

APPROVALS:

JACKSON COUNTY DEVELOPMENT SERVICES FILE NO. 439-16-00083-SUB DATE 6/28/19

EXAMINED AND APPROVED THIS 30 DAY OF May, 2019

JACKSON COUNTY SURVEYOR

LAND PARTITION PARTITION PLAT NO. P-27-2019

LYING SITUATE WITHIN

SECTION 1 & EAST HALF OF SECTION 2 TOWNSHIP 38 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN JACKSON COUNTY, OREGON

FOR

Darrell Breckel

2399 Terri Drive Medford, Oregon

SHEET INDEX

SHEET 1: APPROVALS, CERTIFICATES, SURVEY NARRATIVE SHEET 2: PLAT PARCEL BOUNDARIES AND EASEMENTS SHEET 3: CLIFFSIDE DRIVE PRIVATE ROAD DETAIL

SURVEYOR'S CERTIFICATE

I, SHAWN KAMPMANN, 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 SAID PLAT BEING A CORRECT REPRESENTATION OF THE SAME, AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES.

ALL OF PARCEL 3 DESCRIBED WITHIN INSTRUMENT NO. 2012-039700 OF THE OFFICIAL RECORDS IN JACKSON COUNTY, OREGON, LYING SITUATE WITHIN ALL QUARTERS OF SECTION 1 AND THE EAST HALF OF SECTION 2 IN TOWNSHIP 38 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AND BOUNDED AS FOLLOWS, TO WIT:

BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 1 IN TOWNSHIP 38 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON; THENCE NORTH 89°22'33" WEST, ALONG THE NORTH LINE OF SAID SECTION 1, A DISTANCE OF 960.87 FEET TO A 5/8" IRON PIN; THENCE SOUTH 00°01'51" WEST, LEAVING SAID NORTH LINE OF SAID SECTION 1, A DISTANCE OF 1260.20 FEET; THENCE SOUTH 50°01'51" WEST, 850.49 FEET TO A 5/8" IRON PIN; THENCE NORTH 89°59'30" WEST, 410.05 FEET TO A 5/8" IRON PIN; THENCE SOUTH 47°30'30" WEST, 314.91 FEET; THENCE NORTH 53°33'38" WEST, 485.27 FEET; THENCE SOUTH 37°38'16" WEST, ALONG TERRI DRIVE, A DISTANCE OF 60.01 FEET; THENCE SOUTH 53°33'38" EAST, 474.78 FEET; THENCE SOUTH 00°00'30" WEST, 801.00 FEET; THENCE SOUTH 89°45'16" WEST, 242.49 FEET; THENCE 90.48 FEET ALONG THE ARC OF A 70.05 FOOT RADIUS CURVE TO THE RIGHT, HAVING A DELTA ANGLE OF 74°00'06" (CHORD BEARING NORTH 52°54'56" WEST, 84.32 FEET); THENCE NORTH 15°54'59" WEST, 234.55 FEET; THENCE 142.03 FEET ALONG THE ARC OF A 230.18 FOOT RADIUS CURVE TO THE LEFT, HAVING A DELTA ANGLE OF 35°21'14" (CHORD BEARING NORTH 33°35'36" WEST, 139.79 FEET); THENCE NORTH 51°16'14" WEST, 253.19 FEET TO A 5/8" IRON PIN; THENCE 60.18 FEET ALONG THE ARC OF A 260.20 FOOT RADIUS CURVE TO THE RIGHT, ALONG TERRI DRIVE, HAVING A DELTA ANGLE OF 13°15'06" (CHORD BEARING SOUTH 38°43'44" WEST, 60.05 FEET); THENCE SOUTH 51°16'14" EAST, 253.19 FEET; THENCE 104.98 FEET ALONG THE ARC OF A 170.13 FOOT RADIUS CURVE TO THE RIGHT, HAVING A DELTA ANGLE OF 35°21'14" (CHORD BEARING SOUTH 33°35'36" EAST, 103.32 FEET); THENCE SOUTH 15°54'59" EAST, 335.77 FEET; THENCE SOUTH 00°04'54" EAST, 249.58 FEET TO A 5/8" IRON PIN; THENCE SOUTH 00°07'34" EAST, 250.89 FEET; THENCE SOUTH 09°27'26" WEST, 304.96 FEET; THENCE SOUTH 39°49'12" WEST, 82.14 FEET; THENCE NORTH 89°59'22" WEST, 282.12 FEET TO A 5/8" IRON PIN; THENCE SOUTH 30°28'50" WEST, 579.65 FEET; THENCE SOUTH 52°18'23" EAST, ALONG PAYNE ROAD, A DISTANCE OF 79.90 FEET TO A 5/8" IRON PIN; THENCE 273.72 FEET ALONG THE ARC OF A 230.07 FOOT RADIUS CURVE TO THE RIGHT, ALONG PAYNE ROAD, HAVING A DELTA ANGLE OF 68°10'03" (CHORD BEARING SOUTH 18°12'18" EAST, 257.86 FEET); THENCE SOUTH 15°52'41" WEST, ALONG PAYNE ROAD, A DISTANCE OF 70.87 FEET; THENCE SOUTH 89°58'32" EAST, 3168.87 FEET; THENCE SOUTH 00°18'39" WEST, 663.89 FEET TO THE SOUTH LINE OF SAID SECTION 1; THENCE SOUTH 89°59'01" EAST, 2644.09 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 00°01'17" EAST, ALONG THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 3981.02 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1; THENCE NORTH 89°59'18" WEST, 1311.99 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 00°09'58" EAST, 1326.15 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 89°58'26" WEST, ALONG THE NORTH LINE OF SAID SECTION 1, A DISTANCE OF 1308.64 FEET TO THE INITIAL POINT OF BEGINNING.

