23012

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT I, JAKE WARDLE, AM THE OWNER OF THE REAL PROPERTY BEING MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND ON THIS PARTITION PLAT AND HAVE CAUSED THE SAME TO BE ADJUSTED, SURVEYED, AND PLATTED INTO PARCEL 1, PARCEL 2, AND PARCEL 3 AS SHOWN HEREON. THE PRIVATE ROAD ACCESS EASEMENT ACROSS PARCEL 1. 2 AND 3 FOR THE BENEFIT OF PARCELS 1, 2 AND 3 IS HEREBY RESERVED FOR THE PURPOSE AS SHOWN.

JAKE WARDLE

ACKNOWLEDGEMENT

STATE OF OREGON)
)SS
JACKSON COUNTY)

PERSONALLY APPEARED THE ABOVE NAMED JAKE WARDLE THIS 27 DAY OF January, 2020, AND ACKNOWLEDGE THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE: Julie A. Homen
NOTARY PRINTED NAME: Julie A. Homen
NOTARY PUBLIC OREGON
COMMISSION NO. 967550
MY COMMISSION EXPIRES: October 5, 2021

(REFER TO OREGON REVISED STATUTES O.R.S. 194.280)

PARTITION PLAT NO. P-04-2020

TOWNSHIP 35 SOUTH, RANGE 4 WEST, NW 1/4 SECTION 27 JACKSON COUNTY, OREGON.

PARENT TRACT

PARCEL 2, AS SHOWN ON MAJOR PARTITION– FILE 84–13–MJP FILED IN THE OFFICE OF THE JACKSON COUNTY OREGON SURVEYOR AS NO. C.S. 10143, AND FILED IN VOLUME 2 AT PAGE 65 OF MAJOR LAND PARTITIONS IN JACKSON COUNTY, OREGON.

RECORDED AS DOCUMENT NO. 2013–019906 ON JUNE 9, 2013 IN THE OFFICE OF THE CLERK OF JACKSON COUNTY, OREGON.

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 27, TOWNSHIP 35 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON; THENCE SOUTH 0°04'39" EAST, ALONG THE NORTH–SOUTH CENTERLINE OF SAID SECTION, 600.00 FEET TO A 5/8–INCH STEEL PIN; THENCE NORTH 89°55'10" WEST, PARALLEL WITH THE NORTH LINE OF SAID SECTION 704.81 FEET TO A 5/8–INCH STEEL PIN MARKING THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE NORTH 89°55'10" WEST, PARALLEL WITH THE NORTH LINE OF SAID SECTION 27, 620.00 FEET TO A 5/8–INCH STEEL PIN; THEN NORTH 0°03'09" WEST, 157.58 FEET TO A 5/8–INCH STEEL PIN; THENCE NORTH 89°55'10" WEST, PARALLEL WITH THE NORTH LINE OF SAID SECTION, 580.00 FEET TO A 5/8–INCH STEEL PIN; THENCE SOUTH 72°53'51" WEST, 83.55 FEET TO A 5/8–INCH STEEL PIN OF THE EASTERLY RIGHT–OF–WAY LINE OF EAST EVANS CREEK ROAD; THENCE SOUTH 3°25'28" WEST ALONG SAID EASTERLY LINE, 712.31 FEET TO A 5/8–INCH STEEL PIN; THENCE SOUTH 82°37'38" EAST 364.07 FEET TO A 5/8–INCH STEEL PIN; THENCE SOUTH 76°06'27" EAST, 201.72 FEET TO A 5/8–INCH STEEL PIN; THENCE ALONG THE ARC OF A 472.50 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 47°05', A DISTANCE OF 388.28 FEET TO A 5/8–INCH STEEL PIN WHICH BEARS SOUTH 27°20'18" WEST FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 27°20'18" EAST 1014.46 FEET TO THE TRUE POINT OF BEGINNING.

ACCESS EASEMENT (PRIVATE ROAD) BEING DEDICATED:

A STRIP OF LAND 25–FEET WIDE, 12.5 FEET EITHER SIDE OF THE FOLLOWING CENTERLINE DESCRIPTION.

