

PARTITION PLAT No. P-30-2019

Located in the North Half of Section 6, T.36S.,R1W.,W.M., Jackson County, Oregon

SURVEY FOR:  
January Trust  
360 Hamilton Ave. Suite 100  
White Plains, NY, 10601

DATE:  
May 28, 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 1" iron pipe with brass cap found set for the the Quarter corner common to Section 6, Township 36 South, Range 1 West and Section 31, Township 35 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon, also being the Northeastly corner of Government Lot 1 of said Section 6 for THE INITIAL POINT OF BEGINNING; Thence along the Northerly boundary of said Lot 1, South 89° 47' 35" West, 31.43 feet, a more or less distance, to intersect the ordinary high water mark of the Easterly bank of the Rogue River; Thence along said River line as follows: South 42° 34' 29" West, 205.73 feet; Thence South 37° 42' 08" West, 150.90 feet; Thence South 30° 02' 20" West, 121.51 feet; Thence South 19° 14' 20" West, 164.02 feet; Thence South 12° 04' 38" West, 101.98 feet; Thence South 4° 44' 12" East, 100.72 feet; Thence South 22° 10' 38" West, 244.62 feet; Thence South 18° 18' 05" West, 57.63 feet; Thence South 11° 34' 40" West, 73.09 feet; Thence South 10° 04' 48" West, 113.12 feet; Thence South 6° 21' 26" West, 131.70 feet to intersect the Southerly boundary of said Lot 1; Thence leaving said River line along the said Southerly boundary of Lot 1, North 89° 42' 15" East, 20.00 feet, a more or less distance to a 5/8" rebar with plastic cap set as a reference monument; Thence continuing along said boundary, North 89° 42' 15" East, 531.84 feet to a 1" iron pipe with brass cap found set as a reference monument; Thence continuing along said boundary, North 89° 42' 15" East, 15.06 feet (record = 15.00 feet) to the Southeast corner of said Government Lot 1; Thence along the Westerly boundary of the West Half of the Northeast corner of said Section 6, South 0° 43' 09" East, 1326.67 feet to a 1" iron pipe found set for the Southwest corner of said West Half; Thence North 89° 40' 37" East, 1330.075 feet to a 5/8" rebar with plastic cap set for the Southeast corner of said West Half; Thence along the Easterly boundary of said West Half, North 0° 44' 29" West, 1165.37 feet to a 5/8" rebar with plastic cap set for the Easterly Southeast corner of tract described in Instrument No. 2017-027123 of the Official Records of said County; Thence along the Southerly boundary of said tract, South 89° 40' 37" West (record = South 89° 58' 24" West), 255.00 feet to a 5/8" rebar with plastic cap set for a corner of said tract; Thence South 14° 18' 28" West (record = South 14° 36' 18" West), 491.27 feet to a 5/8" rebar with plastic cap set for the Southerly Southeast corner of said tract; Thence South 89° 40' 37" West (record = South 89° 58' 24" West), 740.00 feet to a 5/8" rebar with plastic cap set for the Southwesterly corner of said tract; Thence North 0° 44' 29" West (record = North 0° 26' 39" West), 462.35 feet to a 5/8" rebar with plastic cap set for the Westerly Northwest corner of said tract; Thence North 89° 40' 37" East (record = North 89° 58' 24" East), 340.00 feet to a 5/8" rebar with plastic cap set for a corner of said tract; Thence North 0° 44' 29" West (record = North 0° 26' 39" West), 320.00 feet to a 5/8" rebar with plastic cap set for the Northerly Northwest corner of said tract; Thence North 89° 40' 37" East (record = North 89° 58' 24" East), 362.56 feet to a 5/8" rebar with plastic cap set for the Northerly Northeast corner of said tract; Thence South 0° 44' 29" East (record = South 0° 26' 39" East), 200.00 feet to a 5/8" rebar with plastic cap set for a corner of said tract; Thence North 89° 40' 37" East (record = North 89° 58' 24" East), 420.00 feet to intersect the Easterly boundary of the said West Half of the Northeast Quarter of Section 6 at a 5/8" rebar with plastic cap set for the Easterly Northeast corner of said tract; Thence along said Easterly boundary, North 0° 44' 29" West, 1375.06 feet to a 5/8" rebar with plastic cap set for the Northeast corner of said West Half; Thence along the Northerly boundary of said Section 6, South 89° 47' 35" West, 1329.065 feet to THE INITIAL POINT OF BEGINNING.

