

Approvals:

Jackson County Development Services
Approval: Sharon Clark Date: 05/12/2021
Jackson County Planning Director Manager
Planning Action No. 439-18-00083-SUB

Jackson County Surveyor: Scott Jensen
Examined and Approved this 5 day of April, 2021.

Jackson County Surveyor File No. 23339

Recording:

Filed for record this 17th day of May, 2021 at 1:21 o'clock P.m and recorded as
Partition Plat No. P-16-2021 of the Records of Partition Plats in Jackson County, Oregon,
Index Volume 32, Page 16.

Christine D. Walker County Clerk
Jonny J. Morgan Deputy

Tax Statement Approval:

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid
as of May 14th, 2021.

Hal Deras Tax Collector Date: 5/14/2021

Chiff Assessor Date: 5/14/2021

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that, Erik J. Glatte and Ingunn Skjervold are the owners of the lands hereon described and have partitioned the same into parcels shown hereon and that the size of the parcels and the lengths of the lines are plainly set forth and that this plat is a correct representation of the partition. We do hereby create and establish the Private Ingress/Egress Easement over and across Parcel 1 for the benefit of Parcel 2. We do also create and establish a Private Irrigation Easement over and across Parcel 2 for the benefit of Parcel 1.

Erik J. Glatte
Ingunn Skjervold

State of Oregon)
County of Jackson ss)

Personally appeared the above named Erik J. Glatte and Ingunn Skjervold who acknowledged the foregoing to be their voluntary act and deed.

Before me: Jeannette M. Center Date: 4/2/2021

Jeannette M. Center, NOTARY PUBLIC-OREGON
Commission No. 469047
My Commission expires: November 21, 2021

I hereby certify that this plat
is an exact copy of the original
Harold L. Center P.L.S.
Surveyor

RECEIVED
Date 5/17/21 By SC
This Survey Consists of:
2 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Harold L. Center
OREGON
JULY 30, 1976
HAROLD L. CENTER
1071

SURVEYOR

HAROLD L. CENTER
2604 David Lane
Medford, OR 97504
Phone 541-535-6108
Oregon Certificate No. 1071

Renews: 12/31/21

SURVEYOR'S CERTIFICATE

I, Harold L. Center, duly Registered Professional Land Surveyor of the State of Oregon, do hereby certify that this map correctly represents a survey made by me and complies with the regulations for land partitions and the following is an accurate description of the parent tract of land surveyed and described in document 2020-08337 Official Records of Jackson County, Oregon as set forth hereon:

Beginning at the most easterly-southeast corner of Donation Land Claim No. 67, Township 38 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon thence North 0°13'33" West (record North) along the easterly line of said Donation Land Claim 293.00 feet to a 5/8 inch diameter iron pin, said iron pin marking the westerly point of the Boundary Line Agreement recorded as document 2021-005144 Jackson County, Oregon Official Records, thence along the Boundary Line Agreement South 89°47'19" East 396.14 feet to a 5/8 inch diameter iron pin; thence continue South 89°47'19" East 21.36 feet to a 5/8 inch diameter iron pin; South 89°47'19" East 242.50 feet to a 5/8 inch diameter iron pin; thence continue South 89°47'19" East 599.28 feet to a 5/8 inch diameter iron pin witness corner to the East line of Government Lot 4, Section 35, Township 38 South, Range 1 West, Willamette Meridian, Jackson County, Oregon, thence South on the East line of Government Lot 4 293.00 feet more or less to a point South 89°47'19" East 20.00 feet more or less from a 3/4 inch diameter iron pin witness corner; thence North 89°47'19" West 20.00 feet more or less to said 3/4 inch diameter iron pin; thence from said witness corner monument North 89°47'19" West 842.82 feet to a 5/8 inch diameter iron pin; thence North 89°47'19" West 417.50 feet to the point of beginning. Contains 8.61 acres of land more or less.

Harold L. Center Date: Feb. 20, 2021
HAROLD L. CENTER, P.L.S.

Survey Narrative To Comply With Paragraph 209.250
Oregon Revised Statutes

Purpose; To survey and partition of the land described within deed document 2002-08337 according to client's direction and approved planning action by the Jackson County Development Services planning action No. 439-18-00083-SUB.

I began this survey with a review of the property description Corners of Doantion Land Claim No. 67 controlled the westerly line of the subject property, the required Donation Land Claim corners were found to be existing monumented points. Further review of the description indicated the subdivision of Section 35 would be required due to deed boundaries described by the government lot lines controlling the boundaries of multiple properties within the area. The east one-quarter corner of Section 35 had been recovered and re-monumented. The west one-quarter of Section 35 had not been recovered and I found no record of any surveys being performed referencing ties to the west one-quarter corner.

