

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT I, LAURA LEE SCHAEFFER, 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, AND PARCEL 2 AS SHOWN HEREON.

Laura Lee Schaeffer signature and name

ACKNOWLEDGEMENT

STATE OF OREGON)
)SS
JACKSON COUNTY)

PERSONALLY APPEARED THE ABOVE NAMED LAURA LEE SCHAEFFER THIS 29th DAY OF October, 2020 AND ACKNOWLEDGE THE FOREGOING TO BE HER VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE: Wendy Joana Feely
NOTARY PUBLIC OREGON
COMMISSION NO. 987021
MY COMMISSION EXPIRES: May 01, 2023

STATE OF OREGON)
)SS
JACKSON COUNTY)

LIENS AND ENCUMBRANCES NOTED IN THE PRELIMINARY TITLE REPORT FOR 621 SARDINE CREEK ROAD PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY ORDER NO. 7151-3413419, DATED OCTOBER 15, 2020.

EXCEPTIONS NOT LOCATABLE

- 7. POWER EASEMENT TO THE CALIFORNIA POWER COMPANY RECORDED IN VOLUME 478, PAGE 222.
8. RESTRICTIVE COVENANTS IMPOSED BY THE JACKSON COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT RECORDED AS DOCUMENT NO. 01-27338.

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

PURPOSE: THIS SURVEY CONSISTS OF TWO PLANNING ACTIONS.

- 1. TO SURVEY AND ADJUST THE BOUNDARY LINE BETWEEN TAX LOTS 364W17-00300 AND 363W17-00400.
2. PARTITION THE ADJUSTED TAX LOT 364W17-00400 INTO TWO PARCELS.
3. NOTE: THE PURPOSE IS NOT TO RESOLVE ANY ENCROACHMENTS FOUND BETWEEN EXISTING TAX LOTS 364W17-00300 AND 364W17-00200.

PROCEDURE: ALL ADJACENT DEEDS OF RECORD, SURVEYS OF RECORD, AND EXISTING PHYSICAL LOCATION OF THE OLD SARDINE CREEK ROAD AND THE RELOCATED SARDINE CREEK ROAD AS THEY EXIST TODAY WERE REVIEWED. IT WAS DISCOVERED THAT THE OLD SARDINE CREEK ROAD SEGMENT IN THIS AREA HAS NOT OFFICIALLY BEEN VACATED. HOWEVER, PROPERTY OWNERS HAVE BEEN USING PORTIONS OF THE OLD RIGHT-OF-WAY FROM 8-12 FEET FROM THE EXISTING CENTERLINE. THIS SEGMENT ACTS AS A PRIVATE ROAD ACCESS AND SHOULD NOT BE CONSIDERED A PUBLIC WAY. HOWEVER, AN OFFICIAL VACATION WOULD NEED TO OCCURE TO OFFICIALLY REMOVE THE PUBLIC WAY DESIGNATION SURVEYS OF RECORD ARE AS SHOWN ON PAGE TWO OF THIS PLAT. ADDITIONAL GPS SURVEY TIES WERE MADE TO THE SOUTH 1/4 CORNER OF SECTION 17 (GCDB 240400) AND THE SECTION CORNER FOR SECTIONS 16, 17, 20, 21 (GCDB 300400). THE LOCATION POSITION OF THE CENTER-NORTH 1/8 CORNER FOR SECTION 17 WAS FOUND TO BE OUT OF POSITION BY APPROXIMATELY 0.4 FEET, BUT WAS ACCEPTED AS MARKING THE TRUE CORNER POINT. TWO IRON PINS FROM SURVEY 21710 WERE FOUND AS SHOWN, BUT ARE NOT ON THE SOUTH LINE OF THE CURRENT TAX LOT 364W17-00400 AS PREVIOUSLY NOTED. THE CURRENT LOCATION FOR THE CENTERLINE OF THE OLD SARDINE CREEK ROAD AND THE EXISTING RELOCATED SARDINE CREEK ROAD ARE SHOWN ON THIS SURVEY.