CONTAINING 498.49 ACRES, MORE OR LESS.

** RECEIVED ** Date 6/28/19 By PB This survey consists of 3 sheet(s) Map 0 page(s) Narrative JACKSON COUNTY SURVEYOR

RECORDING:

FILED FOR RECORD THIS 28th DAY OF June, 2019 AT 3:31 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT NO. P-27-2019 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON, INDEX VOLUME 30, PAGE 27.

Christine D. Walker COUNTY CLERK Jean Shugart DEPUTY

COUNTY SURVEYOR FILE NO. 22853

TAX STATEMENT APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF June 28th, 2019.

Deputy 6/28/19 TAX COLLECTOR DATE

Assessor 6/28/2019 ASSESSOR DATE

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

PURPOSE: TO SURVEY A LAND PARTITION OF THAT TRACT OF LAND DESCRIBED WITHIN DOCUMENT NO. 2012-022990 OF THE OFFICIAL RECORDS IN JACKSON COUNTY, OREGON.

PROCEDURE: UTILIZING ELECTRONIC LEICA TCRP 1203 AND TS-16i ROBOTIC TOTAL STATIONS WITH RANGING PRISMS AND LEICA 1200 SMART STATION AND GS-16 GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) RECEIVERS, IN CONJUNCTION WITH THE SURVEY CONTROL NETWORK PREVIOUSLY ESTABLISHED BY THIS OFFICE DURING THE PERFORMANCE OF SURVEY NO.'S 21104 AND 21105, I SURVEY THE LAND PARTITION AND PRIVATE ROAD AND UTILITY EASEMENT AS SHOWN HEREON. NO SURVEY MONUMENTS WERE ESTABLISHED BY THIS PLAT, IN CONFORMANCE WITH O.R.S. 92.055.

