

SURVEYOR'S CERTIFICATE:

I, FRED A. FRANTZ, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, AS PROVIDED BY LAW, THE TRACT OF LAND SHOWN HEREON AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SAME, THE FOLLOWING BEING AN ACCURATE DESCRIPTION OF SAID TRACT:

THAT TRACT OF LAND DESCRIBED IN INSTRUMENT No. 2015-018568 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, MORE PARTICULARLY DESCRIBE AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 36 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON; THENCE SOUTH 87°43'11" EAST, A DISTANCE OF 728.20 FEET TO A 5/8 BY 30 INCH IRON PIN ON THE SOUTH RIGHT OF WAY LINE OF WARDS CREEK ROAD AND THE INITIAL POINT OF BEGINNING; THENCE CONTINUE EASTERLY ALONG SAID RIGHT OF WAY, ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 348.31 FEET, A CENTRAL ANGLE OF 6°46'41", A LENGTH OF 41.20 FEET AND A LONG CHORD BEARING AND DISTANCE OF NORTH 77°50'45" EAST, 41.18 FEET, TO A 5/8 INCH IRON PIN MONUMENTING THE NORTHWEST CORNER OF PARTITION PLAT No P-61-2005, RECORDED IN THE RECORDS OF SAID COUNTY AND STATE; THENCE ALONG THE BOUNDARY OF SAID PLAT THROUGH THE FOLLOWING COURSES, SOUTH 01°5'41" WEST, A DISTANCE OF 376.04 FEET; THENCE SOUTH 89°44'42" EAST, A DISTANCE OF 562.62 FEET, TO A 5/8" IRON PIN; THENCE SOUTH 0°26'35" EAST, ALONG THE EAST LINE OF THAT TRACT DESCRIBED IN INSTRUMENT NUMBER 2015-018568 OF THE OFFICIAL RECORDS OF SAID COUNTY AND STATE, A DISTANCE OF 937.25 FEET, TO A 1/2" IRON PIN MONUMENTING THE SOUTHEAST CORNER OF SAID TRACT; THENCE NORTH 89°42'04" WEST, ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 907.02 FEET; THENCE ALONG THE WEST LINE OF SAID TRACT THROUGH THE FOLLOWING COURSES, NORTH 0°08'41" WEST, A DISTANCE OF 847.25 FEET, TO A POINT FROM WHICH A 1/2 INCH IRON PIPE BEARS SOUTH 70°42'52" WEST, A DISTANCE OF 0.16 FEET; THENCE NORTH 70°42'52" EAST, A DISTANCE OF 128.58 FEET, TO A 1/2 INCH IRON PIPE; THENCE NORTH 40°23'54" EAST, A DISTANCE OF 245.00 FEET, TO A 1/2 INCH IRON PIPE; THENCE NORTH 01°5'56" EAST, A DISTANCE OF 223.67 FEET, TO A POINT ON SAID SOUTH RIGHT OF WAY LINE OF WARDS CREEK ROAD; THENCE EASTERLY ALONG SAID RIGHT OF WAY, ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 348.31 FEET, A CENTRAL ANGLE OF 3°16'01", A OF 19.86 FEET AND A LONG CHORD BEARING AND DISTANCE OF NORTH 82°52'06" EAST, 19.86 FEET, TO THE POINT OF BEGINNING.

Fred A Frantz 6-24-2020
FRED A. FRANTZ, PLS 50077 DATE

APPROVAL:

EXAMINED AND APPROVED BY JACKSON COUNTY DEVELOPMENT SERVICES FILE No 439-17-00053-SUB THIS 11th DAY OF Sept, 2020.

