

**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:

BEGINNING AT THE INITIAL POINT, BEING A 5/8" BY 30" IRON PIN, ON THE SOUTHERLY RIGHT OF WAY LINE OF OREGON STATE HIGHWAY 238, LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 30, TOWNSHIP 38 SOUTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN, SAID COUNTY AND STATE, SAID PIN BEARS SOUTH 87°04'59" EAST, 4920.11 FEET FROM THE NORTHEAST CORNER OF DONATION LAND CLAIM NUMBER 39, LOCATED IN SAID TOWNSHIP AND RANGE; THENCE SOUTH 54°37'45" EAST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 1157.90 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 507.50 FEET, A CENTRAL ANGLE OF 29°32'09", A LENGTH OF 261.61 FEET AND A LONG CHORD BEARING AND DISTANCE OF SOUTH 69°23'50" EAST, 258.73 FEET; THENCE SOUTH 84°09'54" EAST, A DISTANCE OF 6.39 FEET; THENCE SOUTH 8°35'39" WEST, LEAVING SAID RIGHT OF WAY, A DISTANCE OF 885.99 FEET, TO THE CENTERLINE OF THE APPLAGATE RIVER; THENCE NORTH 53°04'56" WEST, ALONG SAID CENTER LINE, A DISTANCE OF 479.07 FEET, TO THE SOUTHEAST CORNER OF THAT TRACT DESCRIBED IN INSTRUMENT NUMBER 2017-013303 OF THE OFFICIAL RECORDS OF SAID COUNTY AND STATE; THENCE ALONG THE BOUNDARY OF SAID TRACT THROUGH THE FOLLOWING COURSES, NORTH 23°54'17" EAST, A DISTANCE OF 281.81 FEET; THENCE NORTH 38°46'47" WEST, A DISTANCE OF 325.81 FEET; THENCE NORTH 60°25'17" WEST, A DISTANCE OF 48.79 FEET; THENCE SOUTH 31°12'14" WEST, A DISTANCE OF 102.67 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 312.50 FEET, A CENTRAL ANGLE OF 18°11'23", A LENGTH OF 99.21 FEET AND A LONG CHORD BEARING AND DISTANCE OF SOUTH 22°06'32" WEST, A DISTANCE OF 98.79 FEET; THENCE SOUTH 46°57'43" EAST, A DISTANCE OF 166.76 FEET; THENCE SOUTH 0°00'00" EAST, A DISTANCE OF 174.17 FEET, TO A POINT IN THE CENTER LINE OF SAID RIVER; THENCE NORTH 80°46'25" WEST, ALONG SAID CENTER LINE, A DISTANCE OF 234.89 FEET; THENCE NORTH 55°30'21" WEST, A DISTANCE OF 811.98 FEET; THENCE NORTH 0°10'35" EAST LEAVING SAID CENTER LINE, A DISTANCE OF 1012.55 FEET, TO SAID RIGHT OF WAY; THENCE SOUTH 54°37'45" EAST, A DISTANCE OF 394.22 FEET TO THE POINT OF BEGINNING.

Fred A. Frantz 12-29-20  
FRED A. FRANTZ, PLS 50077 DATE

**APPROVAL:**

EXAMINED AND APPROVED BY JACKSON COUNTY DEVELOPMENT SERVICES FILE No. 439-15-00045-SUB AND MODIFIED UNDER FILE No. 439-20-01697-ZON

THIS 20 DAY OF January, 2021

Shandel Clark  
EXAMINED AND APPROVED THIS 20th DAY OF

January, 2021

Fred A. Frantz

COUNTY SURVEYOR

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.095

AS OF JANUARY 21, 2021

Paul A. Agent  
ASSESSOR, DEPARTMENT OF ASSESSMENT

Budi Davis, deputy  
TAX COLLECTOR

FILED  
DATE 1/25/21 BY SS  
This survey consists of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

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

Fred A. Frantz  
FRED A. FRANTZ, PLS 50077

**DECLARATION:**

KNOW ALL MEN BY THESE PRESENTS:

THAT SUZANNE H. CHASE IS THE OWNER OF THE LANDS HEREON DESCRIBED AND SAID OWNER HAS CAUSED THIS TRACT OF LAND TO BE PLATTED INTO PARCELS AS SHOWN HEREON AND THE NUMBER AND SIZE OF PARCELS AND THE LENGTH OF ALL LINES ARE PLAINLY SET FORTH, AND THIS PLAT IS A CORRECT REPRESENTATION OF SAID PARTITION.