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

Shawn Kampmann SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JULY 14, 1998 SHAWN KAMPMANN 2883 LS

RENEWAL DATE: 6/30/2019

SURVEYED BY: POLARIS LAND SURVEYING LLC P.O. BOX 459 ASHLAND, OREGON 97520 (541) 482-5009

DATE: FEBRUARY 20, 2019 PROJECT NO. 594-10

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, THAT CANYON HILLS, LLC, AN OREGON LIMITED LIABILITY COMPANY, IS THE OWNER OF THE LANDS HEREON DESCRIBED, AND HAS PARTITIONED THE SAME INTO PARCELS SHOWN HEREON, AND THAT THE SIZE OF THE PARCELS AND THE LENGTHS OF ALL LINES ARE PLAINLY SET FORTH AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE PARTITION. WE HEREBY CREATE THE 50 FOOT WIDE PRIVATE ROAD AND UTILITY EASEMENT FOR THE MUTUAL BENEFIT OF ALL THREE PARCELS, AS SHOWN HEREON.

Darrell L. Breckel DARRELL BRECKEL MANAGING MEMBER

ACKNOWLEDGEMENT

STATE OF OREGON) JACKSON COUNTY) SS

PERSONALLY APPEARED THE ABOVE NAMED DARRELL BRECKEL, ON AUTHORITY OF CANYON HILLS, LLC ON THIS 29 DAY OF June, 2019 AND ACKNOWLEDGED THE FORGOING TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE Laurie A. Miller

NOTARY PUBLIC - OREGON

COMMISSION NO. 941242

MY COMMISSION EXPIRES July 26, 2019

SURVEY NOTES:

THE FOLLOWING ENCUMBRANCES DENOTED IN FIRST AMERICAN TITLE REPORT NO. 7169-3176779, WITH AN EFFECTIVE DATE OF JANUARY 7, 2019, EITHER DOES NOT AFFECT THE SUBJECT TRACT, ARE BLANKET IN NATURE OR OTHERWISE INSUFFICIENTLY DESCRIBED, AND THEREFORE NOT SHOWN GRAPHICALLY ON THIS PLAT.

- EASEMENT FOR USE, DESCRIBED IN VOLUME 77, PAGE 194 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.
EASEMENT FOR ELECTRIC TRANSMISSION LINES AND APPURTENANCES, DESCRIBED IN DOCUMENT NO.'S 66-09456, 67-00058, 68-04873, 68-10265, 69-07076, 73-18111, AND 73-18916 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.
EASEMENT FOR COMMUNICATION LINES AND APPURTENANCES AND ACCESS, DESCRIBED IN DOCUMENT NO.'S 70-09872 AND 70-11332 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.
CONSENT TO USE AGREEMENT TO QWEST COMMUNICATIONS, DESCRIBED IN DOCUMENT NO 01-01949 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.
EASEMENT FOR IRRIGATION, DESCRIBED IN DOCUMENT NO 2007-27410 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.

Assessor's Map No. 38 1W 01, Tax Lots 100 & 200 & 265
Assessor's Map No. 38 1W 02 AD, Tax Lots 1100 & 1400
Assessor's Map No. 38 1W 02 DA, Tax Lot 1800
Assessor's Map No. 38 1W 02 DD, Tax Lot 200

PARTITION PLAT NO. P-27-2019

LYING SITUATE WITHIN
SECTION 1 & EAST HALF OF SECTION 2
TOWNSHIP 38 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
JACKSON COUNTY, OREGON

