

APPROVALS:

JACKSON COUNTY DEVELOPMENT SERVICES FILE #439-16-00084-SUB 7/22/20 DATE

EXAMINED AND APPROVED THIS 26 DAY OF June, 2020 JACKSON COUNTY SURVEYOR

BALLOT MEASURE 49 LAND PARTITION PARTITION PLAT NO. P - 20 - 2020

LYING SITUATE WITHIN SOUTHEAST QUARTER OF SECTION 16 TOWNSHIP 38 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN JACKSON COUNTY, OREGON

FOR Raymond Zerr Trust 3955 South Stage Road #4 Medford, Oregon 97501

RECORDING:

FILED FOR RECORD THIS 24th DAY OF July, 2020 AT 10:06 O'CLOCK A.M AND RECORDED AS PARTITION PLAT NO. P-20-2020 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON, INDEX VOLUME 31, PAGE 20.

Christina D. Walker COUNTY CLERK Sonya P. Morgan DEPUTY

COUNTY SURVEYOR FILE NO. 23115

TAX STATEMENT APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF July 24th, 2020.

Tax Collector as deputy 07/24/20 DATE TAX COLLECTOR

Assessor 7/24/20 DATE ASSESSOR

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

PURPOSE: TO SURVEY AND MONUMENT A LAND PARTITION OF THAT TRACT OF LAND DESCRIBED WITHIN DOCUMENT NO. 1997-18057 OF THE OFFICIAL RECORDS IN JACKSON COUNTY, OREGON. PROCEDURE: UTILIZING A LEICA TCRA 1203 ROBOTIC TOTAL STATION WITH RANGING PRISMS AND A LEICA 1200 SMART ROVER GNSS RECEIVER OPERATING ON THE OREGON REAL-TIME GEODETIC NETWORK...

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, THAT RAYMOND ZERR TRUST IS THE OWNER OF THE LAND 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...

Evon Zerr, Trustee EVON ZERR TRUSTEE - RAYMOND ZERR TRUST

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...

THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 97-18057 OF THE OFFICIAL RECORDS IN JACKSON COUNTY, OREGON, BEING LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 38 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AND BOUNDED AS FOLLOWS, TO WIT:

THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 38 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON.

EXCEPTING THEREFROM THAT PORTION OF SAID SOUTH HALF OF THE SOUTHEAST QUARTER LYING SOUTHERLY OF THE NORTH APPLGATE ROAD (FORMERLY MISSOURI FLAT ROAD).

CONTAINING 74.91 ACRES, MORE OR LESS.

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

Shawn Kampmann SURVEYOR

ACKNOWLEDGEMENT

STATE OF OREGON) JACKSON COUNTY) SS

PERSONALLY APPEARED THE ABOVE NAMED EVON ZERR, AS TRUSTEE OF RAYMOND ZERR TRUST ON THIS 25 DAY OF June, 2020 AND ACKNOWLEDGED THE FORGOING TO BE HER VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE Laurie A. Miller

NOTARY PUBLIC - OREGON Laurie A. Miller

COMMISSION NO. 989058

MY COMMISSION EXPIRES July 02, 2023

SURVEY NOTES:

THE FOLLOWING ENCUMBRANCES DENOTED IN FIRST AMERICAN TITLE COMPANY REPORT NO. 7169-2570484, WITH AN EFFECTIVE DATE OF JANUARY 21, 2020, EITHER DOES NOT AFFECT THE SUBJECT TRACT, ARE BLANKET IN NATURE OR OTHERWISE INSUFFICIENTLY DESCRIBED, AND THEREFORE NOT SHOWN GRAPHICALLY ON THIS PLAT.

EASEMENT TO PACIFICORP, RECORDED AS INSTRUMENT NO. 96-38814 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.

EASEMENT FOR INGRESS AND EGRESS, RECORDED MAY 4, 1964 IN VOLUME 562, PAGE 374-A OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.

REGISTERED PROFESSIONAL LAND SURVEYOR

Shawn Kampmann

OREGON JULY 14, 1998 SHAWN KAMPMANN 2883 LS

RENEWAL DATE: 6/30/2021

SURVEYED BY:

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

DATE: MARCH 20, 2020 PROJECT NO. 996-15

RECEIVED stamp: Date 7/24/20 By SF This survey consists of 2 sheet(s) Map 0 page(s) Narrative JACKSON COUNTY SURVEYOR

**BALLOT MEASURE 49 LAND PARTITION
PARTITION PLAT NO. P - 20 - 2020**

LYING SITUATE WITHIN
SOUTHEAST QUARTER OF SECTION 16
TOWNSHIP 38 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN
JACKSON COUNTY, OREGON