Suzanne H. Chase

SUZANNE CHASE

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

ON THIS, THE 15th DAY OF January, 2021, BEFORE ME APPEARED SUZANNE CHASE, 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: Cynthia Ryngeles  
NOTARY PUBLIC FOR OREGON  
MY COMMISSION EXPIRES: July 14, 2004  
Commission NO. 1001971

**RECORDER'S CERTIFICATE:**

FILED FOR RECORD THIS 25th DAY OF January, 2021  
AT 3:35 O'CLOCK P.M., AS PARTITION PLAT No. P-03-2021 OF  
THE RECORDS OF JACKSON COUNTY, OREGON, INDEX VOLUME 32, PAGE 03  
COUNTY SURVEYOR'S FILE NO. 23252

Christina N. Walker COUNTY CLERK  
Janyia J. Morgan DEPUTY

**MEASURE 37/49 STATEMENT:**

INSTRUMENT No. 2005-044547 JACKSON COUNTY BOARD ORDER 357-05, M-37 CLAIM APPROVAL, M-49 CLAIM UPHOLDS M-37 CLAIM ON 01-16-2009 ORDER No. E121728A.

PARTITION PLAT No. P-03-2021

LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 30, TOWNSHIP 38 SOUTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON.

FOR

SUZANNE CHASE  
4624 S PACIFIC HWY. #7  
PHOENIX, OREGON 97535

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

**PURPOSE:** TO SURVEY AND MONUMENT THAT TRACT DESCRIBED IN INSTRUMENT No. 2017-013302 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. 439-15-00045-SUB AND MODIFIED UNDER FILE No. 439-20-01697-ZON.

**PROCEDURE:** THE UTILIZING A TRIMBLE ROBOTIC TOTAL STATION AND R10 TRIMBLE GPS RECEIVERS I TIE THE FOUND MONUMENTS AS SHOWN. THE SURVEYS USED FOR THIS PARTITION OF RECORD ARE S/N 8691, 20531 AND 22254. THE RIGHT OF WAY MONUMENTS SET PER SURVEY NUMBER 20531 WERE TIED AND FIT VERY WELL WITH THE RECORD. THE NEW PARCEL WAS CALCULATED AND MONUMENTED AS SHOWN. THE ORIGINAL TRACT DESCRIBED IN INSTRUMENT NUMBER 2017-013302 WAS CALCULATED FROM THE RECORD DATA AS SHOWN AND IS UNSURVEYED AS INDICATED ON THE PLAT. EASEMENTS SHOWN ARE CALCULATED BASED ON RECORD DATA PER SURVEY NUMBERS MENTIONED ABOVE.

IN REGARDS TO THE RIGHT OF WAY PIN AT THE NORTHWEST CORNER OF PARCEL 1, PER PARTITION PLAT NUMBER P-37-2009. THE JACKSON COUNTY SURVEYOR'S OFFICE HAS EXPRESSED CONCERN THAT THE INITIAL POINT AS SET PER THE ABOVE MENTIONED PARTITION PLAT IS NOT PROPERLY LOCATED ON THE DLC LINE PER THE VESTING DEED CALL. IT IS NOT THE INTENT OR WITHIN THE SCOPE OF THIS SURVEY TO RECOGNIZE THE NORTHWEST CORNER OF SAID PARCEL 1 AS BEING ON THE WEST LINE OF DONATION LAND CLAIM 39 OR TO PERPETUATE THE COUNTIES CONCERN REGARDING THE LOCATION OF THE WEST LINE OF THE DLC, BUT MERLY BEING AN ACCEPTED MONUMENT PER THIS SURVEY ON SAID SOUTHERLY RIGHT OF WAY LINE.