FOR
Darrell Breckel
2399 Terri Drive
Medford, Oregon

LEGEND

- ⊕ 2 1/2" BRASS CAP SECTION CORNER MONUMENT PER COUNTY SURVEYOR RE-ESTAB. NOTES AND S/N 21104 (RECORD)
- ⊕ 2 1/2" BRASS CAP QUARTER CORNER MONUMENT PER COUNTY SURVEYOR RE-ESTAB. NOTES AND S/N 21104 (RECORD)
- ⊕ 2 1/2" BRASS CAP DONATION LAND CLAIM CORNER PER COUNTY SURVEYOR RE-ESTAB. NOTES AND S/N 21104 (RECORD)
- ⊕ 5/8" IRON PIN, PER S/N 5135 AND 21104 (RECORD)
- ⊕ 5/8" IRON PIN PER S/N 2931 AND 21104 (RECORD)
- ⊕ RE-ESTABLISHED POSITION OF CORNER PER JACKSON COUNTY SURVEYOR FILE NO. 2011-008, S/N 20414 AND 21104 (RECORD)
- ⊕ 5/8" X 24" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" PER S/N 21104 (RECORD)
- SUBJECT PROPERTY LINE
- NEW PARTITION LINE
- BOUNDARY LINE
- CENTERLINE
- EASEMENT LINE
- x-x- FENCELINE
- S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
- O.R. OFFICIAL RECORDS, JACKSON COUNTY
- W.C. WITNESS CORNER, AS DESCRIBED
- D.L.C. DONATION LAND CLAIM, AS DESCRIBED
- [] DEED RECORD PER O.R. 91-01824
- () SURVEY RECORD DATA PER S/N 5135 (HOFFBUHR)
- () SURVEY RECORD DATA PER S/N 2931 (BOYDEN)
- < > SURVEY RECORD DATA PER S/N 20414 (JACKSON COUNTY)

TABLE OF COURSES

FLAG	BEARING	DISTANCE	DEED/SURVEY RECORD
①	S 55°00'00" W	58.05'	{ S 55°W } { 71.32' }
②	N 22°14'01" E	118.90'	{ N 22°13'20" E } { 118.86' }
③	N 03°32'21" E	165.10'	{ N 03°31'40" E } { 165.06' }
④	N 15°52'41" E	268.57'	{ N 15°52'00" E } { 268.49' }
⑤	N 15°52'41" E	197.70'	{ N 15°52'00" E }
⑥	S 15°52'41" W	70.87'	{ N 15°52'00" E }
⑦	S 52°18'23" E	79.90'	{ S 52°18'00" E }
⑧	N 89°59'22" W	282.12'	(WEST) (282.13')
⑨	S 39°49'12" W	82.14'	(S 39°10'00" W) (81.60')
⑩	S 09°27'26" W	149.43'	(S 09°35'00" W) (149.43')
⑪	S 09°27'26" W	155.53'	(S 09°35'00" W) (155.57')
⑫	S 00°07'34" E	250.89'	(SOUTH) (250.95')
⑬	S 00°04'54" E	249.58'	(SOUTH) (251.05')
⑭	S 15°54'59" E	335.77'	(S 16°00'00" E) (335.51')
⑮	S 51°16'14" E	253.19'	(S 51°21'15" E) (253.00')
⑯	N 51°16'14" W	253.19'	(N 51°21'15" W) (253.00')
⑰	N 15°54'59" W	234.55'	(N 16°00'00" W) (234.37')
⑱	S 89°45'16" W	242.49'	(WEST) (242.73')
⑲	S 37°38'16" W	60.01'	{ S 37°36'26" W } { 62.00' }

TABLE OF CURVES

FLAG	Δ	R	A	T	CHORD
①	74°00'06"	70.05'	90.48'	52.79'	N 52°54'56" W - 84.32'
②	35°21'14"	230.18'	142.03'	73.36'	N 33°35'36" W - 139.79'
③	13°15'06"	260.20'	60.18'	30.22'	S 38°43'44" W - 60.05'
④	35°21'14"	170.13'	104.98'	54.22'	S 33°35'36" E - 103.32'
⑤	68°10'03"	230.07'	273.72'	155.67'	S 18°12'18" E - 257.86'
⑥	68°10'03"	200.00'	237.95'	135.33'	S 18°12'59" E - 224.16'
⑦	12°20'20"	1900.00'	409.17'	205.38'	S 09°41'50" W - 408.38'
⑧	18°41'41"	700.00'	228.40'	115.22'	S 12°52'30" W - 227.39'
⑨	21°49'41"	700.00'	266.68'	134.98'	S 11°18'29" W - 265.07'

