

PROPERTY LINE ADJUSTMENT PARTITION PLAT NO. P-31-2020

LOCATED WITHIN

THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND
THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER
OF SECTION 26 AND THE NORTH AND EAST HALVES OF SECTION 27,
TOWNSHIP 38 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN
JACKSON COUNTY, OREGON

FOR

THE MITCHELL RAY TRUST

8000 DEAD INDIAN MEMORIAL ROAD
ASHLAND, OREGON 97520

NARRATIVE

SURVEYOR'S CERTIFICATE

I, JASON M. MARTIN, AN OREGON REGISTERED PROFESSIONAL LAND SURVEYOR, NUMBER 54729, DO HEREBY CERTIFY, THAT I HAVE ACCURATELY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE PROPERTY LINE ADJUSTMENTS DESIGNATED AND REPRESENTED ON THIS PARTITION PLAT LOCATED WITHIN SECTION 26 AND THE NORTH AND EAST HALVES OF SECTION 27, TOWNSHIP 38 SOUTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON. THE FOLLOWING BEING AN ACCURATE DESCRIPTION OF THE BOUNDARY AS SET FORTH HEREON:

COMMENCING AT THE INITIAL POINT, BEING THE SOUTHEAST CORNER OF SECTION 27, TOWNSHIP 38 SOUTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON, MONUMENTED WITH A 2-1/2-INCH BRASS CAP ON 1-INCH GALVANIZED PIPE; THENCE NORTH 89°20'10" WEST, ALONG THE SOUTH LINE OF SAID SECTION 27, +1-535 FEET TO THE EASTERLY RIGHT OF WAY OF COVE ROAD; THENCE IN A NORTHERLY DIRECTION, ALONG SAID RIGHT OF WAY, TO THE SOUTHERLY MOST CORNER OF PARCEL ONE OF PARTITION PLAT P-38-2018, RECORDED IN VOLUME 29, PAGE 38 OF PARTITION PLATS OF SAID COUNTY; THENCE ALONG THE SOUTH AND EAST BOUNDARY LINES OF SAID PARCEL TO THE SOUTHERLY RIGHT OF WAY OF SAID COVE ROAD; THENCE NORTHERLY ALONG SAID RIGHT OF WAY, TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 27; THENCE EASTERLY ALONG SAID LINE, TO THE WESTERLY RIGHT OF WAY OF DEAD INDIAN MEMORIAL ROAD; THENCE EASTERLY ALONG SAID RIGHT OF WAY, TO THE NORTHWEST CORNER OF DOCUMENT NUMBER 2017-030431; THENCE ALONG SAID DOCUMENT, THE FOLLOWING COURSES AND DISTANCES, SOUTH 39°26'32" EAST, 961.80 FEET; THENCE EAST, +/- 191 FEET TO THE WESTERLY RIGHT OF WAY OF OLD DEAD INDIAN ROAD PER JACKSON COUNTY ROAD RECORDS, VOLUME 3, PAGE 229; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY, TO THE SOUTH BOUNDARY OF DOCUMENT NUMBER 2018-006844; THENCE, CONTINUING SOUTHEASTERLY ALONG SAID BOUNDARY, TO THE WESTERLY RIGHT OF WAY OF SAID OLD DEAD INDIAN ROAD; THENCE EASTERLY ALONG SAID RIGHT OF WAY, TO THE WEST BOUNDARY LINE OF DOCUMENT NUMBER 2017-036352; THENCE ALONG THE WEST, SOUTH AND EAST BOUNDARY OF SAID DOCUMENT, TO THE SOUTHERLY RIGHT OF WAY OF OLD DEAD INDIAN ROAD; THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY, TO THE SOUTHERLY RIGHT OF WAY OF DEAD INDIAN MEMORIAL ROAD; THENCE NORTHERLY ALONG SAID RIGHT OF WAY, TO THE SOUTHERLY LINE OF PARTITION PLAT P-48-1992 RECORDED IN VOLUME 3, PAGE 48 OF PARTITION PLATS OF JACKSON COUNTY, OREGON AND FILED AS SURVEY NUMBER 12954 IN SAID COUNTY SURVEYORS OFFICE; THENCE ALONG THE SOUTH BOUNDARY OF SAID PARTITION TO THE EAST LINE OF SECTION 26 OF SAID TOWNSHIP AND RANGE; THENCE SOUTH 00°48'00" EAST ALONG SAID LINE, 2366.48 FEET TO THE EAST QUARTER CORNER OF SAID SECTION, MONUMENTED WITH A 2-1/2-INCH BRASS CAP ON A 1-INCH GALVANIZED PIPE; THENCE, CONTINUING ALONG SAID LINE, SOUTH 00°35'18" EAST, 2595.43 FEET TO THE SOUTHEAST CORNER OF SAID SECTION, MONUMENTED WITH A 2-1/2-INCH BRASS CAP ON 1-1/2-INCH GALVANIZED PIPE; THENCE NORTH 89°35'26" WEST, ALONG THE SOUTH LINE OF SAID SECTION, 2625.48 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION, MONUMENTED WITH A 2-1/2-INCH BRASS CAP; THENCE CONTINUING ALONG SAID LINE NORTH 89°36'07" WEST, 2615.96 FEET TO THE TRUE POINT OF BEGINNING. EXCEPTING THEREFROM: THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26.

PURPOSE: TO ADJUST AND MONUMENT THOSE TRACTS OF LAND DESCRIBED IN DOCUMENT NUMBERS 96-09067, 96-09073 AND 2019-040488 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON THESE PROPERTY LINE ADJUSTMENTS WERE APPROVED IN JACKSON COUNTY DEVELOPMENT SERVICES PLANNING ACTIONS: 439-19-00031-SUB, 439-19-0032-SUB, 439-19-00033-SUB, 439-19-00034-SUB, 439-19-00035-SUB, 439-19-00057-SUB AND 439-19-00058-SUB.

PROCEDURE: THIS SURVEY WAS CONDUCTED USING LEICA TS12 AND TCRP 1203 ROBOTIC TOTAL STATIONS, DISTANCE PRISMS, LEICA CS15 DATA COLLECTORS AND JAVAD TRIUMPH 2, G.P.S. RECEIVERS. THE BASIS OF BEARING FOR THIS SURVEY IS THE WEST LINE OF SECTION 26, TOWNSHIP 38 SOUTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON BETWEEN THE NORTHWEST SECTION AND WEST QUARTER CORNERS AS DETERMINED BY SURVEY NUMBER 6654 FILED IN THE JACKSON COUNTY, OREGON SURVEYORS OFFICE.

PAGE THREE OF THIS PLAT REPRESENTS THE NINE PARCELS OF LAND BEING ADJUSTED. THESE INCLUDE DOCUMENT NUMBER 2019-040488, PARCEL 2 OF PARTITION PLAT NUMBER P-38-2018, RECORDED IN VOLUME 29, PAGE 38 OF PARTITION PLATS OF JACKSON COUNTY, OREGON AND SEVEN PARCELS OF LAND THAT WERE DETERMINED TO BE LAWFULLY CREATED UNITS OF LAND PER JACKSON COUNTY PLANNING FILE NUMBER 439-18-00097-ZON. THESE SEVEN PARCELS INCLUDE MULTIPLE U.S. GENERAL LAND OFFICE PATENTS; 5541 (PARCEL 1), PATENT 384570 (PARCEL 2), PATENT 2582 (PARCEL 3), A REMAINDER OF PATENT 470602 (PARCEL 4), A REMAINDER OF PATENT 1464 (PARCEL 5), A REMAINDER OF PATENT 557 (PARCEL 6) AND A REMAINDER OF PATENT 1868 (PARCEL 7).