T. McNeil
EXAMINED AND APPROVED THIS 5th DAY OF August, 2020
Scott Jones
COUNTY SURVEYOR

EXAMINED AND APPROVED AS REQUIRED BY O.R.S 92.095 AS OF September 30th, 2020

Dolly Thompson, agent
ASSESSOR, DEPARTMENT OF ASSESSMENT
Carolee Thompson as Deputy
TAX COLLECTOR

FILED
DATE 10/1/20 BY pb
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS:

THAT CHRISTINE PIATT AND WILLIAM M OBERLIN NOT AS TENANTS IN COMMON BUT WITH RIGHTS OF SURVIVORSHIP AS TO AN UNDIVIDED 50% INTEREST AND BRANDON M. SMOTHERS AND JANINE MARIE SMOTHERS HUSBAND AND WIFE AS TENANTS BY THE ENTIRETY AS TO AN UNDIVIDED 50% INTEREST SAID OWNERS HAVE CAUSED THIS TRACT OF LAND TO BE PLATTED INTO PARCELS, AND EASEMENTS AS SHOWN HEREON AND THE NUMBER AND SIZE OF PARCELS AND THE LENGTH OF ALL LINES ARE PLAINLY SET FORTH, AND SAID OWNER DO HEREBY CREATE THE PUBLIC UTILITY, EASEMENTS AS SHOWN HEREON AND THIS PLAT IS A CORRECT REPRESENTATION OF SAID PARTITION.

Christine Piatt
CHRISTINE PIATT

STATE OF OREGON) S.S.
COUNTY OF JACKSON)

ON THIS, THE 1 DAY OF July, 2020, BEFORE ME APPEARED CHRISTINE PIATT, TO ME PERSONALLY KNOWN, WHO BEING DULY SWORN, DID SAY THAT THE SAID INSTRUMENT WAS SIGNED BY AND TO BE HER FREE ACT AND DEED.

BY: David M. Behrman 975412
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES: 5/30/2022

William M Oberlin

WILLIAM M OBERLIN

STATE OF OREGON) S.S.
COUNTY OF JACKSON)

ON THIS, THE 1 DAY OF July, 2020, BEFORE ME APPEARED WILLIAM M OBERLIN, TO ME PERSONALLY KNOWN, WHO BEING DULY SWORN, DID SAY THAT THE SAID INSTRUMENT WAS SIGNED BY AND TO BE HIS FREE ACT AND DEED.

BY: David M. Behrman 975412
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES: 5/30/2022

Brandon M Smothers
BRANDON M. SMOTHERS

STATE OF OREGON) S.S.
COUNTY OF JACKSON)

ON THIS, THE 1 DAY OF July, 2020, BEFORE ME APPEARED BRANDON M. SMOTHERS, TO ME PERSONALLY KNOWN, WHO BEING DULY SWORN, DID SAY THAT THE SAID INSTRUMENT WAS SIGNED BY AND TO BE HIS FREE ACT AND DEED.

BY: David M. Behrman 975412
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES: 5/30/2022

Janine Marie Smothers
JANINE MARIE SMOTHERS

STATE OF OREGON) S.S.
COUNTY OF JACKSON)

ON THIS, THE 1 DAY OF July, 2020, BEFORE ME APPEARED JANINE MARIE SMOTHERS, TO ME PERSONALLY KNOWN, WHO BEING DULY SWORN, DID SAY THAT THE SAID INSTRUMENT WAS SIGNED BY AND TO BE HIS FREE ACT AND DEED.

BY: David M. Behrman 975412 I HEREBY CERTIFY THAT THIS PLAT IS AN EXACT COPY OF THE ORIGINAL
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES: 5/30/2022

Fred A Frantz
FRED A. FRANTZ, PLS 50077

PARTITION PLAT No. P-28-2020

LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 36 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON.

FOR

CHRISTIE PIATT
WILLIAM M. OBERLIN
266 MOUNTAIN HOME DRIVE
GRANTS PASS, OREGON 97527

BRANDON M. SMOTHERS
JANINE MARIE SMOTHERS
501 VINCENT AVENUE
CENTRAL POINT, OREGON 97502

RECORDER'S CERTIFICATE:

FILED FOR RECORD THIS 1st DAY OF October, 2020,
AT 10:08 O'CLOCK A.M., AS PARTITION PLAT No. P-28-2020
OF
THE RECORDS OF JACKSON COUNTY, OREGON. INDEX VOLUME 31
PAGE 28.
COUNTY SURVEYOR'S FILE NO. 23154
Christine D. Walker Sean Shugart
COUNTY CLERK DEPUTY

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

PURPOSE: TO SURVEY AND MONUMENT THAT TRACT DESCRIBED IN INSTRUMENT No. 2015-018568 AS RECORDED IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON TO MEET THE CONDITIONS OF APPROVAL FOR THE PARTITION AS APPROVED BY JACKSON COUNTY FILE No 439-17-00053-SUB ON MARCH 27, 2018.