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS EAST LINE OF D.L.C. NO. 81, HAVING A RECORD PLAT BEARING OF SOUTH 00°23'40" WEST, AS REFERENCED ON SURVEY NO. 21104 & 21105, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

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

Shawn Kampmann
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Shawn Kampmann

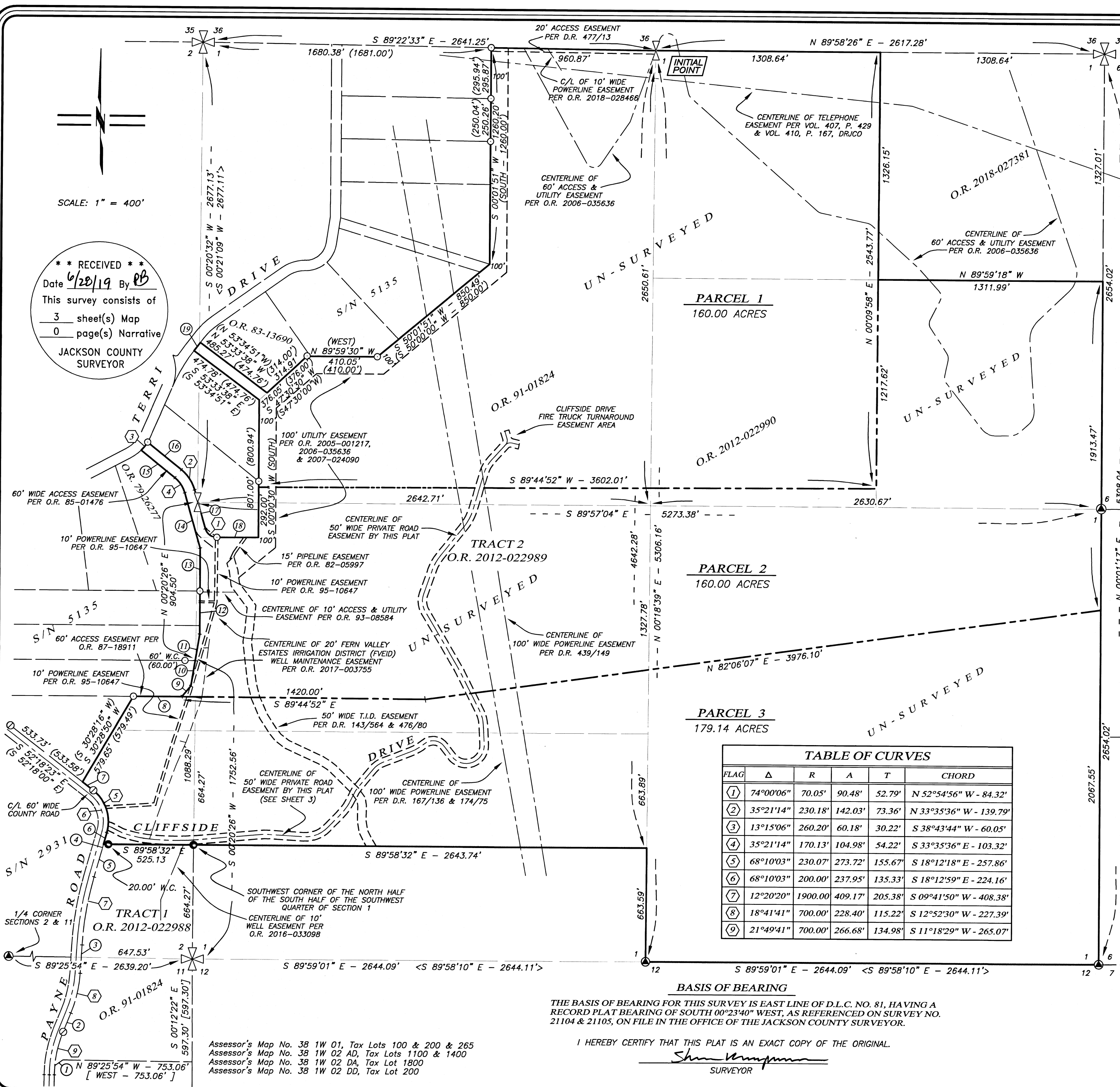
OREGON
JULY 14, 1998
SHAWN KAMPMANN
2883 LS