THE SECTION AND QUARTER CORNERS OF SECTION 26 AND THE NORTH QUARTER CORNER OF SECTION 27, TOWNSHIP 38 SOUTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON, WERE LOCATED TO HELP PREPARE THIS SURVEY.

DEAD INDIAN MEMORIAL ROAD WAS DETERMINED BY UTILIZING CALLS FROM JACKSON COUNTY ROAD ENGINEERS RECORD 320, DATED JULY 2, 1930, FILED SURVEY 3306 AND PARTITION PLAT P-48-1992.

OLD DEAD INDIAN ROAD (60-FEET WIDE) WAS CONVEYED TO JACKSON COUNTY, OREGON IN ROAD RECORD VOLUME 3, PAGE 229, WHICH INCLUDES SPECIFIC QUITCLAIM LANGUAGE, WHOSE INTENT APPEARS TO CONVEY FEE TITLE. THIS ROAD DESCRIPTION BEGINS 250 FEET FROM THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 38 SOUTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON AND REFERENCES THE NORTHEAST CORNER OF SECTION 26 OF SAID TOWNSHIP AND RANGE AND THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 26. SAID DOCUMENT ALSO REFERENCES A BLACK OAK TREE, SOUTHWEST AND YELLOW PINE TREE, NORTHEAST OF THE TERMINATION POINT. AFTER LAYING OUT THE DESCRIPTION OF SAID DOCUMENT AND COMPARING IT TO CALLS MADE TO THE "AVERAGE CENTERLINE OF TRAVELED WAY OF OLD DEAD INDIAN ROAD, PRIOR TO 1930" SHOWN ON SURVEY NUMBER 7588, IT WAS DETERMINED THAT THE TERMINATION POINT SHOULD HAVE BEEN IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER WITH A CALL TO THE NORTHWEST CORNER OF SAID QUARTER, QUARTER. A ROTATION WAS THEN MADE, HOLDING THE NORTHEAST CORNER OF SAID SECTION 26 AND THE NORTHWEST CORNER OF SAID QUARTER, QUARTER. AN EXTENSIVE SEARCH FOR THESE TREES WAS MADE BY MYSELF, TOGETHER WITH THE HELP OF THE COUNTY SURVEYOR, AND ARE DETERMINED TO BE LOST. FURTHERMORE, DOCUMENT NUMBER 78-16517 CREATES A 25-FOOT WIDE PRIVATE ROAD THAT FOLLOWS THE CURRENT TRAVELED WAY. HOWEVER, THIS DOCUMENT, NOR SURVEY NUMBER 7340, WHICH SHOWS THE LOCATION OF THIS DOCUMENT, EXPLAINS THE CORRELATION WITH JACKSON COUNTY ROAD RECORD VOLUME 3, PAGE 229. OLD DEAD INDIAN ROAD IS LOCATABLE, HOWEVER, ITS LOCATION IS VERY UNCERTAIN. DUE TO THE DIFFERENCE IN WIDTH OF THE COUNTY ROADS RECORD AND DOCUMENT 78-16517, IT IS UNCERTAIN IF THESE DOCUMENTS WERE TO COINCIDE WITH EACH OTHER. A ROAD VACATION OF OLD DEAD INDIAN ROAD IS WARRANTED TO RESOLVE ANY AND ALL TITLE ISSUES ALONG COUNTY ROAD RECORD VOLUME 3, PAGE 229.

COVE ROAD WAS DEEDED TO THE COUNTY IN VOLUME 193, PAGE 282, JACKSON COUNTY, OREGON DEED RECORDS. THE CALLS FROM SAID DOCUMENT ALONG WITH FILED SURVEYS 5069, 12499, 14442 AND 22699 HELPED TO DEFINE THE LOCATION.

PARCELS 7 AND 9 WERE SURVEYED AND MONUMENTED PER O.R.S. 92.060. PARCELS 1 TO 6 AND 8 WERE UNSURVEYED AND UNMONUMENTED PER O.R.S. 92.055.

TOGETHER WITH: BEGINNING AT THE SOUTHEAST CORNER OF THAT TRACT DESCRIBED IN DOCUMENT NUMBER 81-11886, OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, SAID CORNER BEING ON THE CENTERLINE OF OLD DEAD INDIAN ROAD AS IT EXISTED PRIOR TO 1930 AT A POINT EAST 2310.0 FEET AND SOUTH 768.30 FEET FROM THE NORTHWEST CORNER OF SECTION 26, TOWNSHIP 38 SOUTH, RANGE 2 EAST, OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON; THENCE ALONG SAID CENTERLINE, THE FOLLOWING COURSES AND DISTANCES, NORTH 32°22'52" EAST, ALONG SAID CENTERLINE, 213.10 FEET; THENCE NORTH 55°41'42" EAST, 449.01 FEET; THENCE NORTH 71°30'42" EAST, 122.09 FEET THENCE NORTH, 42.0 FEET TO THE CENTERLINE OF DEAD INDIAN MEMORIAL ROAD; THENCE WESTERLY, ALONG SAID CENTERLINE, TO A POINT WHICH BEARS NORTH 43°07'50" EAST FROM THE NORTHEAST CORNER OF THAT TRACT DESCRIBED IN DOCUMENT NUMBER 81-11887, SAID OFFICIAL RECORDS; THENCE SOUTH 43°07'50" WEST TO SAID NORTHEAST CORNER; THENCE CONTINUE SOUTH 43°07'50" WEST, ALONG THE SOUTHERLY LINE OF SAID TRACT, 128.76 FEET (RECORD SOUTH 43°06' WEST, 128.90 FEET) TO AN ANGLE POINT IN SAID SOUTHERLY LINE; THENCE SOUTH 56°50'26" WEST (RECORD SOUTH 58°12' WEST), ALONG SAID SOUTHERLY LINE, 388.57 FEET TO THE NORTHEAST CORNER OF THAT TRACT DESCRIBED IN DOCUMENT NUMBER 81-11886, SAID OFFICIAL RECORDS; THENCE SOUTH, ALONG THE EAST LINE OF SAID TRACT, 129.80 FEET TO THE TRUE POINT OF BEGINNING.

ALSO, TOGETHER WITH: THAT PORTION OF PARCEL TWO OF PARTITION PLAT P-38-2018, RECORDED IN VOLUME 29, PAGE 38 OF PARTITION PLATS OF JACKSON COUNTY, OREGON AND FILED AS SURVEY NUMBER 22699 IN SAID COUNTY SURVEYORS OFFICE, LYING BETWEEN THE SOUTH LINE OF SECTION 27, TOWNSHIP 38 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON AND THE SOUTH RIGHT OF WAY OF COVE ROAD.

