

PARTITION PLAT NO. P-42-2020
LOCATED WITHIN

THE NORTHEAST QUARTER OF SECTION 8,
TOWNSHIP 37 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN
JACKSON COUNTY, OREGON

SURVEY NARRATIVE

PURPOSE: TO SURVEY AND MONUMENT TWO PARCELS CREATED THROUGH A LAND PARTITION WITHIN DOCUMENT NUMBER 90-10208 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, PER JACKSON COUNTY DEVELOPMENT SERVICES PLANNING ACTION 439-20-00010-SUB.

PROCEDURE: THIS SURVEY WAS CONDUCTED USING A LEICA TS12 ROBOTIC TOTAL STATION, DISTANCE PRISMS, A LEICA CS15 DATA COLLECTOR AND JAVAD TRIUMPH-2 SURVEY GRADE GNSS RECEIVERS. THE BASIS OF BEARING FOR THIS SURVEY IS THE NORTH LINE OF SECTION 8, TOWNSHIP 37 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON AS DEFINED BETWEEN THE FOUND NORTHEAST SECTION CORNER AND NORTH QUARTER CORNER AS DETERMINED ON FILED SURVEY NUMBER 23098 IN THE JACKSON COUNTY, OREGON SURVEYORS OFFICE. UTILIZING THE FOUND NORTHEAST SECTION CORNER, NORTH AND EAST QUARTER CORNERS AND THE CENTER-EAST SIXTEENTH CORNER OF SAID SECTION 8, I COMPUTED THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND MONUMENTED THE NEW PROPERTY LINE AS SHOWN.

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 LINES DESIGNATED AND REPRESENTED ON THIS PARTITION PLAT LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 37 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON. THE FOLLOWING BEING AN ACCURATE DESCRIPTION OF THE BOUNDARY AS SET FORTH HEREON:

THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 37 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON.

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

EASEMENTS AND ENCUMBRANCES

(PER PUBLIC RECORD REPORT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY AS ORDER NO. 7169-3390480, EFFECTIVE DATE: SEPTEMBER 28, 2020)

- 3) RIGHT OF WAY TO PACIFIC TELEPHONE AND TELEGRAPH COMPANY, AS SET FORTH IN VOLUME 81, PAGE 50, DEED RECORDS OF JACKSON COUNTY, OREGON. (SPECIFIC LOCATION NOT GIVEN)
- 4) EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY GRANTED TO THE CALIFORNIA OREGON POWER COMPANY, A CALIFORNIA CORPORATION, AS SET FORTH IN VOLUME 361, PAGES 188 AND 189, DEED RECORDS OF JACKSON COUNTY, OREGON. (AS SHOWN)
- 5) EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDING INFORMATION: JUNE 07, 1948 AS VOLUME 299, PAGE 154 FOR: ROAD OR IRRIGATION DITCH (SPECIFIC LOCATION NOT GIVEN)
- 6) EASEMENT, INCLUDING THE TERMS AND PROVISIONS CONTAINED THEREIN: RECORDING INFORMATION: VOLUME 502, PAGE 272 FOR: RIGHT OF WAY PURPOSES (AS SHOWN, SPECIFIC WIDTH NOT GIVEN)
- 7) EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDING INFORMATION: MAY 17, 1990 AS DOCUMENT NO. 90-12108 IN FAVOR OF: BEAR CREEK VALLEY SANITARY AUTHORITY, JACKSON COUNTY, OREGON, ITS SUCCESSORS AND ASSIGNS FOR: CONSTRUCT, RECONSTRUCT, OPERATE, REPAIR AND MAINTAIN SEWER LINES (DOES NOT AFFECT THIS PARCEL)

FOR
STEVEN W. SKINNER

2498 COKER BUTTE ROAD
MEDFORD, OREGON 97504

DECLARATIONS

KNOW ALL PERSONS BY THESE PRESENTS, THAT STEVEN W. SKINNER IS THE OWNER OF THE REAL PROPERTY BEING MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND ON THIS PLAT; HE HAS CAUSED THE SAME TO BE PARTITIONED AND SURVEYED INTO PARCELS AS SHOWN ON THE ANNEXED MAP.