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

363W17-TL 400 PLOTTED ON PLOTTER DIRECT SINGLE MATTE MYLAR #6516 USING CANON IPF655 PLOTTER

PARTITION PLAT NO. P-35-2020

TOWNSHIP 36 SOUTH, RANGE 4 WEST, NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW 1/4 NE 1/4) SECTION 17 JACKSON COUNTY, OREGON.

SURVEYOR'S CERTIFICATE:

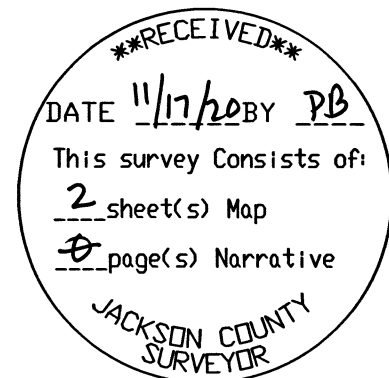
I, STEPHAN L. BAROTT, LS 2332, A DULY REGISTERED SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME AND THAT I HAVE SURVEYED AND MARKED WITH PROPER MONUMENTS, AND ACCURATELY DESCRIBED THE LANDS AS REPRESENTED, AS PROVIDED BY LAW.

Stephan Barott signature and name SURVEYOR

PARENT TRACT- AS RECORDED AS PROPERTY LINE ADJUSTMENT DOCUMENT NO. 2020-039341

A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 36 SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON, LYING BETWEEN THE EASTERLY BOUNDARY LINE OF THE OLD SARDINE CREEK COUNTY ROAD RIGHT-OF-WAY (AS SAME NOW EXISTS UPON THE GROUND), AND THE WESTERLY BOUNDARY LINE OF THE SARDINE CREEK COUNTY ROAD RIGHT-OF-WAY, AS DESCRIBED IN VOLUME 139, PAGE 464, JACKSON COUNTY, OREGON, DEED RECORDS, AND AS IT NOW EXISTS UPON THE GROUND, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ONE-QUARTER CORNER FOR SECTION 17, TOWNSHIP 36 SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON, THENCE SOUTH 00°17'34" EAST, 1317.41 FEET TO A 5/8-INCH DIAMETER IRON PIN MARKING THE CENTER-NORTH ONE-SIXTEENTH CORNER FOR SAID SECTION 17; THENCE ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, NORTH 89°40'59" EAST, 468.72 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE FOR THE OLD SARDINE CREEK ROAD AS IT EXISTS ON THE GROUND TODAY, MARKED WITH A 5/8-INCH DIAMETER IRON PIN, THE POINT OF BEGINNING; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR THE OLD SARDINE CREEK ROAD THE FOLLOWING COURSES: NORTH 04°20'17" EAST, 44.31 FEET; NORTH 00°13'32" WEST, 61.45 FEET; NORTH 01°30'15" WEST, 36.79 FEET; NORTH 01°23'34" EAST, 29.88 FEET; NORTH 04°56'37" EAST, 29.94 FEET TO A 5/8-INCH DIAMETER IRON PIN ; NORTH 04°56'21" EAST, 22.49 FEET; NORTH 11°58'55" EAST, 36.35 FEET; NORTH 23°56'44" EAST, 37.64 FEET; NORTH 31°00'37" EAST, 33.13 FEET; NORTH 29°35'04" EAST, 38.18 FEET; NORTH 24°37'27" EAST, 46.58 FEET; NORTH 18°09'05" EAST, 31.68 FEET TO A 5/8-INCH DIAMETER IRON PIN; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE FOR THE OLD SARDINE CREEK ROAD , SOUTH 73°50'16" EAST, 146.07 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE FOR THE RELOCATED SARDINE CREEK ROAD, MARKED WITH A 5/8-INCH DIAMETER IRON PIN; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 04°58'52" WEST, 184.82 FEET TO A 5/8-INCH DIMETER IRON PIN; THENCE SOUTH 05°04'21" WEST, 203.43 FEET TO A 5/8-INCH DIAMETER IRON PIN; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 89°40'59" WEST, 201.67 FEET TO THE POINT OF BEGINNING.



