

PARTITION PLAT No. P-21-2019

Located in N.E.1/4 of Section 10, T.33S.,R2E.,W.M., Jackson County, Oregon

SURVEY FOR:  
Susan Kiefer and  
Ann McCaughan  
2155 Mill Creek Drive  
Prospect, OR. 97536

DATE:  
March 6, 2019

SURVEY BY:  
Kaiser Surveying  
P.O. Box 1046  
Eagle Point, OR. 97524

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

Bary D Kaiser  
SURVEYOR

\*\*\* SURVEYOR'S CERTIFICATE \*\*\*

I, Bary D. Kaiser, a duly registered professional land surveyor of the State of Oregon, do hereby certify that I have correctly surveyed the land represented on the attached Partition Plat, the boundaries being described as follows:

Beginning at a 4" brass disk found set for the Southwest corner of the Northeast quarter of Section 10 in Township 33 South, Range 2 East of the Willamette Meridian in Jackson County, Oregon for THE INITIAL POINT OF BEGINNING; Thence along the Southerly boundary of said Northeast quarter of Section 10, South 89' 38' 20" East, 1070.09 feet to the Southwest corner of tract described in Instrument No. 98-06395 of the Official Records of said County; Thence along the Westerly boundary of said tract, North, 100.30 feet to a 5/8" rebar with plastic cap set for a reference monument; Thence continuing along said boundary, North, 226.00 feet to a 5/8" rebar with plastic cap set for the Northwesterly corner of said tract; Thence along the Northwest boundary of said tract, North 46' 39' 30" East (record = North 50' East), 40.00 feet to intersect the Southwesterly right-of-way line of Mill Creek Drive at a 5/8" rebar with plastic cap set; Thence along said Drive line as follows: North 43' 20' 30" West, 372.66 feet to a 5/8" rebar with plastic cap set; Thence 513.67 feet along the arc of a 318.099 foot radius curve to the left (long chord bears North 89' 36' 09" West, 459.65 feet) to a 5/8" rebar with plastic cap set; Thence South 44' 08' 11" West, 263.46 feet to the Northeasterly corner of tract described in Instrument No. 83-04473 of said Official Records; Thence leaving said Drive line along the Easterly boundary of said tract, South 0' 39' 15" East, 315.02 feet (record = South 0' 38' 10" East, 312 feet, a more or less distance), to the Southeasterly corner of said tract; Thence along the Southerly boundary of said tract, South 89' 56' 22" West, 41.61 feet to a 5/8" iron pin found set as a reference monument; Thence continuing along said tract boundary, South 89' 56' 22" West, 163.76 feet to intersect the North-South centerline of said Section 10, being the Southwest corner of said tract; Thence along said North-South centerline, South 0' 43' 49" East, 116.93 feet to THE INITIAL POINT OF BEGINNING.

Bary D Kaiser  
SURVEYOR

\*\*\* DECLARATION \*\*\*

Known all men by these presents that we, SUSAN KIEFER and ANN MCCAUGHAN, are the owner of the lands represented on this Partition Plat and more particularly described in Surveyor's Certificate, and have caused the same to be partitioned into parcels as shown on the Partition Plat. We also hereby create that 10.00 foot wide water line easement across Parcel No. 1 benefiting Parcel No. 2, said easement being same location as described in water line easement in Instrument No. 99-25547 O.R. benefiting tract described in Instrument No. 98-06395 O.R. as shown on sheet 2.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS AND SEALS THIS 3rd DAY, OF May, 20 19.

Susan Kiefer  
SUSAN KIEFER

Ann McCaughan  
ANN MCCAUGHAN

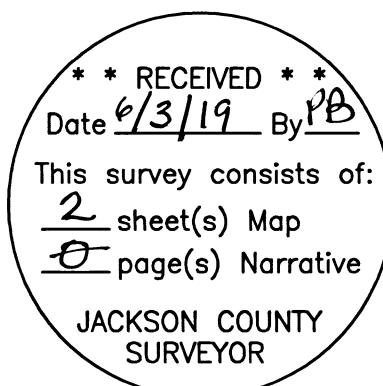
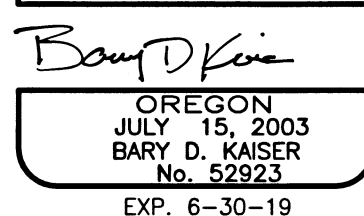
STATE OF OREGON )  
COUNTY OF JACKSON )ss

Personally appeared before me the above named SUSAN KIEFER and ANN MCCAUGHAN, and acknowledge the foregoing instrument to be their voluntary act and deed.