RENEWAL DATE: 6/30/2019

SURVEYED BY:
POLARIS LAND SURVEYING LLC
P.O. BOX 459
ASHLAND, OREGON 97520
(541) 482-5009

DATE: FEBRUARY 20, 2019
PROJECT NO. 594-10

FILE: SURVEYS\594-10\BRECKEL PARTITION PLAT.DWG SHEET 2 of 3



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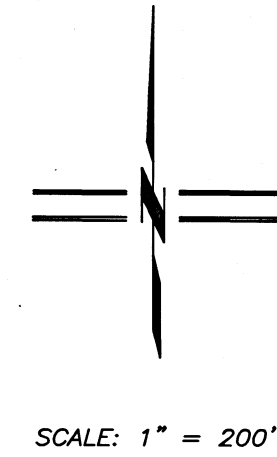
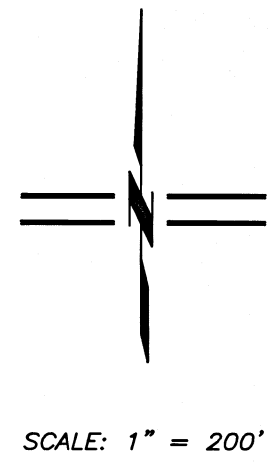


TABLE OF COURSES

FLAG	BEARING	DISTANCE
6	S 15°52'41" W	70.87'
7	S 52°18'23" E	79.90'
8	S 62°43'26" E	70.22'
9	S 71°43'02" E	10.77'
10	N 44°23'29" E	101.89'
11	S 38°05'25" E	76.80'
12	N 03°05'29" W	115.32'
13	N 42°51'44" E	119.30'
14	S 77°08'16" E	45.99'
15	N 17°08'16" W	45.99'

TABLE OF CURVES

FLAG	Δ	RADIUS	ARC	T	CHORD
11	58°07'31"	230.07'	233.40'	127.86'	S 23°13'34" E - 223.52'
12	10°02'32"	230.07'	40.32'	20.21'	S 10°51'28" W - 40.27'
13	11°14'09"	100.00'	19.61'	9.84'	S 68°20'30" E - 19.58'
14	11°08'08"	700.00'	136.05'	68.24'	S 77°17'06" E - 135.83'
15	02°54'27"	1000.00'	50.75'	25.38'	S 84°18'24" E - 50.74'
16	09°16'55"	1600.00'	259.20'	129.89'	N 89°35'55" E - 258.92'
17	08°24'17"	400.00'	58.68'	29.39'	N 89°09'36" E - 58.62'
18	48°58'15"	175.00'	149.57'	79.70'	N 68°52'37" E - 145.06'
19	20°34'21"	400.00'	143.62'	72.59'	N 34°06'18" E - 142.85'
20	15°55'08"	200.00'	55.57'	27.96'	N 31°46'42" E - 55.39'
21	29°07'28"	150.00'	76.25'	38.97'	N 54°18'00" E - 75.43'
22	18°16'53"	300.00'	95.72'	48.27'	N 59°43'18" E - 95.32'
23	91°19'44"	80.00'	127.52'	81.88'	S 83°45'17" E - 114.44'
24	145°00'04"	105.00'	265.73'	333.03'	N 69°24'33" E - 200.28'
25	23°40'14"	200.00'	82.63'	41.91'	N 14°55'36" W - 82.04'
26	04°00'00"	300.00'	20.94'	10.48'	N 28°38'16" W - 20.94'
27	50°04'24"	120.00'	104.87'	56.05'	N 05°36'04" W - 101.57'
28	19°25'36"	300.00'	101.72'	51.35'	N 29°08'56" E - 101.23'
29	22°30'00"	300.00'	117.81'	59.67'	N 27°36'44" E - 117.05'
30	26°30'00"	200.00'	92.50'	47.09'	N 29°36'44" E - 91.68'
31	60°00'00"	36.00'	37.70'	20.79'	N 72°51'44" E - 36.00'
32	60°00'00"	36.00'	37.70'	20.79'	N 12°51'44" E - 36.00'