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

Stephan Barott signature and name SURVEYOR

FILED AS SURVEY

NO. 23186

JACKSON COUNTY SURVEYOR'S OFFICE

APPROVALS:

APPROVED BY JACKSON COUNTY SURVEYOR, THIS 2 DAY OF November, 2020.

Scott signature and name JACKSON COUNTY SURVEYOR

APPROVED BY DEVELOPMENT SERVICES, THIS 5 DAY OF November, 2020.

Gwendolyn Clank signature and name JACKSON COUNTY DEVELOPMENT SERVICES FILE NO. 439-19-00066-SUB FILE NO. 439-19-00067-SUB

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF 17 DAY OF NOV, 2020.

Agent signature and name BALI DAVIS, deputy JACKSON COUNTY TAX COLLECTOR

STATE OF OREGON)
)SS
COUNTY OF JACKSON)

FILED FOR RECORD ON THE 17th DAY OF November 2020 AT 9:14 O'CLOCK AM AND RECORDED AS PARTITION PLAT NO. P-35-2020 OF THE JACKSON COUNTY RECORDS.

Heather Simpson signature and name DEPUTY
Christine D. Walker signature and name COUNTY CLERK

JACKSON COUNTY 439-19-00066-SUB
JACKSON COUNTY 439-19-00067-SUB

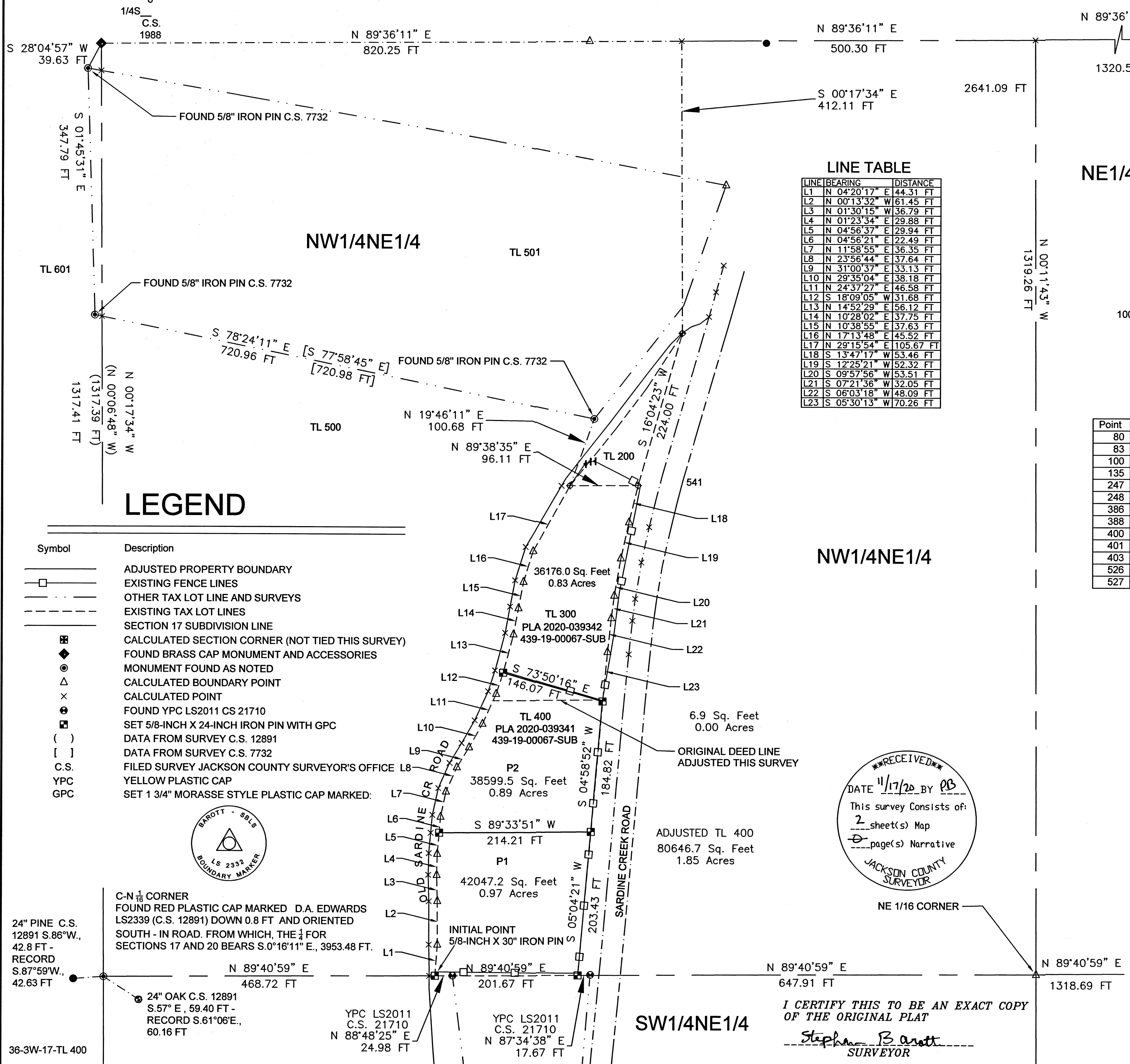
Table with 3 columns: DRAWN/SBLS, DATE, APPROVED, SCALE, SHEET, NO SCALE. Content includes LAURA LEE SCHAEFFER, 10-22-2020, GOLD HILL, OR 97525, 36-3W-17 TL 400, PROJECT NO. 2019-34.