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

Examined and approved this 1 day of July, 2019.

Scott  
JACKSON COUNTY SURVEYOR

Examined and approved by the Jackson County Development Services. (File No. 439-18-00013-SUB).

SM day of July, 2019.

Tina W  
JACKSON COUNTY PLANNING DIRECTOR

Examined and approved as required by O.R.S. 92.100 this 18<sup>th</sup> day of July, 2019.

SB, Agarb 7/18/19  
ASSESSOR DATE

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of the 18<sup>th</sup> day of July, 2019.

OKel, Deputy 7/18/19  
TAX COLLECTOR DATE

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

Filed for record, this 18<sup>th</sup> day of July, 2019, at 3:05 O'clock P.m., and recorded as Partition Plat No. P-30-2019 of the Records of Partition Plats in Jackson County, Oregon  
Index Volume 30, Page 30.

By: Christine D. Walker Dean Shultz  
COUNTY CLERK DEPUTY

COUNTY SURVEYOR FILE No. 22865

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

Known all men by these presents that RONALD E. NASH, Trustee of the January Trust, hereafter referred to as declarant, is the owner of the lands 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 sheet 2 of the Partition Plat. Declarant does hereby create that Variable width ingress-egress with turn around easement across Parcel Nos. 1, 2 and 3 benefiting Parcel Nos. 1, 2 and 3 as shown on sheet 2.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 18<sup>th</sup> DAY, OF JUNE, 2019.

Ronald E Nash  
RONALD E. NASH, Trustee of the January Trust

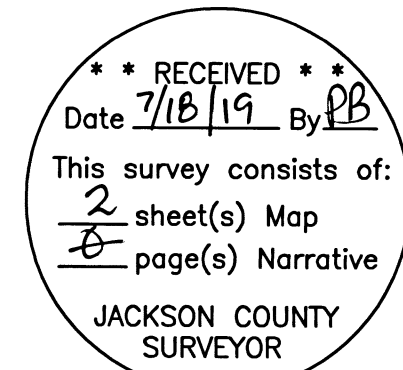
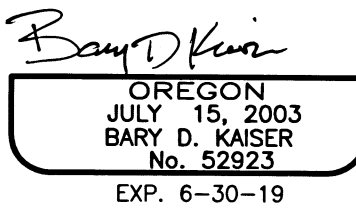
STATE OF NEW YORK  
COUNTY OF WESTCHESTER }ss

Personally appeared the above named RONALD E. NASH, Trustee of the January Trust, and acknowledge the foregoing instrument to be his voluntary act and deed and it was signed on behalf of the January Trust.

Subscribed and sworn to before me this 18<sup>th</sup> day of JUNE, 2019.



(SIGN) Joseph A Goodman  
JOSEPH A GOODMAN NOTARY PUBLIC - NEW YORK  
(PRINT) (STATE)  
COMMISSION NO. 01606034885  
MY COMMISSION EXPIRES DECEMBER 20 2021



ENCUMBRANCES ON CURRENT TITLE REPORT

- Documents recorded in Volume 63, Page 363 D.R., Volume 253, Page 544 D.R. and Volume 120, Page 560 D.R. all make mention to 20-foot wide access easement across Sections 5 and 6 benefiting the subject property and other properties in Section 6.
- Documents recorded in Volume 234, Page 410 D.R. pertain to 10' wide power line easement benefiting the Government Lot 1 of Section 36, appear to be for existing power line along the Southerly and Westerly property boundaries as shown.
- Documents recorded in Inst. No. 66-09385 O.R. pertain to a 10' wide water line easement across Government Lot 2 and access to maintain said water line. The water line doesn't appear to affect the subject property but access to maintain may affect the roadway along the Southerly property boundary.
- Documents recorded in Inst. No. 2016-004306 O.R. pertain to a Family Cemetery easement measuring 40' x 40' near the Northeast corner of the subject property, exact location not shown on hereon.
- Documents recorded in Inst. Nos. 2008-027378 O.R., and 2016-027245 O.R. pertain ingress-egress easement and road use agreements to use and maintain roadways across properties lying in the Southeast quarter of Section 6 and the Southwest quarter of Section 5. Easement being 50' wide.
- Documents recorded in Inst. Nos. 2014-012128 O.R., 2016-021494 O.R. and 2016-021495 O.R., pertain to deed declarations affecting the subject property.
- Deed Document recorded in Inst. No. 2016-004305 O.R., Reserves to the Grantor, Charles F. Merron, Life Estate, affecting that portion of the subject property lying in the West Half of the Northeast Quarter of Section 6.