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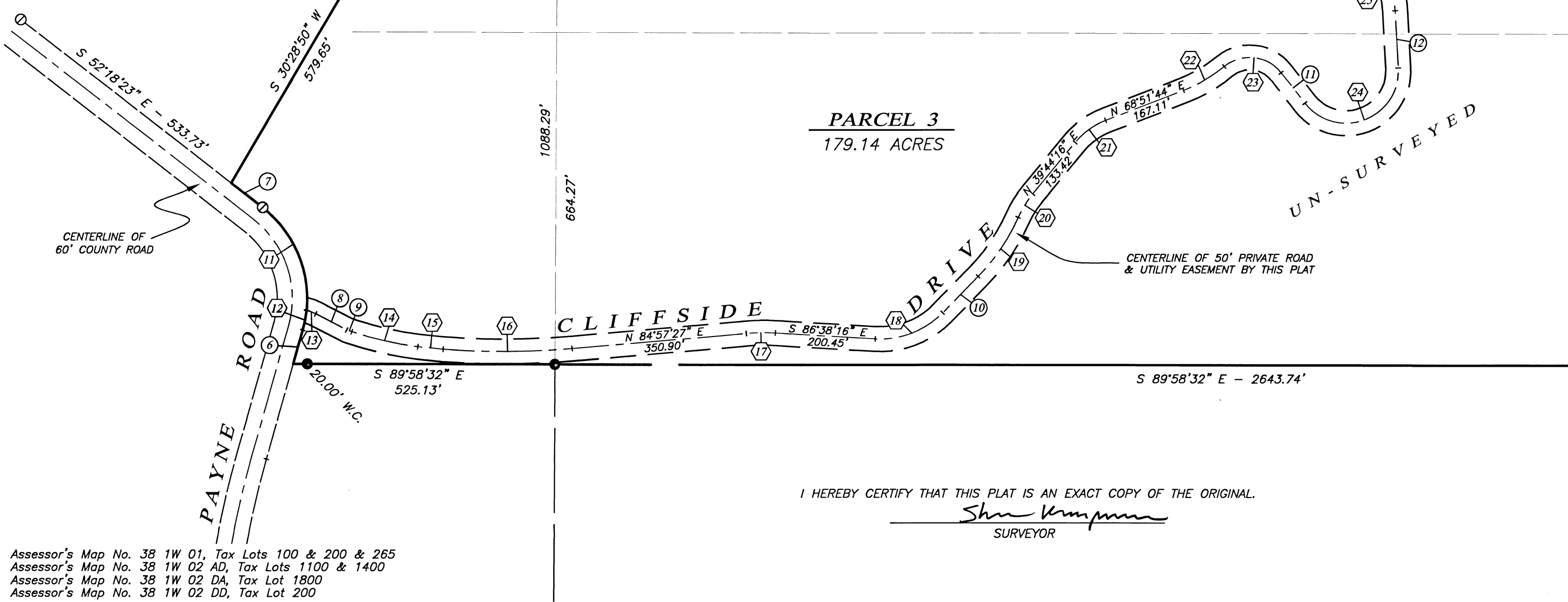
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