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 97520  
(541) 482-6474  
terrain@bsp.net  
JOB No. 1305-19

PARTITION PLAT No. P-03-2021

LOCATED IN  
THE NORTHWEST AND SOUTHWEST QUARTERS  
OF SECTION 30, TOWNSHIP 38 SOUTH, RANGE 3  
WEST OF THE WILLAMETTE MERIDIAN,  
JACKSON COUNTY, OREGON.

FOR  
SUZANNE CHASE  
4624 S PACIFIC HWY #7  
PHOENIX, OREGON 97535

LINE	BEARING	DISTANCE
L1	S54°37'45"E	32.17'
L2	S36°10'24"E	17.66'
L3	S54°33'48"E	41.74'
L4	S62°56'55"E	89.69'
L5	S79°05'34"E	32.75'
L6	S65°15'59"E	41.90'
L7	S84°09'54"E	6.39'
		(6.35')
L8	S80°46'25"E	12.63'
L9	N60°25'17"W	48.79'
L10	S31°12'14"W	102.67'
L11	N28°11'29"E	139.37'
L12	N19°56'56"W	69.44'
L13	N54°43'09"E	8.22'
L14	N31°12'14"E	104.77'
L15	N11°10'34"E	50.43'
L16	N26°50'19"E	275.98'

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	312.50	18°11'23"	99.21	S22°06'32"W	98.79'
C2	507.50	29°32'09"	261.61	S69°23'50"E	258.73'
C3	85.00	48°08'25"	71.42	S04°07'16"W	69.34'
C4	40.00	74°40'05"	52.13	N17°23'06"E	48.52'
C5	140.00	23°30'55"	57.46	S42°57'41"W	57.06'
C6	325.00	20°01'40"	113.60	S21°11'24"W	113.03'
C7	210.00	15°39'45"	57.41	N19°00'26"E	57.23'

**LEGEND**

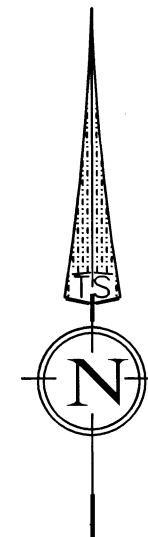
- S/N SURVEY NUMBER ON FILE AT THE JACKSON COUNTY SURVEYOR'S OFFICE, OREGON.
- INST. No. INSTRUMENT NUMBER OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- FOUND 5/8" IRON PIN MONUMENT PER S/N 22254 OR AS INDICATED.
- SET 5/8" BY 24" IRON PIN WITH PLASTIC CAP MARKED "FRANTZ LS 50077".
- △ CALCULATED POSITION, NOTHING SET.
- [ ] RECORD DATA PER S/N 20531
- ( ) RECORD DATA PER S/N 22254

THE BASIS OF BEARING WAS DETERMINED BY HIGH ACCURACY GPS OBSERVATIONS AS APPLIED BETWEEN FOUND MONUMENTS ALONG THE SOUTHERLY RIGHT OF WAY OF HIGHWAY 238 AS SHOWN. SAID BEARING BEING SOUTH 54°37'45" EAST.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

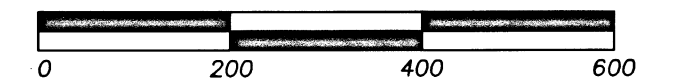
*Fred A. Frantz*  
OREGON  
JULY 12, 2005  
FRED A. FRANTZ  
No. 50077