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Located in the North Half of Section 6, T.36S.,R1W.,W.M., Jackson County, Oregon

**SURVEY FOR:**  
 January Trust  
 360 Hamilton Ave. Suite 100  
 White Plains, NY, 10601

**DATE:**  
 May 28, 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

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

PURPOSE: Partition survey of the tract described in Instrument No. 2017-027124 O.R.

PROCEDURE: Equipment used to perform survey was a Nikon DTM522 total station and a Trimble R8 receiver and Trimble TSC2 Data Collector. The subject property lies in the West Half of the Northeast quarter and Government Lot 1 of Section 6 in Township 36 South Range 1 West of the Willamette Meridian. A subdivision of the North half of said Section 6 was performed making survey ties to Government corners as shown hereon. On Filed Survey No. 10974 the Jackson County Surveyors Office performed a subdivision of said Section 6 and monumented some internal sectional division corners which were used on this survey along with deeds of record to determine property boundaries. Survey ties were also made to the mean high water mark of the Rogue River (vegetation line), to determine the Westerly property boundary for this survey. The property boundary and Parcel boundaries were monument as shown hereon.

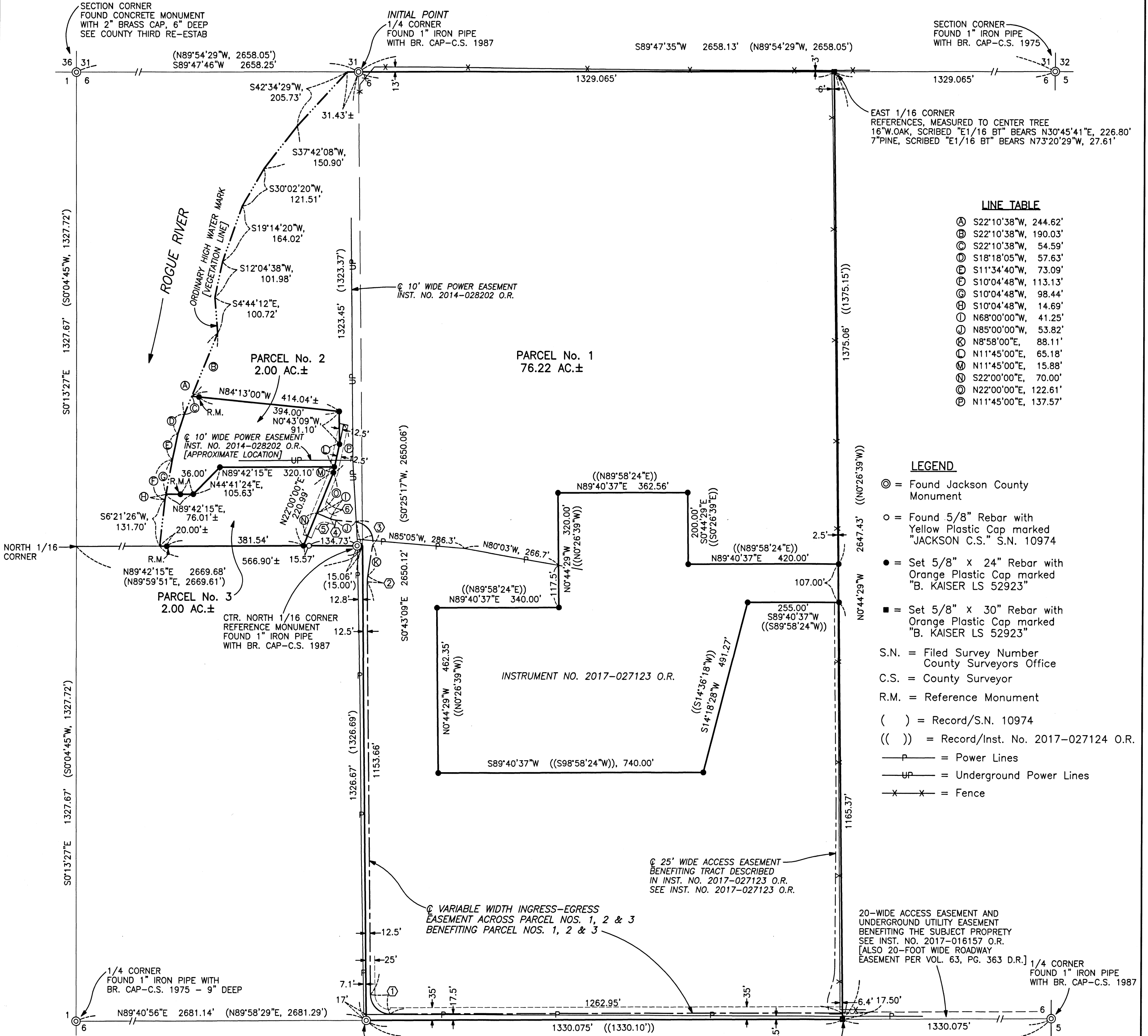
The parcel boundaries were located as directed by the client and County Approval.