BEGINNING AT A POINT ON THE SOUTH LINE OF PARCEL 1, FROM WHICH THE INITIAL POINT OF BEGINNING OF THIS PARTITION PLAT BEARS SOUTH 59°09'44"EAST, 40.00 FEET; THENCE NORTH 77°37'23" EAST, 35.18 FEET TO A POINT ON THE WEST LINE OF PARCEL 3;THENCE ACROSS PARCEL 3 THE FOLLOWING COURSES: NORTH 77°37'23"EAST 32.23 FEET;NORTH 63°42'11"EAST, 53.76 FEET;NORTH 37°14'41"EAST, 105.33 FEET;NORTH 18°40'31" EAST, 49.94 FEET; NORTH 21°51'41" WEST, 112.93 FEET; NORTH 02°13'44" WEST, 96.11 FEET; NORTH 05°01'02"EAST, 35.20 TO A POINT ON THE SOUTH LINE OF PARCEL 2; THENCE ACROSS PARCEL 2 NORTH 05°01'02" EAST 45.00 FEET TO A 20 FT X 120 FT X 70 FT TURN–AROUND,THENCE CONTINUE NORTH 05°01'02" EAST 60.00 FEET TO END OF PRIVATE ROAD, FROM WHICH THE CORNER FOR PARCELS 1, 2, AND 3 BEARS SOUTH 50°17'20"WEST, 163.26 FEET.

SHEET INDEX:
SHEET 1 OF 3 –DECLARATION, SURVEYOR'S CERTIFICATE, NARRATIVE, PARENT TRACT DESCRIPTION, ACCESS EASEMENT DESCRIPTION.
SHEET 2 OF 3–SIGNATURE PAGE AND TITLE REPORT NOTES.
SHEET 3 OF 3–PARTITION PLAT

SURVEYOR'S CERTIFICATE:
I, STEPHAN L. BAROTT, LS 2332, A DULY REGISTERED SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME AND THAT I HAVE SURVEYED AND MARKED WITH PROPER MONUMENTS THOSE LANDS DESCRIBED IN THE STATUTORY WARRANTY DEED NO. 2013–019906 RECORDED ON JUNE 9, 2013 IN THE OFFICE OF THE CLERK OF JACKSON COUNTY, OREGON. I CERTIFY I HAVE DIVIDED SAID LANDS INTO THREE PARCELS AS SHOW HEREON.
I ACCURATELY SURVEYED AND DESCRIBED THE LANDS AS REPRESENTED, AS PROVIDED BY LAW.

Stephan Barott
SURVEYOR

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

PURPOSE: TO PARTITION TAX LOT 200, MAP 35–4W–27 INTO THREE PARCELS AS SHOWN.

PROCEDURE: UTILIZING EXISTING SURVEY CONTROL FOUND OR ESTABLISHED DARREL W. EDWARDS FOR SURVEY C.S. 10143 (MAJOR LAND PARTITION FILE 84–13–MJP) AND C.S. 10348 (MINOR LAND PARTITION FILE 85–11–MP), DIVIDED THE PARENT TRACT INTO THREE PARCELS AT THE DIRECTION OF THE CLIENT, AND AS OUTLINED IN JACKSON COUNTY PLANNING FILE 439–17–00049–SUB.
ALL CONTROLLING CORNERS MARKING THE PARENT TRACT WERE FOUND AND HELD AS MARKING THE TRUE LINE. SEVERAL OF THE MONUMENTS ALONG THE NORTHERLY LINE OF THE PARENT TRACT ARE NEAR FENCE CORNERS AND ARE NOW SURROUNDED BY CONCRETE. EDWARDS DID NOT MENTION PLACING HIS MONUMENTS FOR C.S. 10143 IN CONCRETE. ADDITIONAL CONTROLLING CORNERS AS SHOWN BY EDWARDS FOR SECTION 27 IN C.S. 10143 AND C.S. 10348 WERE COMPUTED, BUT NOT PHYSICALLY VISITED THIS SURVEY, HAVING ALL CONTROLLING CORNERS FOR THE PARENT TRACT FOUND AND VERIFIED.