PROCEDURE: THE UTILIZING A TRIMBLE ROBOTIC TOTAL STATION AND R10 TRIMBLE GPS RECEIVERS I TIE THE FOUND MONUMENTS AS SHOW. THE SURVEYS USED FOR THIS PARTITION OF RECORD ARE S/N 1472, 3356, 6796 AND 18879. ALL OF THE MONUMENTS ON THE PLAT BOUNDARY ARE DEED CORNERS CALLED FOR IN THE DEED OF RECORD. THE LOCATION OF THESE MONUMENTS ARE ACCEPTED AS FOUND, WITH THE EXCEPTIONS AS NOTED BEING OFF LINE. THE MONUMENTS ESTABLISHED BY S/N 3356 ARE 1/2" IRON PIPES WHILE THE DEED CALLS FOR PINS THEY ARE BELIEVED TO BE THE SAME MONUMENTS AND THERE APPEARS TO BE A SCIVNER'S ERROR IN THE DEED. THE ROAD WAS LOCATED PER THE RIGHT OF WAY CORNERS ESTABLISHED BY THE COUNTY ROAD SURVEY FILED AS S/N 6796. THE QUARTER CORNER SHOWN ON SURVEY NUMBER 6796, WHEN CALCULATED PER COORDINATE SHOW ON THE PLAT INDICATE IT TO BE ON THE CENTERLINE PI. THIS SURVEY TIES THE QUARTER CORNER AND FINDS IT OFF THE LINE. THE CORNER HAS BEEN RE-ESTABLISHED AND A DIFFERENT MONUMENT WAS TIED THAN THE ONE INDICATED ON THE PLAT AND THE POSITION FOUND PER THIS SURVEY IS INDICATED. THE PRIVATE ROAD AND NEW BOUNDARY ARE MONUMENTED AS SHOWN HEREON.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Fred A Frantz
OREGON
JULY 12, 2005
FRED A. FRANTZ
No. 50077

Renewal 12-31-21

TERRASURVEY, INC.

PROFESSIONAL LAND SURVEYORS
274 FOURTH STREET
ASHLAND, OREGON 97502
(541) 482-6474
terrain@bisp.net
JOB No. 1268-19

PARTITION PLAT No. P-28-2020

LOCATED IN
NORTHEAST QUARTER OF SECTION 22,
TOWNSHIP 36 SOUTH, RANGE 4 WEST,
WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON

FOR
CHRISTIE PIATT
WILLIAM M. OBERLIN
266 MOUNTAIN HOME DRIVE
GRANTS PASS, OREGON 97527

BRANDON M. SMOTHERS
JANINE MARIE SMOTHERS
501 VINCENT AVENUE
CENTRAL POINT, OREGON 97502

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	288.31'	297.46'	59°06'50"	N60°43'00"E	284.44'
C2	318.31'	328.41'	59°06'50"	N60°43'00"E	314.03'
R3-328.47' R3-59°07'30"					
C3	348.31'	359.36'	59°06'50"	N60°43'00"E	343.63'
C4	348.31'	35.09'	5°46'18"	N87°23'15"E	35.07'
C5	348.31'	19.86'	3°16'01"	N82°52'06"E	19.86'
C6	348.31'	41.20'	6°46'41"	N77°50'45"E	41.18'
C7	28.00'	43.98'	89°59'08"	S21°56'30"W	39.59'
C8	28.00'	43.98'	89°59'24"	S36°03'05"E	39.59'
C9	348.31'	30.10'	4°57'03"	N81°13'51"E	30.09'
C10	348.31'	15.07'	2°28'46"	N79°59'42"E	15.07'
C11	348.31'	15.02'	2°28'17"	N82°28'14"E	15.02'
C12	348.31'	61.06'	10°02'42"	N79°28'45"E	60.99'