Renewal 12-31-21



DATE: 12-29-2020

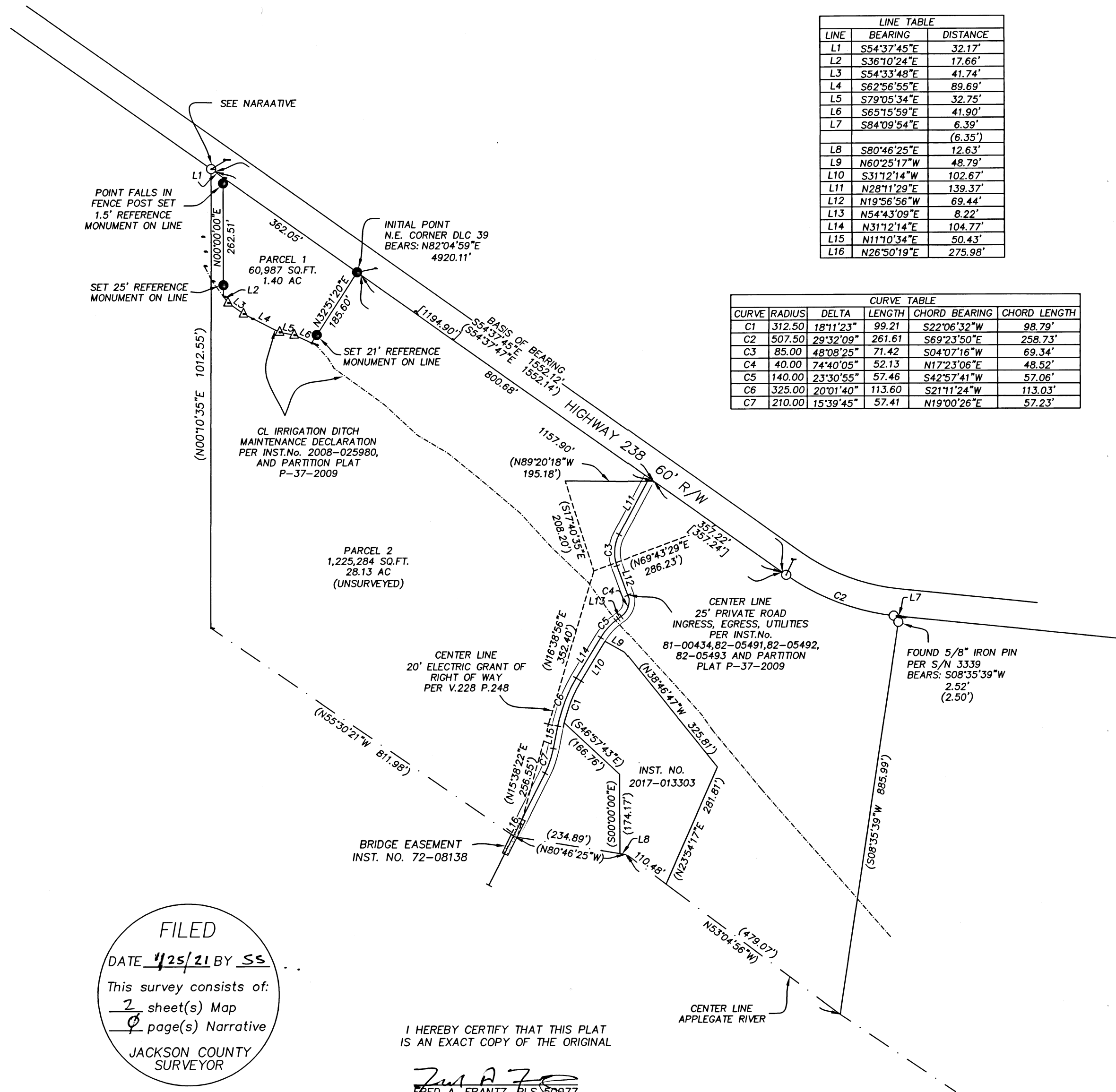
SCALE: 1" = 200'



**TERRASURVEY, INC.**

PROFESSIONAL LAND SURVEYORS  
274 FOURTH STREET  
ASHLAND, OREGON 97520

(541) 482-6474  
terrain@bsp.net  
JOB No. 1365-19



FILED  
DATE 1/25/21 BY SS  
This survey consists of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

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

*Fred A. Frantz*  
FRED A. FRANTZ, PLS 50077