S B L S STEPHAN BAROTT LAND SURVEYING. Registered Professional Land Surveyor. 1446 ST. ANDREW WAY MEDFORD, OREGON 97504. CELL 541-510-8278 541-776-1272 sbarott@charter.net

18" OAK (RECORD S74°30'W 4.80 FT) HB- DID NOT MEASURE
 14" OAK (RECORD N4° E 53.58 FT) HB- DID NOT MEASURE
 FOUND 2 3/8" BRASS CAP MONUMENT
 T36S R3W
 8
 1/4S
 C.S.
 1988

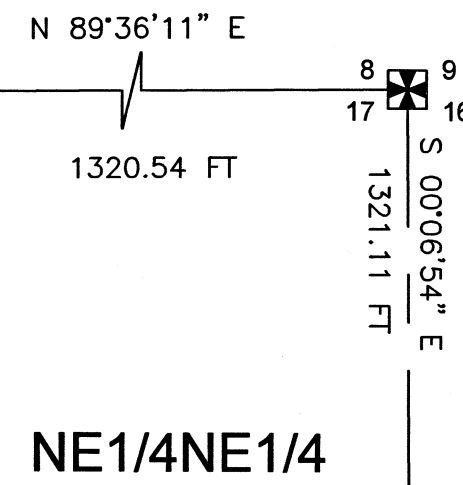
PARTITION PLAT NO. P-35-2020

PARTITION PLAT AND
 PROPERTY LINE ADJUSTMENT
 LOCATED IN: NORTHWEST 1/4
 OF THE NORTHEAST 1/4,
 SECTION 17, TOWNSHIP 36
 SOUTH, RANGE 3 WEST,
 WILLAMETTE MERIDIAN,
 JACKSON COUNTY, OREGON