LEGEND

- S/N SURVEY NUMBER ON FILE AT THE JACKSON COUNTY SURVEYOR'S OFFICE, OREGON.
- INST.No. INSTRUMENT NUMBER OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- P.U.E. PUBLIC UTILITY EASEMENT
- W.M. WITNESS MONUMENT DUE TO TREE AT CORNER LOCATION.
- FOUND 5/8" IRON PIN MONUMENT PER S/N 18879 OR AS INDICATED.
- ⊗ FOUND 1/2" IRON PIPE PER S/N 3356.
- ⊗ FOUND 5/8" IRON PIN MONUMENT PER S/N 6796.
- FOUND JACKSON COUNTY BRASS CAP AS INDICATED.
- SET 5/8" BY 24" IRON PIN WITH PLASTIC CAP MARKED "FRANTZ LS 50077".
- ⊗ SET 5/8" BY 30" IRON PIN WITH PLASTIC CAP MARKED "FRANTZ PLS 50077".
- R1 RECORD DATA PER S/N 3356.
- R2 RECORD DATA PER S/N 6796.
- R3 RECORD DATA PER INST. No. 80-18692-S/N 18879.
- R4 RECORD DATA PER S/N 21626.

THE BASIS OF BEARING FOR THIS SURVEY WAS DETERMINED BY HIGH PRECISION GPS OBSERVATION APPLIED TO THE EAST BOUNDARY OF THIS PARTITION - SAID BEARING BEING S0°26'35"E.