Jason M. Martin
JASON M. MARTIN, P.L.S. 54729

I, JASON M. MARTIN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 54729, HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE FINAL PLAT.

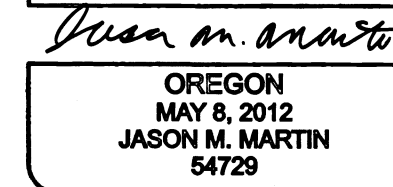
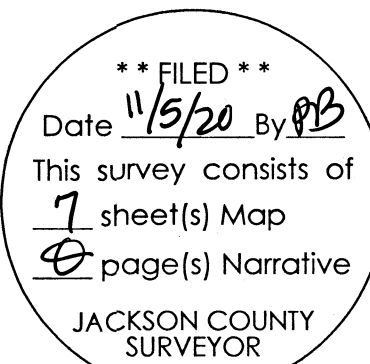
Jason M. Martin
JASON M. MARTIN, P.L.S. 54729

RECORDER

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS RECEIVED FOR RECORDING ON THE 5th DAY OF November, 2020 AT 1:25 O'CLOCK P.M., AND RECORDED AS PARTITION PLAT NO. P-31-2020, JACKSON COUNTY RECORDS.

Christie D. Walker
JACKSON COUNTY CLERK

Sean Shugh
DEPUTY



RENEWS: 1/1/2021

SHEET INDEX

- 1) SURVEYOR'S CERTIFICATE AND NARRATIVE.
- 2) DECLARATION, APPROVALS AND EASEMENTS.
- 3) LANDS PRIOR TO ADJUSTMENT.
- 4) LANDS AFTER ADJUSTMENT.
- 5) DETAILS OF PARCELS 3, 5 AND 7.
- 6) DETAILS OF PARCELS 6 AND 9.
- 7) EASEMENT DETAILS OF PARCELS 2 AND 7.

SURVEYED BY:

TO THE POINT LAND SURVEYING, LLC
P.O. BOX 217
GOLD HILL, OR 97525
(541) 855-4280

Date: April 6, 2020
Project No. 0032-19

DECLARATIONS

KNOW ALL PERSONS BY THESE PRESENTS, THAT RONALD MCCORMICK AND SHERYL MCCORMICK, AS TENANTS BY ENTIRETY FOR THE PROPERTY DESCRIBED IN DOCUMENT NUMBER 2019-040488, AND ARE THE OWNERS OF THE REAL PROPERTY BEING MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND ON THIS PLAT; THEY HAVE CAUSED THE SAME TO BE ADJUSTED AND SURVEYED INTO PARCELS AS SHOWN ON THE ANNEXED MAP. AND DO HEREBY DEDICATE THE FOLLOWING EASEMENTS: A 10.00 FOOT WIDE WATER LINE EASEMENT FOR THE BENEFIT OF PARCEL 8. A 10.00 WIDE WATER LINE EASEMENT AND 20.00 FOOT WIDE POWER LINE EASEMENT FOR THE BENEFIT OF PARCEL 5. AND A 30.00 FOOT WIDE DRIVEWAY EASEMENT FOR THE BENEFIT OF PARCEL 6.

PARTITION PLAT CONSENT AFFIDAVIT:

FROM RONALD MCCORMICK AND SHERYL MCCORMICK, AS TENANTS BY ENTIRETY FOR THE PROPERTY DESCRIBED IN DOCUMENT NUMBER 2019-040488, RECORDED IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. PARTITION PLAT CONSENT AFFIDAVIT RECORDED AS DOCUMENT NUMBER 2020-41654 IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON

DECLARATIONS

JOHN R. MITCHELL AND KENNETH M. MITCHELL, SUCCESSOR CO-TRUSTEES OF THE RAY F. MITCHELL TRUST DATED JULY 11, 1995 FOR THE PROPERTY DESCRIBED IN DOCUMENT NUMBER 96-09067 AND SUCCESSOR CO-TRUSTEES OF THE DOROTHY L. MITCHELL TRUST DATED JULY 11, 1995 FOR THE PROPERTY DESCRIBED IN DOCUMENT NUMBER 96-09073 AND ARE CO-TRUSTEES OF THE REAL PROPERTY BEING MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND ON THIS PLAT; THEY HAVE CAUSED THE SAME TO BE ADJUSTED AND SURVEYED INTO PARCELS AS SHOWN ON THE ANNEXED MAP. AND DO HEREBY DEDICATE THE FOLLOWING EASEMENTS: A 25.00-FOOT WIDE DRIVEWAY EASEMENT AND A 10.00-FOOT WIDE SEWER LINE EASEMENT OVER PARCEL 5 FOR THE BENEFIT OF PARCEL 1; A 25.00-FOOT WIDE DRIVEWAY EASEMENT, DRAIN FIELD EASEMENT AND A 10.00-FOOT WIDE SEWER LINE EASEMENT OVER PARCEL 4 FOR THE BENEFIT OF PARCEL 2; A 20.00-FOOT WIDE POWER EASEMENT OVER PARCEL 7 TO BENEFIT PARCEL 3; A 10.00-FOOT WIDE WATER LINE EASEMENT OVER PARCELS 5 AND 7 TO BENEFIT PARCEL 3; A 10.00-FOOT WIDE SEWER LINE EASEMENT AND DRAIN FIELD EASEMENT ON PARCEL 3 TO BENEFIT PARCELS 1 AND 5; A 10.00-FOOT WIDE WATER LINE EASEMENT AND 20.00-FOOT WIDE POWER EASEMENT OVER PARCELS 6 FOR THE BENEFIT OF PARCEL 5; A 25.00-FOOT WIDE DRIVEWAY EASEMENT, 20.00-FOOT WIDE POWER LINE EASEMENT AND 10.00-FOOT WIDE WATER LINE EASEMENT OVER PARCEL 7 TO BENEFIT PARCEL 6.

PARTITION PLAT CONSENT AFFIDAVIT

FROM JOHN R. MITCHELL, SUCCESSOR CO-TRUSTEE OF THE RAY F. MITCHELL TRUST DATED JULY 11, 1995 FOR THE PROPERTY DESCRIBED IN DOCUMENT NUMBER 96-09067, RECORDED IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON AND SUCCESSOR CO-TRUSTEE OF THE DOROTHY L. MITCHELL TRUST DATED JULY 11, 1995 FOR THE PROPERTY DESCRIBED IN DOCUMENT NUMBER 96-09073 OF SAID COUNTY. PARTITION PLAT CONSENT

AFFIDAVIT RECORDED AS DOCUMENT NUMBER 2020-41655 IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON

PARTITION PLAT CONSENT AFFIDAVIT

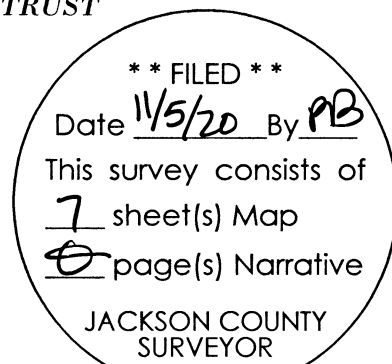
FROM KENNETH M. MITCHELL, SUCCESSOR CO-TRUSTEE OF THE RAY F. MITCHELL TRUST DATED JULY 11, 1995 FOR THE PROPERTY DESCRIBED IN DOCUMENT NUMBER 96-09067, RECORDED IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON AND SUCCESSOR CO-TRUSTEE OF THE DOROTHY L. MITCHELL TRUST DATED JULY 11, 1995 FOR THE PROPERTY DESCRIBED IN DOCUMENT NUMBER 96-09073 OF SAID COUNTY. PARTITION PLAT CONSENT