Steven W. Skinner
STEVEN W. SKINNER

STATE OF OREGON)
COUNTY OF JACKSON)

BEFORE ME PERSONALLY APPEARED, STEVEN W. SKINNER, TO ME KNOWN TO BE THE IDENTICAL PERSON DESCRIBED IN AND WHO EXECUTED THE FORGOING DECLARATION AND THAT HE EXECUTED THE SAME FOR THE PURPOSE THEREIN SET FORTH.

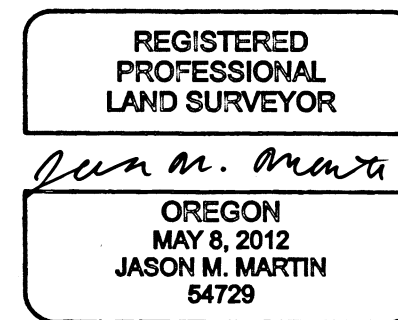
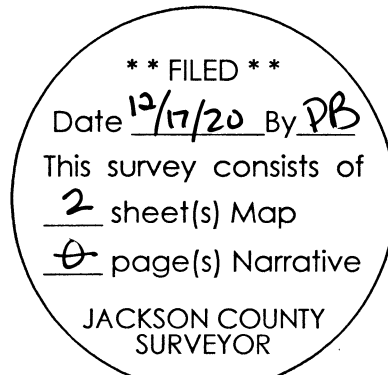
DATED THIS 30th DAY OF October, 2020.

Loretta Sue Hollis NOTARY PUBLIC - OREGON (PRINT NAME)

Loretta Sue Hollis NOTARY PUBLIC - OREGON (SIGNATURE)

COMMISSION NO. 985847

MY COMMISSION EXPIRES April 2, 2023



RENEWS: 1/1/2021

APPROVALS

EXAMINED AND APPROVED BY JACKSON COUNTY DEVELOPMENT SERVICES PLANNING ACTION FILE NO. 439-20-00010-SUB APPROVED THIS 7 DAY OF December, 2020

Julie Coakley
PLANNING DIRECTOR Manager

APPROVED THIS 6 DAY OF November, 2020, FOR COMPLIANCE WITH O.R.S. 92.100.

Scott Jensen
JACKSON COUNTY SURVEYOR

JACKSON COUNTY SURVEYOR, FILE NUMBER 23237

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES, AS PROVIDED BY O.R.S. 92.095, HAVE BEEN PAID THIS 16th DAY OF Dec, 2020

Arlene Thompson, agent
JACKSON COUNTY ASSESSOR OR DEPUTY

12/16/2020
DATE

ARLene, Deputy
JACKSON COUNTY TAX COLLECTOR

12/16/20
DATE

RECORDER

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS RECEIVED FOR RECORDING ON THE 17th DAY OF December, 2020 AT 2:50 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT NO. P-42-2020 JACKSON COUNTY RECORDS.