Subscribed and sworn to before me this 3rd day of May, 20 19.



(SIGN) Stefanie Carr  
Stefanie Carr NOTARY PUBLIC - OREGON  
(PRINT)  
COMMISSION NO. 972728  
MY COMMISSION EXPIRES 03/12/2022



\*\*\* APPROVALS \*\*\*

Examined and approved by Jackson County Development Services (439-18-00006 SUB) the 21st day of MAY, 20 19.

Tim A. M.  
JACKSON COUNTY PLANNING DIRECTOR

Examined and approved this 9 day of May, 20 19.

Scott J. Kaiser  
JACKSON COUNTY SURVEYOR

Examined and approved as required by O.R.S. 92.100 this 3rd day of June, 20 19.

Steven, Agent 06/03/2019  
ASSESSOR DATE

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of the 3rd day of June, 20 19.

Amara, Deputy 6/3/19  
TAX COLLECTOR DATE

\*\*\* RECORDER'S CERTIFICATE \*\*\*

Filed for record, this 3rd day of June, 20 19, at 3:29 o'clock P. m., and recorded as Partition Plat No. P-21-2019 of the Records of Partition Plats in Jackson County, Oregon.

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BY: Christenial Walker COUNTY CLERK Samuel J. Morgan DEPUTY

COUNTY SURVEYOR FILE NO. 22828

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

*Bary D. Kaiser*  
SURVEYOR

PARTITION PLAT No. P-21-2019

Located in N.E.1/4 of Section 10, T.33S.,R2E.,W.M., Jackson County, Oregon

SURVEY FOR:  
Susan Kiefer and  
Ann McCaughan  
2155 Mill Creek Drive  
Prospect, OR. 97536

DATE:  
Marck 6, 2019

SURVEY BY:  
Kaiser Surveying  
P.O. Box 1046  
Eagle Point, OR. 97524

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

PURPOSE: Partition survey of the clients property located in Section 10, Township 33 South, Range 2 East of the Willamette Meridian, being described in Instrument No. 99-25548 O.R..

PROCEDURE: Equipment used to perform survey was a Nikon DTM522 total station. Information and found monuments and Government monuments as shown on Filed Survey Nos. 16957, 3318, 10728, and the Oregon State Highway Department map (Drwg No. 2B22-9, dated Nov. 1930), along with deeds of record were used to determine the boundary of the subject property. On this survey information and found monuments shown on said Filed Survey No. 10728 were used to control the South and West boundaries of the Northeast Quarter of Section 10.

On said Survey No. 3318, surveyor McGinty used a 5/8" bolt monument for the Center Quarter corner of Section 10, which was not located, and differs from the monument I used for said Center Quarter corner set by Surveyor Roberts on mentioned Filed Survey No. 10728. The boundary of adjacent property lying Westerly of the subject property was monumented on the said McGinty survey, which were located as shown hereon and determined to control the monumented boundary.

Mill Creek Drive right-of-way lines were located by making survey ties to the painted centerline and with the aid of curve data from mentioned Oregon State Highway Department map to best fit the roadway. There appears to some confusion on the right-of-way width of Mill Creek Drive as being 80-feet or 60-feet. Mentioned Survey Nos. 3318 and 10728 show the width to be 80-feet while Survey No. 16957 which is a survey of property East of the subject property shows the width to be 60-feet. From the mentioned State Highway map, the width scales to be 80-feet wide. Subsequently on this survey I used the 80-feet width.

The parcel boundaries were located as directed by the client and County Approval.

LEGEND

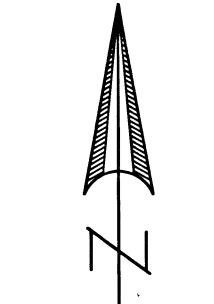
- = Found 4" Aluminum Cap Monument - S.N. 10728
- = Found 5/8" Iron Pin S.N. 3318
- △ = Found Monument as Indicated
- = Set 5/8" x 24" Rebar with Orange Plastic Cap marked "B. KAISER LS 52923"
- S.N. = Filed Survey Number County Surveyors Office
- C.S. = County Surveyor
- R.M. = Reference Monument
- ( ) = Record/S.N. 3318 and Inst. No. 83-04473 O.R.
- (( )) = Record/S.N. 10728
- (( ( )) = Record/Inst No. 98-06395 O.R.
- (( ( ( )) = Record/Oregon State Highway Department - Crater Lake Highway Nov. 1930, DRG. No. 2B22-9