FOR
Raymond Zerr Trust
3955 South Stage Road #4
Medford, Oregon 97501

TABLE OF CURVES					
FLAG	Δ	R	A	T	CHORD
①	27°13'57"	775.00'	368'35"	187.72'	N 64°59'35" W - 364.90'
②	17°35'12"	617.23'	189.46'	95.48'	N 87°24'10" W - 188.71'
③	05°39'20"	530.00'	52.32'	26.18'	S 85°32'25" W - 52.30'

TABLE OF COURSES					
FLAG	BEARING	DISTANCE	FLAG	BEARING	DISTANCE
①	N 51°22'37" W	254.50'	⑨	N 01°10'01" E	294.38'
②	N 78°36'34" W	80.93'	⑩	N 00°00'05" W	138.90'
③	S 82°42'45" W	49.92'	⑪	N 04°24'25" E	112.73'
④	N 33°37'56" E	14.04'	⑫	N 14°45'51" W	43.30'
⑤	S 75°01'58" E	163.21'	⑬	N 05°54'22" E	139.48'
⑥	N 35°44'06" E	92.77'	⑭	N 01°13'14" W	60.11'
⑦	N 26°02'29" W	14.46'	⑮	N 51°22'37" W	147.83'
⑧	N 00°40'36" W	141.54'	⑯	N 00°28'16" E	88.45'

LEGEND

- ✕ 3" BRASS CAP SECTION CORNER PER B.L.M. DEPENDENT RESURVEY & SUBDIVISION OF SECTIONS, AS DESCRIBED (RECOVERED)
- ⊗ 3" BRASS CAP QUARTER CORNER PER B.L.M. DEPENDENT RESURVEY & SUBDIVISION OF SECTIONS, AS DESCRIBED (RECOVERED)
- ⊗ 2-1/2" BRASS CAP QUARTER CORNER, AS DESCRIBED PER JACKSON COUNTY SURVEYOR RE-ESTAB. NOTES (RECOVERED)
- 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "M. AGER ORLS 1025" PER S/N 13310 (RECOVERED)
- 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
- SUBJECT PROPERTY LINE
- - - PARTITION LINE
- BOUNDARY LINE
- - - CENTERLINE
- - - EASEMENT LINE
- S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
- O.R. OFFICIAL RECORDS, JACKSON COUNTY
- D.R. DEED RECORDS VOLUME/PAGE, JACKSON COUNTY CLERK
- B.L.M. U.S. BUREAU OF LAND MANAGEMENT
- () SURVEY RECORD DATA PER S/N 13310
- { } SURVEY RECORD DATA PER S/N 4001

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

Shawn Kampmann
SURVEYOR

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 16 IN TOWNSHIP 38 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, HAVING A RECORD PLAT BEARING OF NORTH 89°30'35" WEST, AS REFERENCED ON SURVEY NO. 4001, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Shawn Kampmann
OREGON
JULY 14, 1998
SHAWN KAMPMANN
2883 LS