SCALE: 1" = 200'

BASIS OF BEARINGS

G.P.S. NAD 83 [2011] - PROJECTED  
 ON TO GRID BEARING PER OREGON  
 COORDINATE REFERENCE SYSTEM  
 [OCS] GRANTS PASS-ASHLAND ZONE



LINE TABLE

- Ⓐ S22°10'38"W, 244.62'
- Ⓑ S22°10'38"W, 190.03'
- Ⓒ S22°10'38"W, 54.59'
- Ⓓ S18°18'05"W, 57.63'
- Ⓔ S11°34'40"W, 73.09'
- Ⓕ S10°04'48"W, 113.13'
- Ⓖ S10°04'48"W, 98.44'
- Ⓗ S10°04'48"W, 14.69'
- Ⓘ N68°00'00"W, 41.25'
- Ⓚ N85°00'00"W, 53.82'
- Ⓛ N8°58'00"E, 88.11'
- Ⓜ N11°45'00"E, 65.18'
- Ⓝ N11°45'00"E, 15.88'
- Ⓟ S22°00'00"E, 70.00'
- Ⓠ N22°00'00"E, 122.61'
- Ⓡ N11°45'00"E, 137.57'

LEGEND

- ⊙ = Found Jackson County Monument
- = Found 5/8" Rebar with Yellow Plastic Cap marked "JACKSON C.S." S.N. 10974
- = Set 5/8" x 24" Rebar with Orange Plastic Cap marked "B. KAISER LS 52923"
- = Set 5/8" x 30" 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. 10974
- (( )) = Record/Inst. No. 2017-027124 O.R.
- P— = Power Lines
- UP— = Underground Power Lines
- X—X— = Fence

REGISTERED PROFESSIONAL LAND SURVEYOR

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

\*\* RECEIVED \*\*  
 Date 7/18/19 By *BK*  
 This survey consists of:  
 2 sheet(s) Map  
 2 page(s) Narrative  
 JACKSON COUNTY SURVEYOR

Δ	R	L	LC
① 89°36'15"	55.00'	86.01'	N45°31'16"W, 77.51'
② 9°41'09"	100.00'	16.905'	N4°07'26"E, 16.885'
③ 93°58'00"	55.00'	90.20'	N38°01'00"W, 80.43'
④ 17°00'00"	55.00'	16.32'	N76°30'00"W, 16.26'
⑤ 90°00'00"	28.00'	43.98'	N67°00'00"E, 39.60'
⑥ 90°00'00"	28.00'	43.98'	N23°00'00"W, 39.60'

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