ACCESS TO PARCELS 1, 2 AND 3 IS AS SHOWN AS AN EXISTING 25–FOOT WIDE PRIVATE ROAD ACROSS THE EXISTING TAX LOT 210, ADJACENT TO THE PARENT TRACT'S SOUTHERN BOUNDARY. LEGAL ACCESS ALONG THIS PRIVATE ROAD WAS RESERVED BY THE FORMER OWNER OF THE PARENT TRACT (SEE DOCUMENT 85–005690).
NEW ACCESS TO PARCELS 2 AND 3 FROM THIS EXISTING PRIVATE ROAD IS AS SHOWN AND IS DEDICATED AS NOTED. IT MUST BE NOTED THAT MY CLIENT RESERVES THE RIGHT TO USE THIS NEW PRIVATE ROAD TO ACCESS ALL THREE PARCELS.

RANDOM TRAVERSE POINTS ARE MARKED WITH 1/2–INCH X 15–INCH LONG IRON PINS WITH PLASTIC CAPS MARKED "SBLS CONTROL," OR WITH 6–INCH SPIKES AND PLASTIC STAKE CHASERS.

EQUIPMENT: LEICA TRCP1203 ELECTRONIC (ROBOTIC) TOTAL STATION, LEICA GS14 GNSS (GPS) SYSTEM UTILIZING A NETWORK ADJUSTED GEODETIC SOLUTION FROM OREGON DEPARTMENT OF TRANSPORTATION'S ORGN NETWORK.

PLOTTED ON SINGLE MATTE MYLAR #6516 USING CANON IPF655 PLOTTER

35–4W–27– TL 200

I CERTIFY THIS TO BE AN EXACT COPY OF THE ORIGINAL PLAT

Stephan Barott
SURVEYOR

RECEIVED
DATE 2/4/20 BY SF
This survey Consists of:
3 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

FILED AS SURVEY NO. 23012
JACKSON COUNTY SURVEYOR'S OFFICE

JACKSON COUNTY 439–17–00049–SUB
MEASURE 49 FINAL ORDER E132369

PARTITION PLAT		
DRAWN	DATE	JAKE WARDLE
SBLS	1–25–2020	5478 E.EVANS CR RD
APPROVED	DATE	ROGUE RIVER, OR 97537
		35–4W–27–0200
SCALE	SHEET	PROJECT NO.
NO SCALE	1 OF 3	2019–04

S B L S
STEPHAN BAROTT LAND SURVEYING

REGISTERED PROFESSIONAL LAND SURVEYOR
Stephan Barott
OREGON JULY 28, 1988 STEPHAN L. BAROTT 2332
RENEWS: DECEMBER 31, 2021

1446 ST. ANDREW WAY
MEDFORD, OR 97504

PHONE: 541–776–1272
CELL: 541–510–8278
e–mail: sbarott@charter.net

23012

23012

PARTITION PLAT NO. P-04-2020

TOWNSHIP 35 SOUTH, RANGE 4 WEST, NW 1/4 SECTION 27 JACKSON COUNTY, OREGON.

LIENS AND ENCUMBRANCES NOTED IN THE TITLE REPORT FOR 5478 EAST EVANS CREEK ROAD PREPARED BY TICOR TITLE COMPANY OF OREGON, FILE NO. 470319061954, DATED APRIL 18, 2019. UPDATED:OCTOBER 11, 2019

1. THE LAND HAS BEEN CLASSIFIED AS DESIGNATED FOREST LAND, AS DESCRIBED BY THE TAX ROLL. IF THE LAND BECOMES DISQUALIFIED, SAID LAND MAY BE SUBJECT TO ADDITIONAL TAXES AND/OR PENALTIES.

2. EASEMENT GRANTED TO THE CALIFORNIA OREGON POWER COMPANY, A CALIFORNIA CORPORATION FOR THE PURPOSE OF TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, AND FOR OTHER PURPOSES. REFER TO DEED RECORDED IN VOLUME 191, PAGE 177 DATED MAY 13, 1932.

3. EASEMENT GRANTED TO THE CALIFORNIA OREGON POWER COMPANY, A CALIFORNIA CORPORATION FOR THE PURPOSE OF TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, AND FOR OTHER PURPOSES. REFER TO DEED RECORDED IN VOLUME 334, PAGE 295 DATED MAY 26, 1950.

4. EASEMENT GRANTED TO THE CALIFORNIA OREGON POWER COMPANY, A CALIFORNIA CORPORATION FOR THE PURPOSE OF TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, AND FOR OTHER PURPOSES. REFER TO DEED RECORDED IN VOLUME 460, PAGE 333 DATED SEPTEMBER 9, 1958.