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

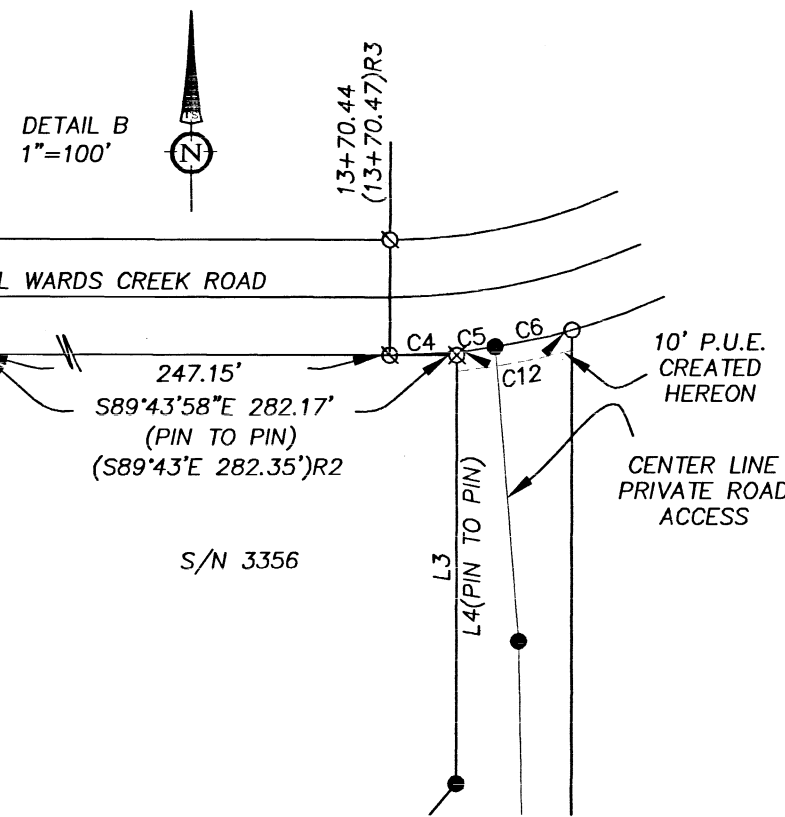
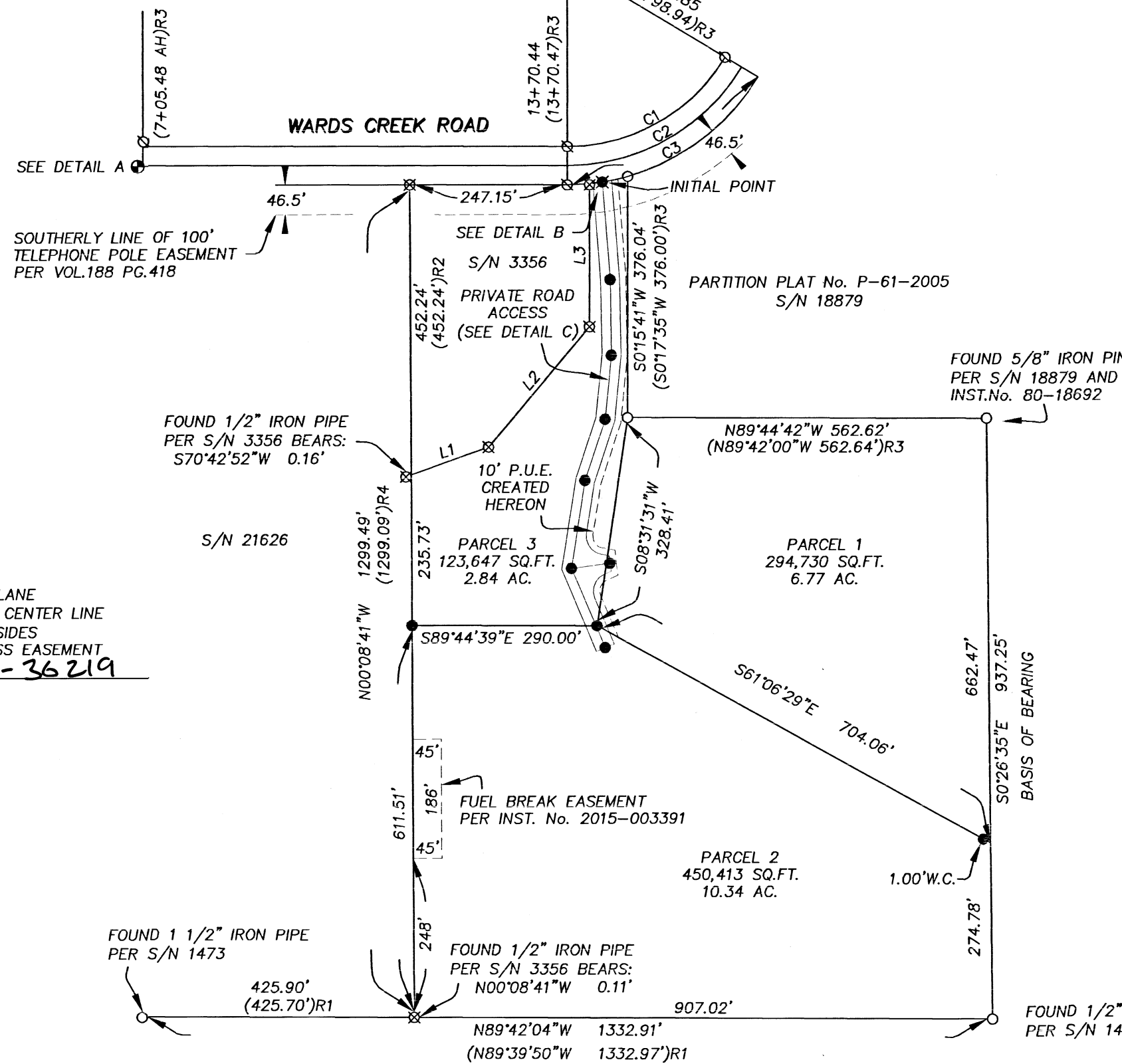
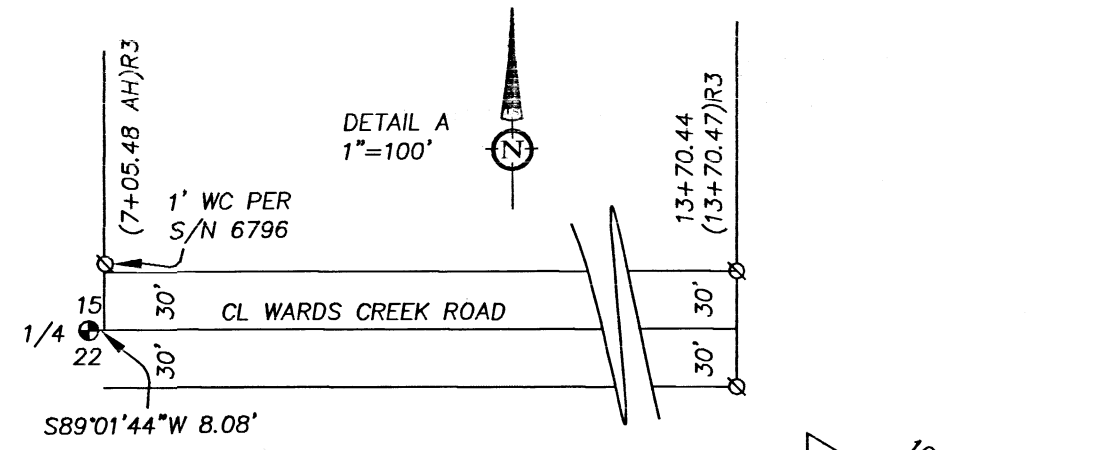
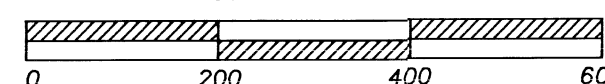
Fred A. Frantz
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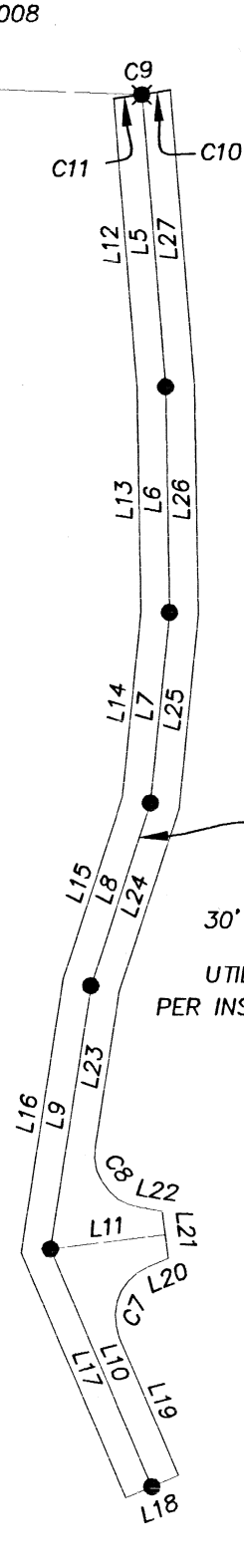
DATE: 11-04-19
SCALE: 1" = 200'