AFFIDAVIT RECORDED AS DOCUMENT NUMBER 2020-41656 IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON

EASEMENTS AND ENCUMBRANCES

(PER PUBLIC RECORD REPORT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY AS ORDER NO. 7161-3405119, EFFECTIVE DATE: SEPTEMBER 29, 2020)

- 4) EASEMENT FOR ELECTRIC TRANSMISSION AND DISTRIBUTION LINES GRANTED TO CALIFORNIA OREGON POWER COMPANY, RECORDED JULY 14, 1965 AS VOLUME 591, PAGE 189, OFFICIAL RECORDS OF JACKSON COUNTY. (SPECIFIC LOCATION NOT GIVEN)
5) RESTRICTIVE COVENANT, INCLUDING THE TERMS AND PROVISIONS THEREOF, AS IMPOSED BY JACKSON COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT, RECORDED MAY 21, 1991 AS DOCUMENT NO. 91-11338, OFFICIAL RECORDS OF JACKSON COUNTY.
6) RIGHT OF WAY EASEMENT FOR AN ELECTRIC TRANSMISSION LINE GRANTED TO PACIFICORP, A CORPORATION DOING BUSINESS AS PACIFIC POWER AND LIGHT COMPANY, RECORDED OCTOBER 1, 1992 AS DOCUMENT NO. 92-29875, OFFICIAL RECORDS OF JACKSON COUNTY. (SPECIFIC LOCATION NOT GIVEN)
13) RIGHT OF WAY EASEMENT FOR AN ELECTRIC TRANSMISSION LINE GRANTED TO PACIFICORP, A CORPORATION DOING BUSINESS AS PACIFIC POWER AND LIGHT COMPANY, RECORDED OCTOBER 1, 1992 AS DOCUMENT NO. 92-29876, OFFICIAL RECORDS OF JACKSON COUNTY. (SPECIFIC LOCATION NOT GIVEN)
14) EASEMENT FOR USE, OPERATION AND MAINTENANCE OF WATER FACILITIES, RECORDED MARCH 21, 2017 AS DOCUMENT NO. 2017-009224, OFFICIAL RECORDS OF JACKSON COUNTY. (AS SHOWN ON PAGE 3)
22) EASEMENT FOR ELECTRIC TRANSMISSION AND DISTRIBUTION LINES GRANTED TO PACIFIC POWER AND LIGHT COMPANY, RECORDED FEBRUARY 19, 1970 AS DOCUMENT NO. 70-01340, OFFICIAL RECORDS OF JACKSON COUNTY. (SPECIFIC LOCATION NOT GIVEN)
23) RESTRICTIVE COVENANT, INCLUDING THE TERMS AND PROVISIONS THEREOF, AS IMPOSED BY JACKSON COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT, RECORDED MAY 29, 1991 AS DOCUMENT NO. 91-11975, OFFICIAL RECORDS OF JACKSON COUNTY.
24) RESTRICTIVE COVENANT, INCLUDING THE TERMS AND PROVISIONS THEREOF, AS IMPOSED BY JACKSON COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT RECORDED MARCH 9, 1992 AS DOCUMENT NO. 92-06366, OFFICIAL RECORDS OF JACKSON COUNTY.
25) RIGHT OF WAY EASEMENT FOR AN ELECTRIC TRANSMISSION LINE GRANTED TO PACIFICORP, A CORPORATION DOING BUSINESS AS PACIFIC POWER AND LIGHT COMPANY, RECORDED JANUARY 29, 1993 AS DOCUMENT NO. 93-02962, OFFICIAL RECORDS OF JACKSON COUNTY. (SPECIFIC LOCATION NOT GIVEN)
26) PIPELINE EASEMENT, RECORDED SEPTEMBER 17, 2018 AS DOCUMENT NO. 2018-029028, OFFICIAL RECORDS OF JACKSON COUNTY. (DOES NOT EFFECT THIS PROPERTY)
27) EASEMENT FOR USE, OPERATION AND MAINTENANCE OF A SHARED WELL, RECORDED SEPTEMBER 18, 2018 AS DOCUMENT NO. 2017-029166, OFFICIAL RECORDS OF JACKSON COUNTY. (AS SHOWN ON PAGE 3)



PROPERTY LINE ADJUSTMENT PARTITION PLAT NO. P-31-2020

LOCATED WITHIN

THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26 AND THE NORTH AND EAST HALVES OF SECTION 27, TOWNSHIP 38 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN JACKSON COUNTY, OREGON

FOR

THE MITCHELL RAY TRUST

8000 DEAD INDIAN MEMORIAL ROAD ASHLAND, OREGON 97520

DEED OF CONVEYANCE

A DEED OF CONVEYANCE OF OWNERSHIP CONFORMING TO THE APPROVED PROPERTY LINE ADJUSTMENT IS RECORDED AS DOCUMENT NO. 2020-41657 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON

APPROVALS

EXAMINED AND APPROVED BY JACKSON COUNTY DEVELOPMENT SERVICES PLANNING ACTIONS: 439-19-00031-SUB, 439-19-00032-SUB, 439-19-00033-SUB, 439-19-00034-SUB, 439-19-00035-SUB, 439-19-00057-SUB AND 439-19-00058-SUB APPROVED THIS 29th DAY OF October, 2020

Handwritten signature: Janelle Claxton, PLANNING DIRECTOR Manager

APPROVED THIS 29 DAY OF October, 2020, FOR COMPLIANCE WITH O.R.S. 91.100.

Handwritten signature: J. Scott, JACKSON COUNTY SURVEYOR

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES, AS PROVIDED BY O.R.S. 92.095, HAVE BEEN PAID THIS 5th DAY OF Nov., 2020

Handwritten signature: Ashley Thompson, agent, JACKSON COUNTY ASSESSOR OR DEPUTY

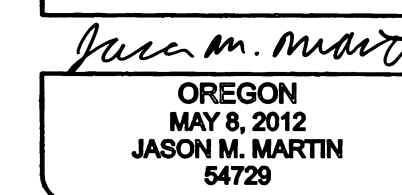
11/5/2020 DATE

Handwritten signature: J.M. Martin, deputy, JACKSON COUNTY TAX COLLECTOR

11/5/2020 DATE

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RENEWS: 1/1/2021

SURVEYED BY: TO THE POINT LAND SURVEYING, LLC P.O. BOX 217 GOLD HILL, OR 97525 (541) 855-4280

Date: April 6, 2020 Project No. 0032-19

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JACKSON COUNTY, OREGON

FOR

THE MITCHELL RAY TRUST

8000 DEAD INDIAN MEMORIAL ROAD
ASHLAND, OREGON 97520

LEGEND

- FOUND MONUMENT, AS NOTED
- [] SURVEY DATA PER S.N. 6654
- [[]] SURVEY DATA PER S.N. 12954
- [[[]]] SURVEY DATA PER S.N. 22681
- R&M RECORD AND MEASURED
- S.N. SURVEY NUMBER
- SUBJECT PROPERTY
- DEED LINE
- CADASTRAL LINE
- ROAD RIGHT OF WAY