5. EASEMENT GRANTED TO PACIFIC POWER AND LIGHT COMPANY A MAINE CORPORATION FOR THE PURPOSE OF TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, AND FOR OTHER PURPOSES. REFER TO DEED RECORDED IN VOLUME 528, PAGE 411 DATED JUNE 28, 1962.

6. TERMS, PROVISIONS AND CONDITIONS, INCLUDING, BUT NOT LIMITED TO, MAINTENANCE PROVISIONS, AND A COVENANT TO SHARE THE COSTS OF MAINTENANCE, CONTAINED IN PRIVATE ROAD MAINTENANCE AND ACCESS AGREEMENT RECORDED AS DOCUMENT 85-005690 DATED APRIL 146, 1985.

7. DEED OF TRUST TO SECURE INDEBTEDNESS, FROM JAKE AND CRYSTAL WARDLE TO ROCKY WARDLE, RECORDED AS DOCUMENT 2013-19908 DATED JUNE 11, 2013.

8 A JUDGEMENT FOR INSTALL PAYMENTS OF CHILD SUPPORT TO BE MADE BY JAKE LOYD WARDLE TO CRYSTAL LOUISE WARDLE AS DESCTRIBED IN CIRCUIT COURT CASE 16DR24829 DATED DECEMBER 15, 2016.

9.A JUDGEMENT FOR INSTALL PAYMENTS OF CHILD SUPPORT TO BE MADE BY JAKE LOYD WARDLE TO CRYSTAL LOUISE WARDLE AS DESCRIBED IN CIRCUIT COURT CASE 16DR24829 DATED DECEMBER 15, 2016.
PARTIAL SATISFACTION OF MONEY AWARD RECORDED AS DOCUMENT 2017-015139 DATED MAY 5, 2017.

10. A JUDGEMENT OF FOR AMOUNTS DUE BY JAKE LOYD WARDLE TO CRYSTAL LOUISE WARDLE AS DESCRIBED IN CIRCUIT COURT CASE 16DR24829 DATED DECEMBER 15, 2016.

EASEMENTS OF RECORD AS NOTED ABOVE - NOT LOCATABLE ON THE GROUND.

END OF EXCEPTIONS

APPROVALS:

APPROVED BY JACKSON COUNTY SURVEYOR, THIS 28 DAY OF January, 2020.

Scott Jones
JACKSON COUNTY SURVEYOR

APPROVED BY DEVELOPMENT SERVICES, THIS 5th DAY OF February, 2020.

JACKSON COUNTY DEVELOPMENT SERVICES
FILE NO. 439-18-00052-SUB

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF ___ DAY OF _____, 2020.

Ashley Thompson, agent
JACKSON COUNTY ASSESSOR OR DEPUTY

Jenny, Deputy
JACKSON COUNTY TAX COLLECTOR

STATE OF OREGON)
)SS
COUNTY OF JACKSON)

FILED FOR RECORD ON THE 14th DAY OF February, 2020 AT 10:33 O'CLOCK A M. AND RECORDED AS PARTITION PLAT NO. P-04-2020, OF JACKSON COUNTY RECORDS OF PARTITION PLATS.

INDEX VOLUME 31 PAGE 04.

Heather Simpson
DEPUTY
Christine D. Walker
COUNTY CLERK
Christine D. Walker
County Clerk

JACKSON COUNTY 439-17-00049-SUB
MEASURE 49 FINAL ORDER E132369

PARTITION PLAT		
DRAWN SBLS	DATE 1-25-2020	JAKE WARDLE 5478 E.EVANS CR RD ROGUE RIVER, OR 97537 35-4W-27-0200
APPROVED	DATE	
SCALE NO SCALE	SHEET 2 OF 3	PROJECT NO. 2019-04

S B L S
STEPHAN BAROTT LAND SURVEYING

REGISTERED PROFESSIONAL LAND SURVEYOR
Stephan Barott
OREGON JULY 28, 1988 STEPHAN L. BAROTT 2332
RENEWS: DECEMBER 31, 2021

1446 ST. ANDREW WAY
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PHONE: 541-776-1272
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e-mail: sbarott@charter.net

