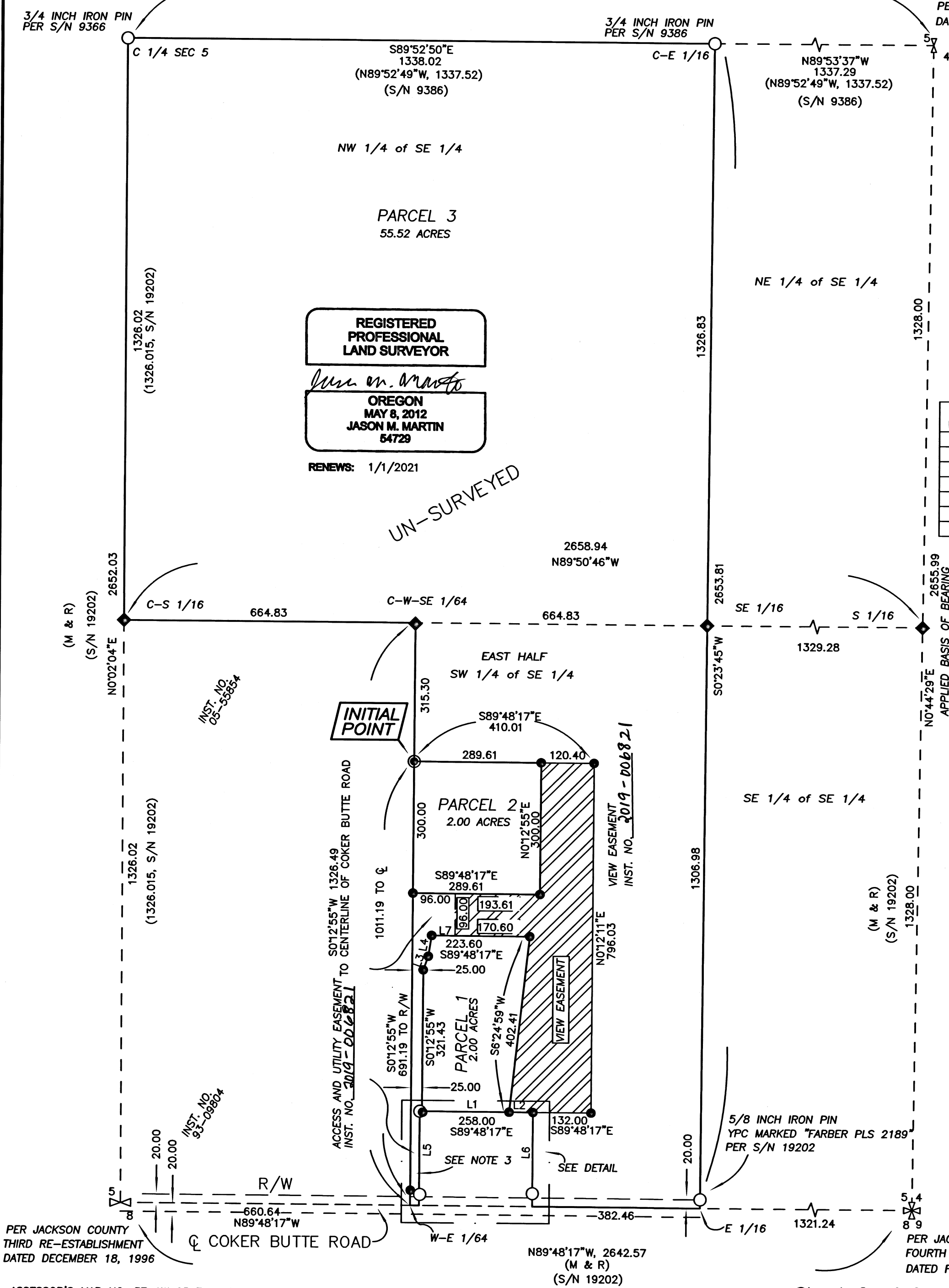
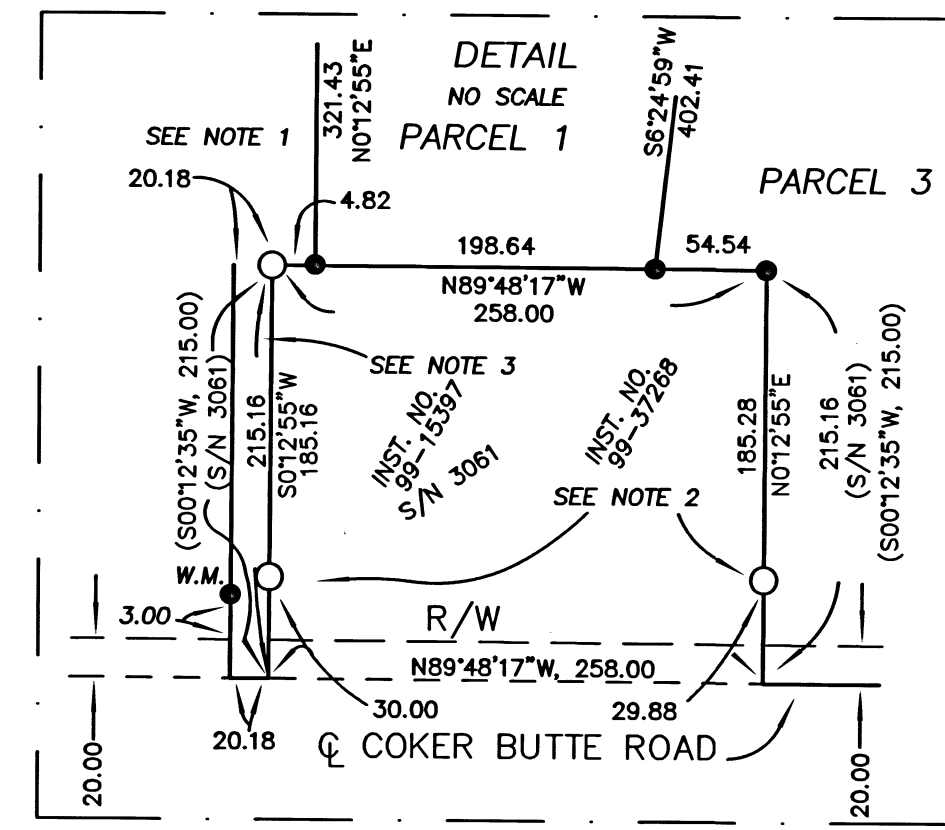
PROCEDURE: The controlling monuments for the southeast quarter of Section 5 where tied in a closed survey. The quarter section was subdivided as shown hereon to provide the exterior boundary described in the vesting deed. Coker Butte Road is located per Jackson County Road Map dated May 1941 on file in the County Road Records and County Surveyor roll map 9-1-1. The right of way is 40 feet each side of the center line as shown. The exception out of the east half of the southwest quarter of the southeast quarter was originally surveyed by Hoffbuhr as S/N 3061 and now defined by Instrument No?s 99-15397 and 99-37268. The found monuments are deed corners and original survey monument and held for their position with the north line established parallel with the south line and the east line parallel with the west line and re-monumented at the intersection of the parallel lines. The new boundary of Parcels 1 and 2 are established as shown with Parcel 3 being un-surveyed. The witness corner on the west line of Parcel 3 access easement is due to a utility conflict.

Surveyed by:  
**FARBER & SONS, INC. dba**



PO BOX 5286  
431 OAK STREET  
CENTRAL POINT, OREGON 97502  
(541) 664-5599

- NOTES:**
- 5/8 INCH IRON PIN, PER S/N 16053
  - 5/8 INCH IRON PIN, PER S/N 3061
  - INGRESS/EGRESS EASEMENT. INST. NO. 1971-03989 THE EASEMENT RUNS ALONG THE WESTERLY BOUNDARY OF THE ADJACENT PARCEL SHOWN IN THE DETAIL.



**REGISTERED PROFESSIONAL LAND SURVEYOR**  
*Jason M. Martin*  
**OREGON**  
MAY 8, 2012  
**JASON M. MARTIN**  
54729

RENEWS: 1/1/2021

UN-SURVEYED