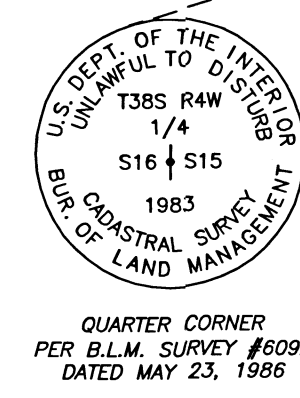
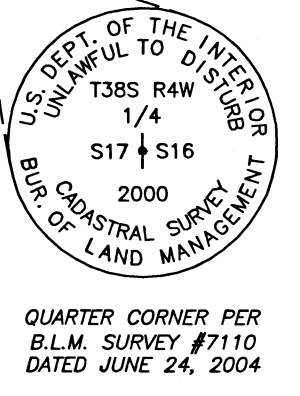
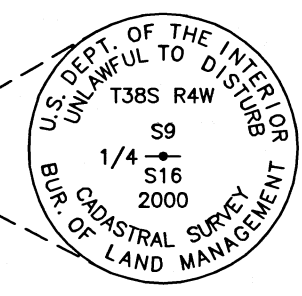
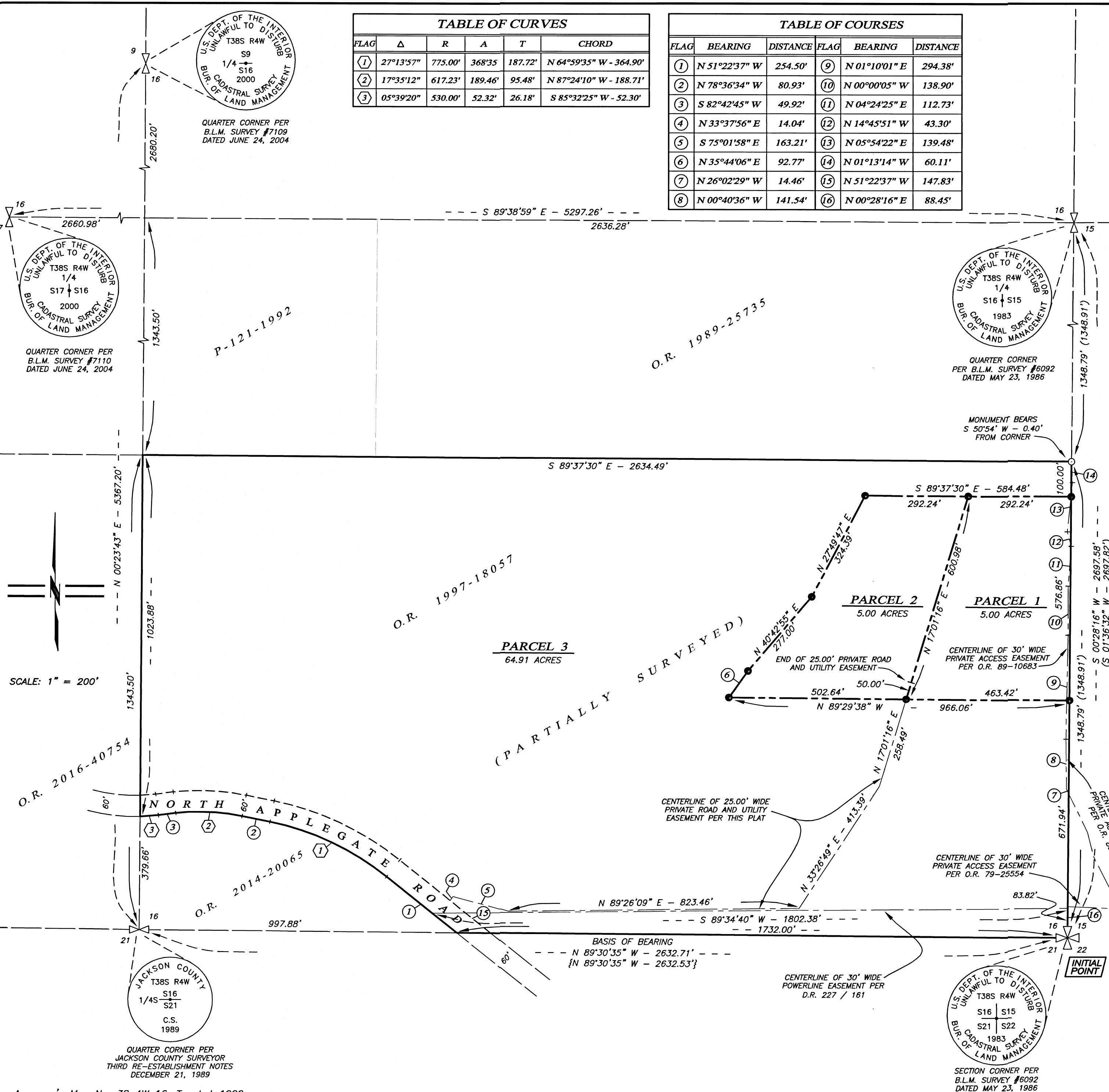
RENEWAL DATE: 6/30/2021

SURVEYED BY:

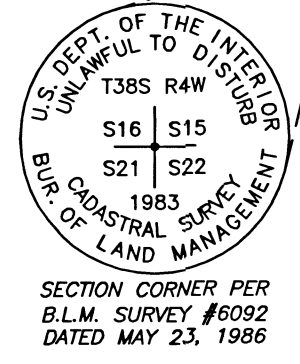
POLARIS LAND SURVEYING LLC
P.O. BOX 459
ASHLAND, OREGON 97520
(541) 482-5009

DATE: MARCH 20, 2020
PROJECT NO. 996-15

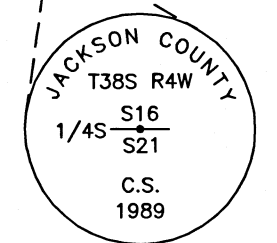
FILE: SURVEYS\996-15\ZERR M-49 PARTITION PLAT.DWG SHEET 2 of 2



MONUMENT BEARS S 50°54' W - 0.40' FROM CORNER



SECTION CORNER PER B.L.M. SURVEY #6092 DATED MAY 23, 1986



QUARTER CORNER PER JACKSON COUNTY SURVEYOR THIRD RE-ESTABLISHMENT NOTES DECEMBER 21, 1989

Assessor's Map No. 38 4W 16, Tax Lot 1000