RECEIVED
DATE _____BY ____
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____page(s) Narrative
JACKSON COUNTY SURVEYOR

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Stephan Barott
SURVEYOR

FILED AS SURVEY NO. 23012
JACKSON COUNTY SURVEYOR'S OFFICE

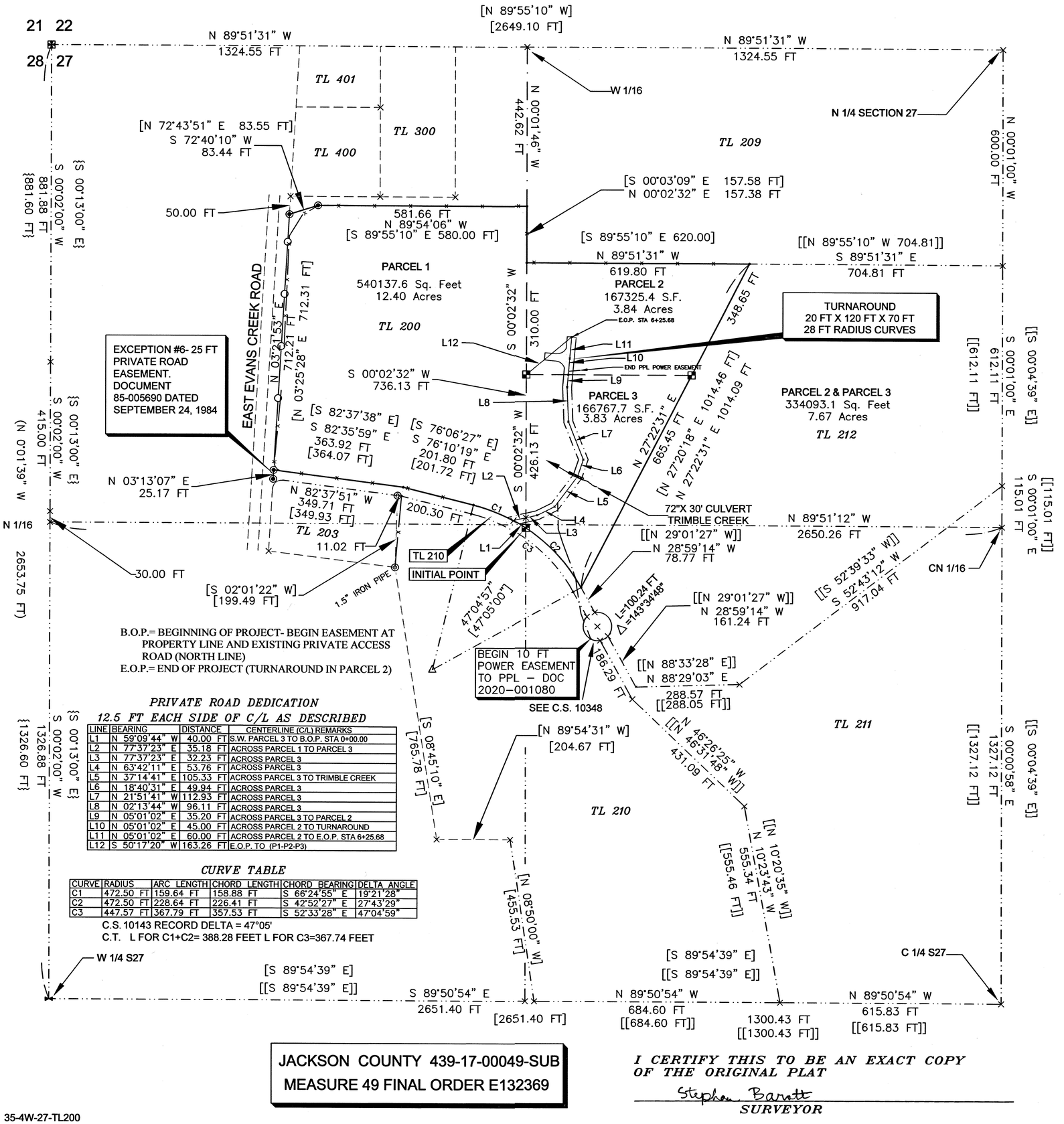
PLOTTED ON SINGLE MATTE MYLAR PN:6516 USING CANON IPF655 PLOTTER

36-4W-27- TL200

23012

PARTITION PLAT NO. P-04-2020

TOWNSHIP 35 SOUTH, RANGE 4 WEST, W.M.
NW 1/4 SECTION 27
JACKSON COUNTY, OREGON



PRIVATE ROAD DEDICATION
12.5 FT EACH SIDE OF C/L AS DESCRIBED

LINE	BEARING	DISTANCE	CENTERLINE (C/L) REMARKS
L1	N 59°09'44" W	40.00 FT	S.W. PARCEL 3 TO B.O.P. STA 0+00.00
L2	N 77°37'23" E	35.18 FT	ACROSS PARCEL 1 TO PARCEL 3
L3	N 77°37'23" E	32.23 FT	ACROSS PARCEL 3
L4	N 63°42'11" E	53.76 FT	ACROSS PARCEL 3
L5	N 37°14'41" E	105.33 FT	ACROSS PARCEL 3 TO TRIMBLE CREEK
L6	N 18°40'31" E	49.94 FT	ACROSS PARCEL 3
L7	N 21°51'41" W	112.93 FT	ACROSS PARCEL 3
L8	N 02°13'44" W	96.11 FT	ACROSS PARCEL 3
L9	N 05°01'02" E	35.20 FT	ACROSS PARCEL 3 TO PARCEL 2
L10	N 05°01'02" E	45.00 FT	ACROSS PARCEL 2 TO TURNAROUND
L11	N 05°01'02" E	60.00 FT	ACROSS PARCEL 2 TO E.O.P. STA 6+25.68
L12	S 50°17'20" W	163.26 FT	E.O.P. TO (P1-P2-P3)

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	472.50 FT	159.64 FT	158.88 FT	S 66°24'55" E	19°21'28"
C2	472.50 FT	228.64 FT	226.41 FT	S 42°52'27" E	27°43'29"
C3	447.57 FT	367.79 FT	357.53 FT	S 52°33'28" E	47°04'59"

C.S. 10143 RECORD DELTA = 47°05'