Christine D. Walker
JACKSON COUNTY CLERK

Louisa J. Morgan
DEPUTY

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

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

Date: September 29, 2020
Project No. 0007-20

PARTITION PLAT NO. P-42-2020

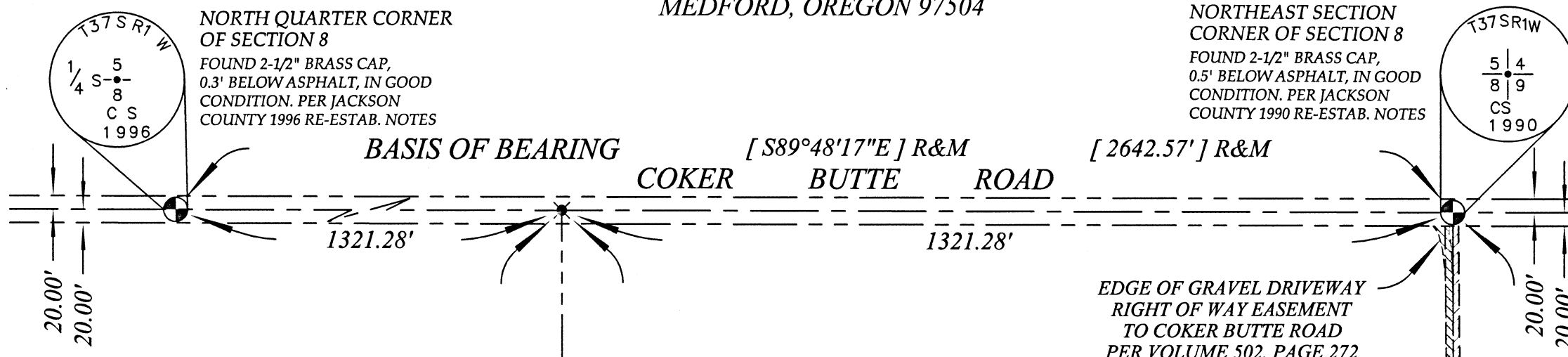
LOCATED WITHIN

THE NORTHEAST QUARTER OF SECTION 8,
TOWNSHIP 37 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN
JACKSON COUNTY, OREGON

FOR

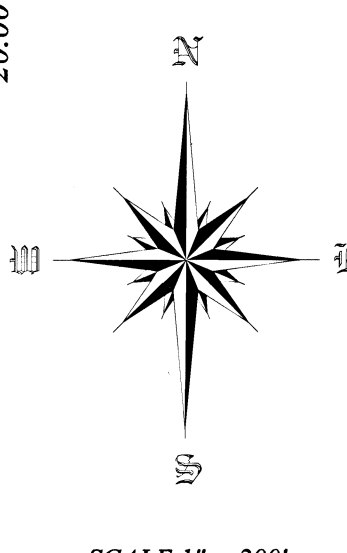
STEVEN W. SKINNER

2498 COKER BUTTE ROAD
MEDFORD, OREGON 97504



LEGEND

- FOUND MONUMENT AS NOTED
- SET 5/8" X 30" REBAR WITH ORANGE PLASTIC CAP STAMPED "J. MARTIN, PLS 54729"
- ✖ COMPUTED POSITION, NOTHING FOUND OR SET
- () SURVEY DATA PER S.N. 11857
- [] SURVEY DATA PER S.N. 23098
- R&M RECORD AND MEASURED
- S.N. SURVEY NUMBER
- SUBJECT PROPERTY
- DEED LINE
- CENTERLINE OF ROAD
- ROAD RIGHT OF WAY
- CADASTRAL LINE



DOCUMENT NO.
2019-030856

PARCEL 1
+/- 10.06 ACRES

DOCUMENT NO.
2006-063245

DOCUMENT NO.
2009-041439

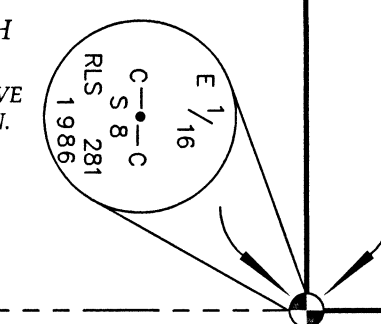
PARCEL 2
+/- 30.19 ACRES

DOCUMENT NO.
2018-035343

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

CENTER-EAST SIXTEENTH CORNER OF SECTION 8
FOUND 2" BRASS CAP, 0.1' ABOVE GROUND, IN GOOD CONDITION.
PER S.N. 11857



DELTA ESTATES
PHASE 4 AND 5

DELTA ESTATES
PHASE 6

DOCUMENT NO.
2019-035750

DOCUMENT NO.
2019-034572

EAST QUARTER CORNER OF SECTION 8
FOUND 2" BRASS CAP, 0.5' BELOW GROUND, IN GOOD CONDITION.
PER S.N. 11857

SURVEYED BY:

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

Date: September 29, 2020
Project No. 0007-20

TO THE POINT LAND SURVEYING

Assessor's Plat No. 371W08, Tax Lot 1000

RENEWS: 1/1/2021

REGISTERED PROFESSIONAL LAND SURVEYOR

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