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 04°20'17" E	44.31 FT
L2	N 00°13'32" W	61.45 FT
L3	N 01°30'15" W	36.79 FT
L4	N 01°23'34" E	29.88 FT
L5	N 04°56'37" E	29.94 FT
L6	N 04°56'21" E	22.49 FT
L7	N 11°58'55" E	36.35 FT
L8	N 23°56'44" E	37.64 FT
L9	N 31°00'37" E	33.13 FT
L10	N 29°35'04" E	38.18 FT
L11	N 24°37'27" E	46.58 FT
L12	S 18°09'05" W	31.68 FT
L13	N 14°52'29" E	56.12 FT
L14	N 10°28'02" E	37.75 FT
L15	N 10°38'55" E	37.63 FT
L16	N 17°13'48" E	45.52 FT
L17	N 29°15'54" E	105.67 FT
L18	S 13°47'17" W	53.46 FT
L19	S 12°25'21" W	52.32 FT
L20	S 09°57'56" W	53.51 FT
L21	S 07°21'36" W	32.05 FT
L22	S 06°03'18" W	48.09 FT
L23	S 05°30'13" W	70.26 FT

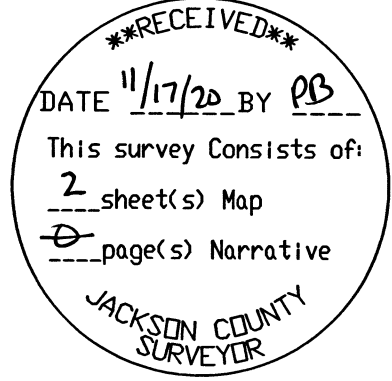


OCRS POINT TABLE- INTERNATIONAL FEET (DIRECT GPS TIES)

Point	Northing	Easting	Elevation	Description
80	249116.921	231894.072	1055.92	1/4 CORNER 240400
83	249121.618	234520.350	1063.66	SEC COR 300400
100	253070.358	231875.455	1196.78	FOUND CN 1/16 LS2339
135	253860.224	232566.983	1157.24	FND 5/8" IR CS 7732
247	253460.816	232579.864	1146.83	SBLS PLA NE TL 400
248	253501.475	232439.570	1167.28	SBLS PLA NW TL400
386	253276.698	232563.817	1139.70	PARCEL 1-2 EAST
388	253275.069	232349.617	1197.00	PARCEL 1-2 WEST
400	254005.156	231860.738	1248.40	FND 5/8" CS 7732
401	254352.784	231850.064	1274.11	FND 5/8" CS 7732
403	254387.751	231868.721	1273.94	BC 240500
526	253072.950	232344.166	1163.43	INITIAL POINT SW TL400
527	253074.065	232545.831	1145.97	SBLS SE TL400

LEGEND

- | Symbol | Description |
|--------|--|
| — | ADJUSTED PROPERTY BOUNDARY |
| — | EXISTING FENCE LINES |
| — | OTHER TAX LOT LINE AND SURVEYS |
| — | EXISTING TAX LOT LINES |
| — | SECTION 17 SUBDIVISION LINE |
| ⬢ | CALCULATED SECTION CORNER (NOT TIED THIS SURVEY) |
| ⬢ | FOUND BRASS CAP MONUMENT AND ACCESSORIES |
| ⬢ | MONUMENT FOUND AS NOTED |
| ⬢ | CALCULATED BOUNDARY POINT |
| × | CALCULATED POINT |
| ⬢ | FOUND YPC LS2011 CS 21710 |
| ⬢ | SET 5/8-INCH X 24-INCH IRON PIN WITH GPC |
| () | DATA FROM SURVEY C.S. 12891 |
| [] | DATA FROM SURVEY C.S. 7732 |
| C.S. | FILED SURVEY JACKSON COUNTY SURVEYOR'S OFFICE |
| YPC | YELLOW PLASTIC CAP |
| GPC | SET 1 3/4" MORASSE STYLE PLASTIC CAP MARKED: |



FILE NO. 439-19-00066-SUB
 439-19-00067-SUB

PARTITION PLAT		
DRAWN	DATE	LAURA L. SCHAEFFER
SBLS	10-22-2020	644 UPPER RIVER RD
APPROVED	DATE	GOLD HILL, OR 97525
		36-3W-17-TL 400
SCALE	SHEET	PROJECT NO.
1"=100'	2 OF 2	2019-34

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

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