EASEMENTS ON CURRENT TITLE REPORT NOT SHOWN ON ANNEXED MAP

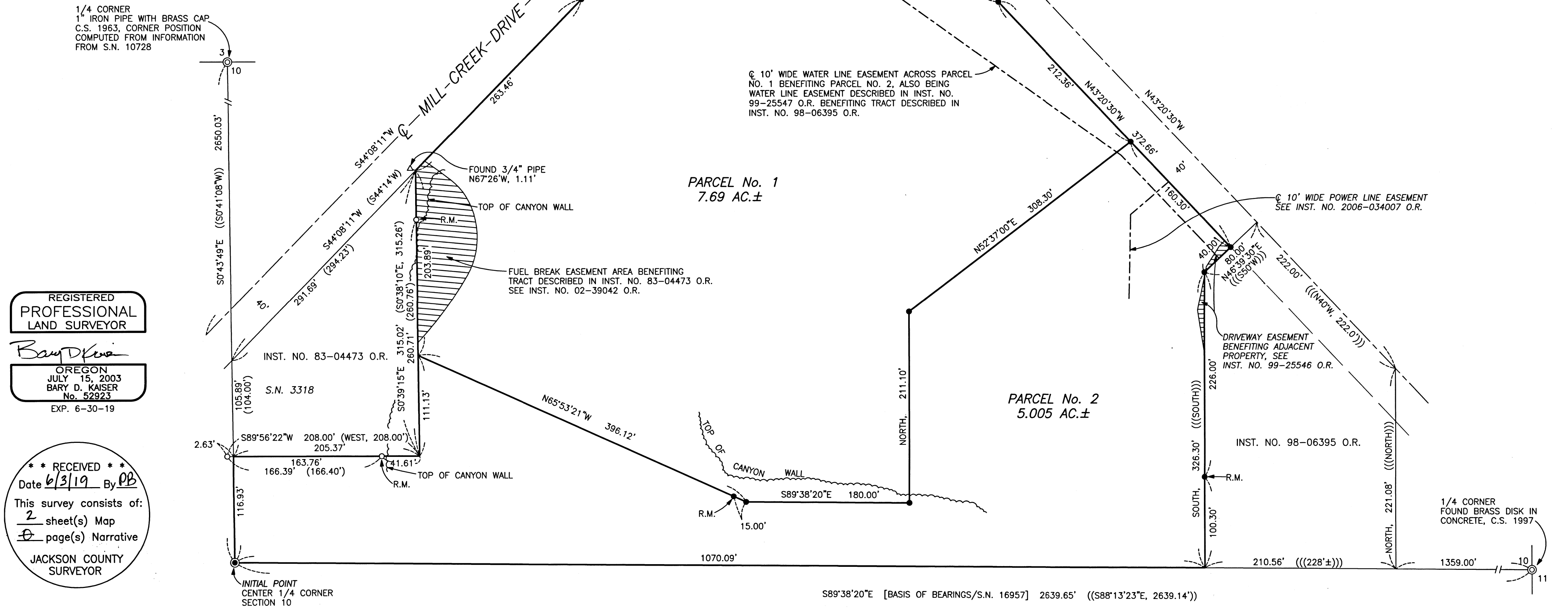
1. Documents recorded in Volume 90, Page 622 D.R., Volume 228, Page 635 and Volume 329, Page 264 D.R. pertain to Power Line easements. From the easement documents, it could not be determined which overhead power lines the easements correspond to. There are no overhead power lines affecting the subject property.

CURVE DATA

Δ	R	L	LC
①	92°31'19"	358.099'	578.26'
	((((92°01'00"	358.099'	T = 370.9 16°CL)))
②	92°31'19"	318.099'	513.67'
			N89°36'09"W, 459.65'



SCALE: 1" = 80'



REGISTERED PROFESSIONAL LAND SURVEYOR

*Bary D. Kaiser*  
OREGON  
JULY 15, 2003  
BARY D. KAISER  
No. 52923  
EXP. 6-30-19

\*\* RECEIVED \*\*  
Date 6/3/19 By PB  
This survey consists of:  
2 sheet(s) Map  
1 page(s) Narrative  
JACKSON COUNTY SURVEYOR