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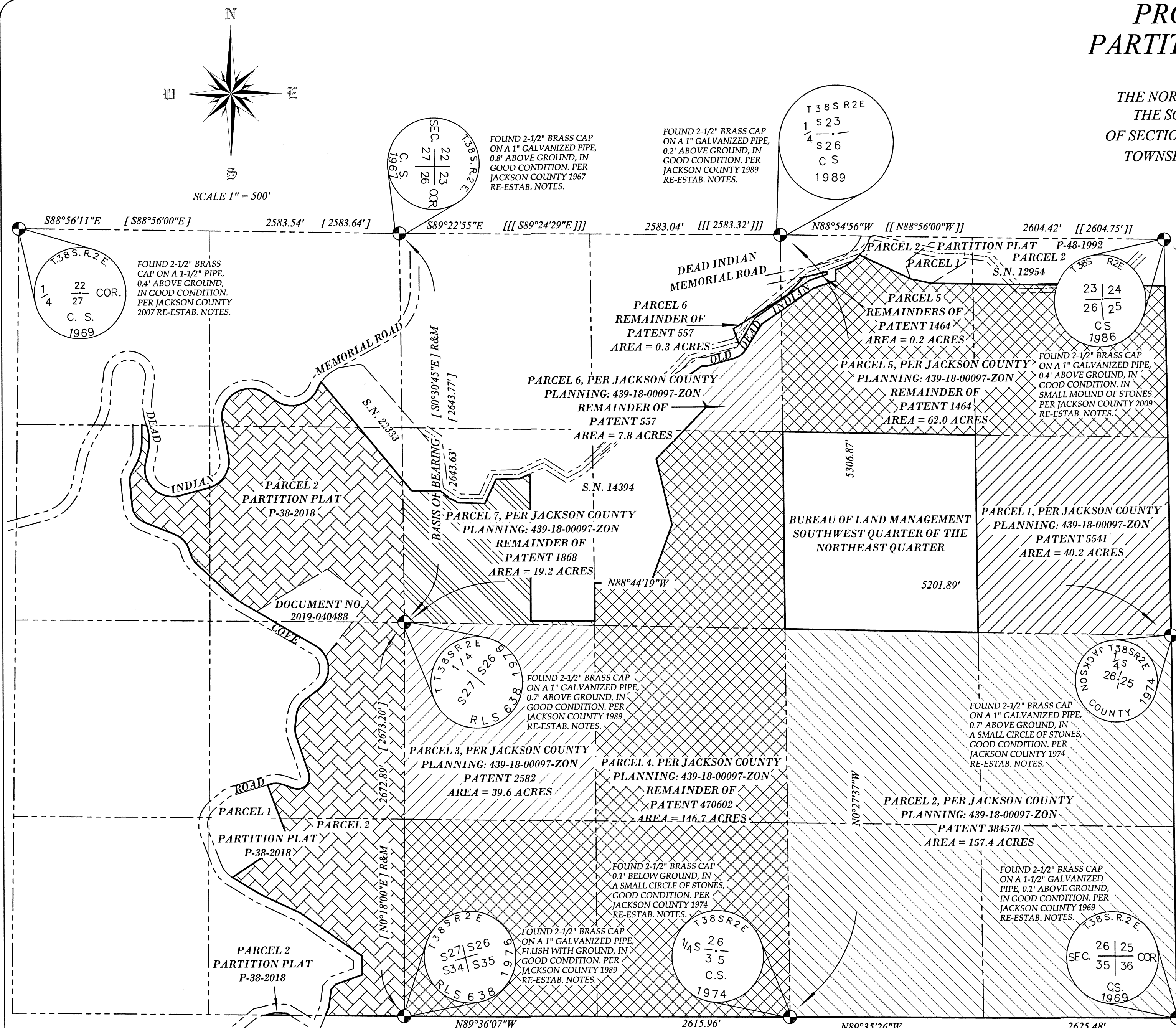
Jason M. Martin
JASON M. MARTIN, P.L.S. 54729

**** FILED ****
Date 4/5/20 By PB
This survey consists of
7 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Jason M. Martin
OREGON
MAY 8, 2012
JASON M. MARTIN
54729
RENEWS: 1/1/2021

SURVEYED BY:
TO THE POINT LAND SURVEYING, LLC
P.O. BOX 217
GOLD HILL, OR 97525
(541) 855-4280

Date: April 6, 2020
Project No. 0032-19



BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE WEST SECTION LINE OF SECTION 26, TOWNSHIP 38 SOUTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON BETWEEN THE NORTHWEST SECTION AND WEST QUARTER CORNERS AS DETERMINED BY SURVEY NUMBER 6654 FILED IN THE JACKSON COUNTY, OREGON SURVEYORS OFFICE

TO THE POINT LAND SURVEYING

PROPERTY LINE ADJUSTMENT PARTITION PLAT NO. P-31-2020

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OF SECTION 26 AND THE NORTH AND EAST HALVES OF SECTION 27,
TOWNSHIP 38 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN
JACKSON COUNTY, OREGON

FOR

THE MITCHELL RAY TRUST

8000 DEAD INDIAN MEMORIAL ROAD
ASHLAND, OREGON 97520

LEGEND

- FOUND MONUMENT, AS NOTED
- CALCULATED POSITION
- SURVEY DATA PER S.N. 6654
- SURVEY DATA PER S.N. 12954
- SURVEY DATA PER S.N. 22681
- RECORD AND MEASURED
- SUBJECT PROPERTY
- DEED LINE
- CADASTRAL LINE
- ROAD RIGHT OF WAY

SHEET INDEX

- 1) SURVEYOR'S CERTIFICATE AND NARRATIVE.
- 2) DECLARATION, APPROVALS AND EASEMENTS.
- 3) LANDS PRIOR TO ADJUSTMENT.
- 4) LANDS AFTER ADJUSTMENT.
- 5) DETAILS OF PARCELS 3, 5 AND 7.
- 6) DETAILS OF PARCELS 6 AND 9.
- 7) EASEMENT DETAILS OF PARCELS 2 AND 7.

**** FILED ****
Date 4/5/20 By JB
This survey consists of
7 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Jason M. Martin
OREGON
MAY 8, 2012
JASON M. MARTIN
54729

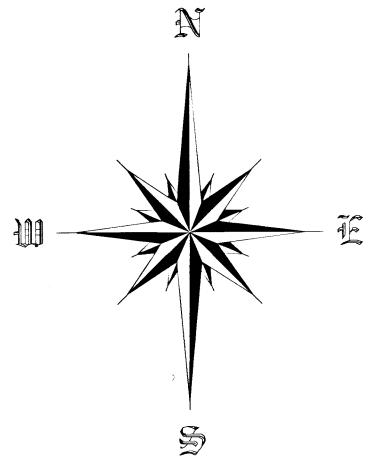
I, JASON M. MARTIN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 54729, HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE FINAL PLAT.