1/4 SECTION 15/22, PER JACKSON COUNTY
RE-ESTABLISHMENT NOTES DATED 02-05-2008

DETAIL C
1"=100'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N70°42'52"E	128.42'
L2	R2-N70°46'05"E	128.63'
L3	N40°23'54"E	245.00'
L4	R2-N40°24'35"E	245.04'
L5	N00°15'56"E	223.67'
L6	R2-N00°17'35"E	221.93'
L7	S04°24'18"E	153.39'
L8	S00°47'54"E	117.59'
L9	S05°51'34"W	99.82'
L10	S18°17'56"W	100.42'
L11	S08°56'37"W	139.01'
L12	S23°03'04"E	134.58'
L13	N82°56'05"E	60.74'
L14	S04°24'18"E	152.09'
L15	S00°47'54"E	116.24'
L16	S05°51'34"W	97.31'
L17	S18°17'56"W	100.01'
L18	S08°56'37"W	144.54'
L19	S23°03'04"E	138.88'
L20	N66°56'56"E	30.00'
L21	S23°03'04"E	77.91'
L22	S66°56'04"W	11.99'
L23	S07°03'22"E	24.82'
L24	S81°02'47"E	11.98'
L25	S08°56'37"W	81.10'
L26	S18°17'56"W	100.83'
L27	S05°51'34"W	102.33'
L28	S00°47'54"E	118.93'
L29	S04°24'18"E	155.33'



RED TAIL LANE
30' PRIVATE ROAD CENTER LINE
15' BOTH SIDES
UTILITY AND ACCESS EASEMENT
PER INST. No. 2020-36219

FILED
DATE 10/1/20 BY PB
This survey consists of:
2 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED
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LAND SURVEYOR
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JULY 12, 2005
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