C.T. L FOR C1+C2= 388.28 FEET L FOR C3=367.74 FEET

JACKSON COUNTY 439-17-00049-SUB
MEASURE 49 FINAL ORDER E132369

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Stephan Barott
SURVEYOR

35-4W-27-TL200

N
SB LS

200FT 0FT 100FT 200FT 400FT 800FT

BASIS OF BEARING: GRID- OCRS OREGON COORDINATE REFERENCE SYSTEM - GRANT PASS-ASHLAND ZONE

LEGEND

{ }	RECORD DATA FROM C.S. 5140
( )	RECORD DATA FROM C.S. 8651
[ ]	RECORD DATA FROM C.S. 10143
[[ ]]	RECORD DATA FROM C.S. 10348
	OTHER SURVEY TIES OR CONTROL LINES
	OTHER TAX LOTS
	PARTITION LINE
	EXISTING EXTERIOR BOUNDARY OF PARENT TRACT
	EXISTING WIRE FENCE
	PRIVATE ROAD OR POWER EASEMENTS
	UTILITY POLE AS NOTED
11	TITLE REPORT EXCEPTIONS OR ITEM NUMBER
	MONUMENT FOUND AS NOTED
	CALCULATED POINT
	STEEL PIN - REFER TO C.S. 10143
	FOUND 3/4-INCH DIAMETER IRON PIPE
C.S.	CERTFICATE OF SURVEY- JACKSON COUNTY SURVEYORS OFFICE

SET 5/8-INCH X 30-INCH IRON PIN WITH WITH 1 3/4" GREEN PLASTIC CAP MORASSE CAP (GPC)

BAROTT - SBLS LS 2332 BOUNDARY MARKER

PARTITION PLAT

DRAWN	DATE	JAKE WARDLE
SBLS	1-25-2020	5478 EAST EVANS CR RD
APPROVED	DATE	ROGUE RIVER, OR 97526
		35-4W-27-00200
SCALE	SHEET	PROJECT NO.
1"=200'	3 of 3	2019-04

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DATE 2/14/20 BY SF
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OREGON
JULY 28, 1988
STEPHAN L. BAROTT
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RENEWS: DECEMBER 31, 2021

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