Jason M. Martin
JASON M. MARTIN, P.L.S. 54729

RENEWS: 1/1/2021

SURVEYED BY:
TO THE POINT LAND SURVEYING, LLC
P.O. BOX 217
GOLD HILL, OR 97525
(541) 855-4280

Date: April 6, 2020
Project No. 0032-19



FOUND 2-1/2" BRASS CAP ON A 1" GALVANIZED PIPE, 0.8' ABOVE GROUND, IN GOOD CONDITION, PER JACKSON COUNTY 1967 RE-ESTAB. NOTES.

FOUND 2-1/2" BRASS CAP ON A 1" GALVANIZED PIPE, 0.2' ABOVE GROUND, IN GOOD CONDITION, PER JACKSON COUNTY 1989 RE-ESTAB. NOTES.

FOUND 2-1/2" BRASS CAP ON A 1" GALVANIZED PIPE, 0.4' ABOVE GROUND, IN GOOD CONDITION, IN SMALL MOUND OF STONES, PER JACKSON COUNTY 2009 RE-ESTAB. NOTES.

T38SR 2E
1 S23
4 S26
CS
1989

T38S R2E
23 24
26 25
CS
1986

T38SR 2E
26 25
45
CS
1974

T38SR 2E
S27 S26
S34 S35
RLS 638
1979

T38SR 2E
1/4 S 26
3 5
CS
1974

T38S R2E
26 25
35 36
CS
1969

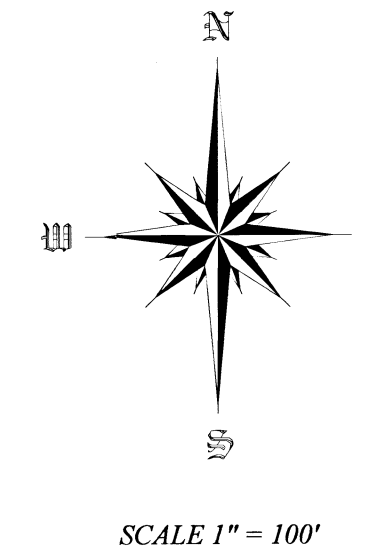
| PROPERTY LINE TABLE | | |
|---------------------|-------------|----------|
| LINE | BEARING | DISTANCE |
| L2 | N 0°18'03"E | 182.67' |

PROPERTY LINE ADJUSTMENT PARTITION PLAT NO. P-31-2020

LOCATED WITHIN
THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND
THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER
OF SECTION 26 AND THE NORTH AND EAST HALVES OF SECTION 27,
TOWNSHIP 38 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN
JACKSON COUNTY, OREGON

FOR
THE MITCHELL RAY TRUST
8000 DEAD INDIAN MEMORIAL ROAD
ASHLAND, OREGON 97520

LEGEND



- FOUND MONUMENT, AS NOTED
- FOUND 5/8" REBAR, S.N. 7340, AS NOTED
- FOUND 1-1/2" ALUMINUM CAP, PER S.N. 22333, AS NOTED
- CENTER
- SET 5/8" X 30" REBAR WITH ORANGE PLASTIC CAP STAMPED "J. MARTIN, PLS 54729"
- CALCULATED POSITION
- SURVEY DATA PER S.N. 6654
- RECORD DATA PER DOCUMENT NUMBER 78-16517
- SURVEY DATA PER S.N. 14394
- SURVEY DATA PER S.N. 22333
- RECORD DATA PER DOCUMENT NUMBER 2017-030431
- RECORD AND MEASURED
- SURVEY NUMBER
- SUBJECT PROPERTY
- DEED LINE
- CADASTRAL LINE
- CENTERLINE OF EASEMENT
- ROAD RIGHT OF WAY

I, JASON M. MARTIN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 54729, HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE FINAL PLAT.

Jason M. Martin
JASON M. MARTIN, P.L.S. 54729

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- 6) DETAILS OF PARCELS 6 AND 9.
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REGISTERED PROFESSIONAL LAND SURVEYOR

Jason M. Martin
OREGON
MAY 8, 2012
JASON M. MARTIN
54729

RENEWS: 1/1/2021

SURVEYED BY:
TO THE POINT LAND SURVEYING, LLC
P.O. BOX 217
GOLD HILL, OR 97525
(541) 855-4280

Date: April 6, 2020
Project No. 0032-19

PER JACKSON COUNTY PLANNING: 439-19-00033-SUB
PARCEL 6
ADJUSTED AREA
10.1 ACRES
UNSURVEYED

PER JACKSON COUNTY PLANNING: 439-19-00035-SUB
PARCEL 3
ADJUSTED AREA = 10.3 ACRES
UNSURVEYED

PER JACKSON COUNTY PLANNING: 439-19-00058-SUB
PARCEL 7
ADJUSTED AREA = 5.2 ACRES

PER JACKSON COUNTY PLANNING: 439-19-00035-SUB
PARCEL 5
ADJUSTED AREA = 10.2 ACRES
UNSURVEYED

PARCEL 5
ADJUSTED AREA
10.2 ACRES
UNSURVEYED

PARCEL 3
ADJUSTED AREA = 11.0 ACRES
UNSURVEYED

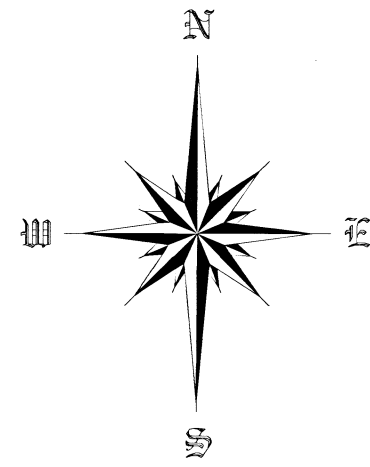
PER JACKSON COUNTY PLANNING: 439-19-00034-SUB
PARCEL 1
ADJUSTED AREA
160.6 ACRES
UNSURVEYED

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | SOUTH | 21.87' |
| L3 | S78°54'50"W | 7.13' |
| L4 | S40°54'56"W | 39.58' |
| L5 | S81°54'40"W | 26.95' |
| L6 | S82°55'45"W | 39.92' |
| L7 | N66°13'40"W | 32.26' |
| L8 | S52°43'31"W | 42.30' |
| L9 | N81°19'29"W | 46.05' |
| L10 | S65°36'15"W | 26.76' |
| L11 | S88°30'21"W | 12.71' |
| L12 | S59°36'43"W | 59.37' |

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L40 | S54°29'42"E | 132.74' |
| L41 | N73°24'27"E | 38.64' |
| L42 | N51°48'50"E | 30.76' |
| L43 | N88°09'06"E | 52.43' |
| L44 | S65°09'51"E | 49.46' |
| L45 | S89°08'05"E | 44.02' |

| CURVE | A | RADIUS | ARC LENGTH | CHORD BEARING | LONG CHORD |
|-------|----------|---------|------------|---------------|------------|
| C59 | 6°02'02" | 142.50' | 15.01' | S23°16'17"E | 15.00' |

| CURVE | A | RADIUS | ARC LENGTH | CHORD BEARING | LONG CHORD |
|-------|-----------|---------------|------------|-------------------|---------------|
| C1 | 92°58'57" | {130.00'} R&M | 210.97' | {S51°52'07"E} R&M | {188.57'} R&M |



SCALE 1" = 100'

PROPERTY LINE ADJUSTMENT PARTITION PLAT NO. P-31-2020

LOCATED WITHIN

THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND
THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER
OF SECTION 26 AND THE NORTH AND EAST HALVES OF SECTION 27,
TOWNSHIP 38 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN
JACKSON COUNTY, OREGON

FOR

THE MITCHELL RAY TRUST

8000 DEAD INDIAN MEMORIAL ROAD
ASHLAND, OREGON 97520

DOCUMENT NUMBER
2017-030431

S.N. 22333

LEGEND

- FOUND MONUMENT, AS NOTED
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "BURRELL, RPLS 638", PER S.N. 12499, AS NOTED
- FOUND 1-1/2" ALUMINUM CAP, PER S.N. 22333, AS NOTED
- SET 5/8" X 30" REBAR WITH ORANGE PLASTIC CAP STAMPED "J. MARTIN, PLS 54729"
- CALCULATED POSITION
- SURVEY DATA PER S.N. 6654
- SURVEY DATA PER S.N. 12499
- RECORD DATA PER DOCUMENT NUMBER 2019-040488
- RECORD AND MEASURED
- SURVEY NUMBER
- SUBJECT PROPERTY
- DEED LINE
- CADASTRAL LINE
- ROAD RIGHT OF WAY

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SURVEYOR

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PROFESSIONAL
LAND SURVEYOR**
Jason M. Martin
OREGON
MAY 8, 2012
JASON M. MARTIN
54729

RENEWS: 1/1/2021

SURVEYED BY:
TO THE POINT LAND SURVEYING, LLC
P.O. BOX 217
GOLD HILL, OR 97525
(541) 855-4280

Date: April 6, 2020
Project No. 0032-19

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L16 | S56°57'02"E | 48.34' |
| L17 | N79°22'19"E | 10.64' |
| L18 | N29°42'37"E | 55.41' |
| L19 | N48°41'44"E | 33.36' |
| L20 | N81°22'39"E | 22.43' |
| L21 | S79°29'53"E | 34.95' |
| L22 | S55°19'48"E | 36.63' |
| L23 | N46°58'43"E | 28.78' |
| L24 | S64°22'27"E | 41.04' |
| L25 | N47°34'37"E | 24.51' |
| L26 | S38°53'20"E | 19.34' |
| L27 | S63°37'49"E | 44.39' |
| L28 | N44°23'32"E | 78.90' |
| L29 | N59°41'30"E | 61.25' |
| L30 | N65°04'10"E | 65.62' |
| L31 | N7°06'32"W | 84.11' |
| L32 | N73°24'44"E | 73.31' |
| L33 | S68°40'20"E | 31.58' |
| L34 | N69°53'47"E | 93.96' |
| L35 | S69°40'18"E | 22.54' |
| L36 | N46°49'25"E | 32.33' |
| L37 | N4°17'35"W | 30.71' |
| L38 | N52°31'47"E | 28.04' |
| L39 | N36°49'14"E | 55.65' |

PER JACKSON COUNTY
PLANNING: 439-19-00033-SUB
PARCEL 8
ADJUSTED AREA = 30.6 ACRES
UNSURVEYED

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L46 | S54°29'42"E | 42.41' |
| L47 | N51°35'00"W | 30.00' |
| L48 | S38°25'00"W | 25.00' |

PER JACKSON COUNTY
PLANNING: 439-19-00033-SUB
PARCEL 6
ADJUSTED AREA = 10.1 ACRES
UNSURVEYED

PER JACKSON COUNTY
PLANNING: 439-19-00058-SUB
PARCEL 7
ADJUSTED AREA = 5.2 ACRES

PER JACKSON COUNTY
PLANNING: 439-19-00035-SUB
PARCEL 5
ADJUSTED AREA = 10.2 ACRES
UNSURVEYED

PER JACKSON COUNTY
PLANNING: 439-19-00033-SUB
PARCEL 9
ADJUSTED AREA = 5.3 ACRES

PER JACKSON COUNTY
PLANNING: 439-19-00035-SUB
PARCEL 5
ADJUSTED AREA = 10.2 ACRES
UNSURVEYED

PER JACKSON COUNTY
PLANNING: 439-19-00034-SUB
PARCEL 1
ADJUSTED AREA
160.6 ACRES
UNSURVEYED

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Jason M. Martin
JASON M. MARTIN, P.L.S. 54729

| CURVE | A | RADIUS | ARC LENGTH | CHORD BEARING | LONG CHORD |
|-------|-----------|---------|------------|---------------|------------|
| C7 | 32°36'13" | 180.00' | 102.43' | N43°17'04"W | 101.05' |
| C8 | 7°57'04" | 770.00' | 106.86' | N55°36'38"W | 106.77' |
| C9 | 11°03'30" | 180.00' | 34.74' | N21°27'12"W | 34.69' |
| C10 | 23°44'26" | 180.00' | 74.58' | N4°03'15"W | 74.05' |
| C11 | 8°10'57" | 180.00' | 25.71' | N11°54'27"E | 25.68' |

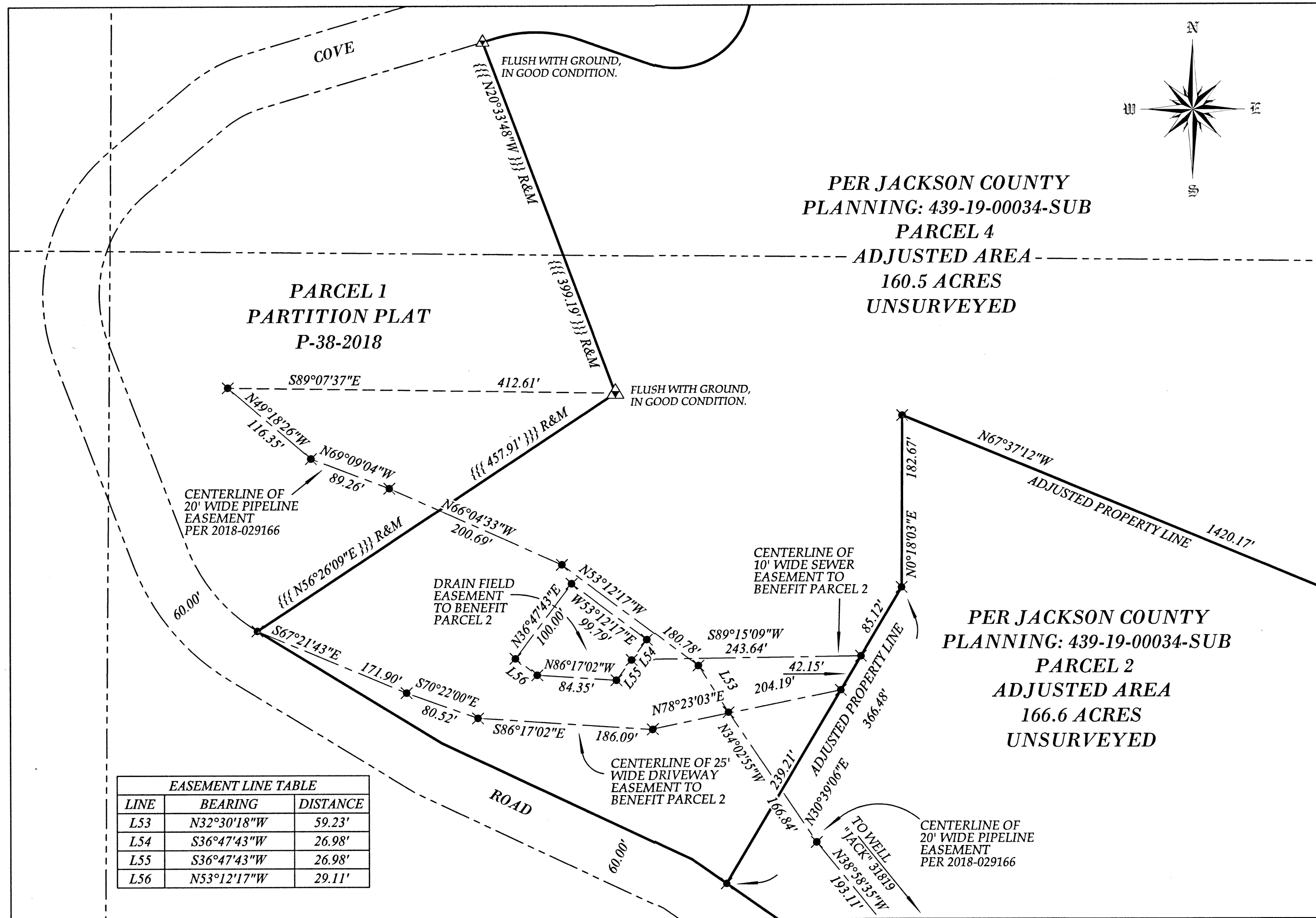
Assessor's Plat No. 382E26, Tax Lot 100 & Assessor's Plat No. 382E27, Tax Lots 800 & 802

TO THE POINT LAND SURVEYING

PROPERTY LINE ADJUSTMENT PARTITION PLAT NO. P-31-2020

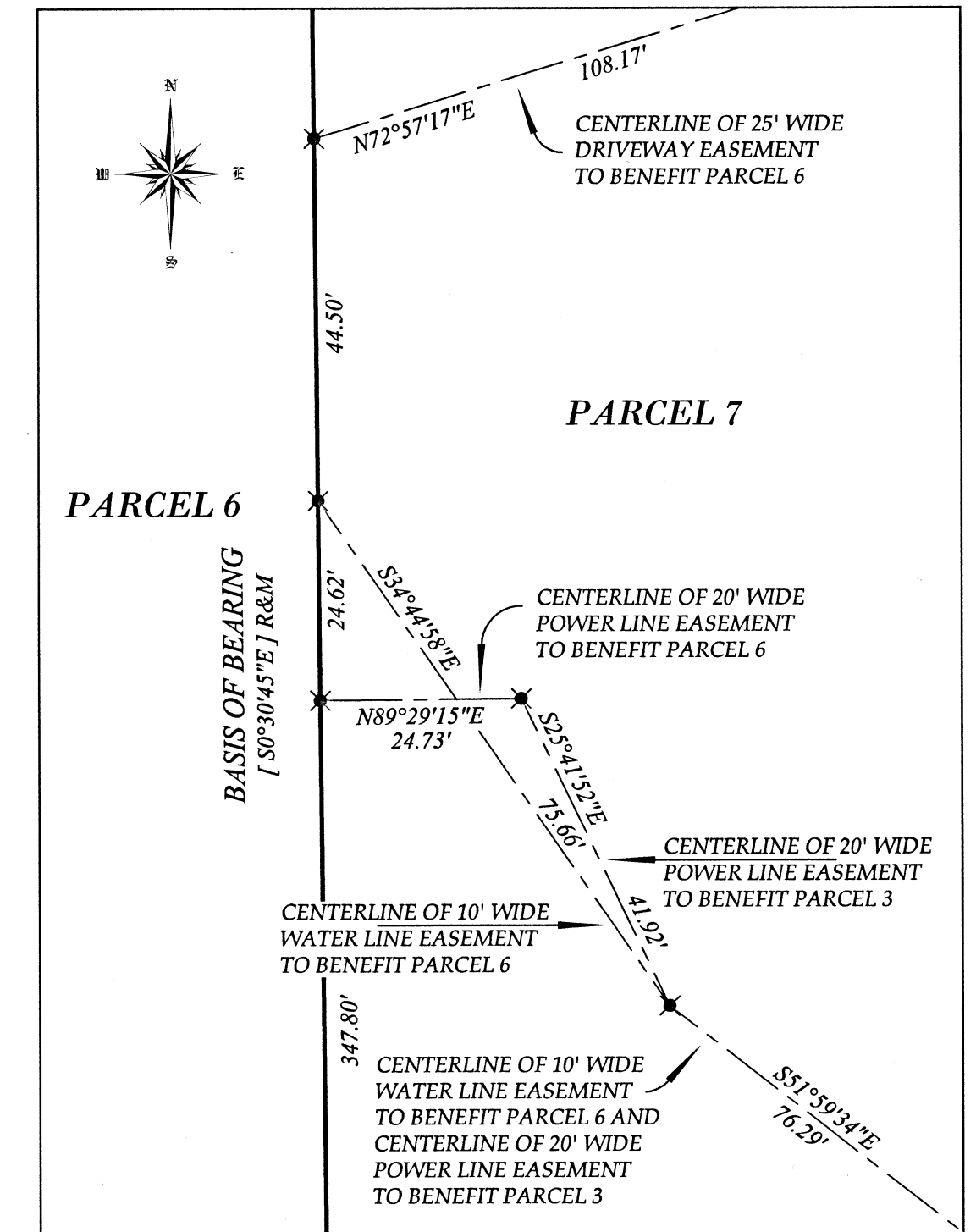
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JACKSON COUNTY, OREGON

FOR
THE MITCHELL RAY TRUST
8000 DEAD INDIAN MEMORIAL ROAD
ASHLAND, OREGON 97520



| EASEMENT LINE TABLE | | |
|---------------------|-------------|----------|
| LINE | BEARING | DISTANCE |
| L53 | N32°30'18"W | 59.23' |
| L54 | S36°47'43"W | 26.98' |
| L55 | S36°47'43"W | 26.98' |
| L56 | N53°12'17"W | 29.11' |

EASEMENT DETAIL
SCALE 1" = 100'



DETAIL
SCALE 1" = 20'

LEGEND

- ▲ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "CENTER, LS 1071", PER S.N. 22699, AS NOTED
- ✖ CALCULATED POSITION
- [] SURVEY DATA PER S.N. 6654
- {{ { }} SURVEY DATA PER S.N. 22699
- R&M RECORD AND MEASURED
- S.N. SURVEY NUMBER
- SUBJECT PROPERTY
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Jason M. Martin
JASON M. MARTIN, P.L.S. 54729

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JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

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OREGON
MAY 8, 2012
JASON M. MARTIN
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RENEWS: 1/1/2021

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