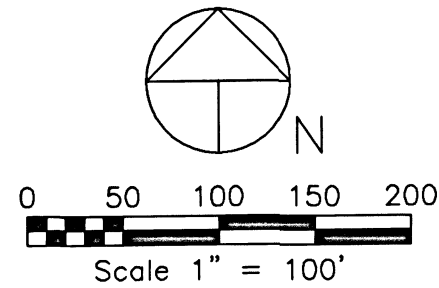
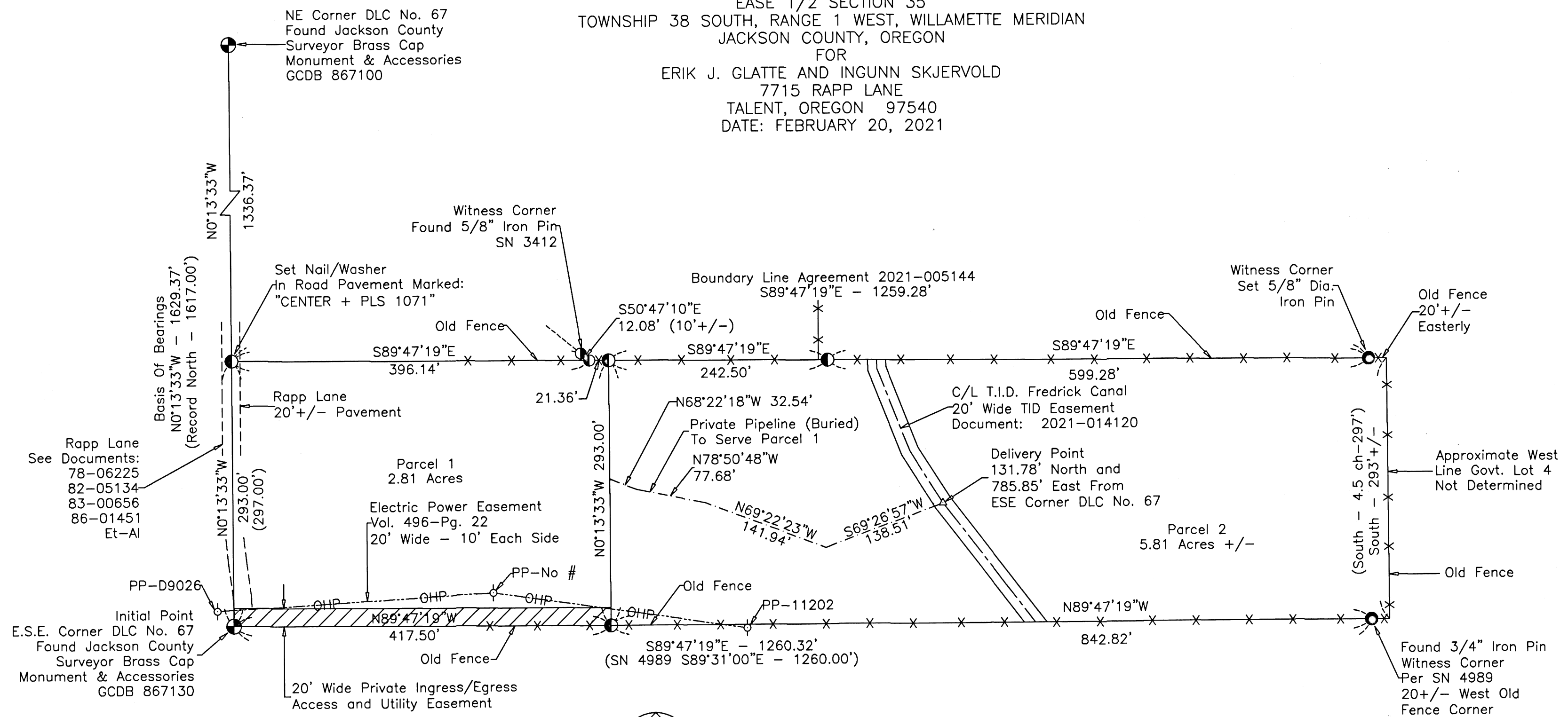
A review of the prior filed surveys No. 3419 and 4989 indicated the controlling lines along the north and east boundaries of the subject property could not be determined. Surveyor Charles H. Hurst in performing survey No. 3419 established "witness corners" and states the proper survey required to locate the boundaries "not economically feasible".

Surveyor Mark E. Boyden in performing survey No. 4989 utilizes the old existing fence along the north boundary of the property he surveyed adjoining my client's south boundary. I performed survey ties to the old fence and Boyden's witness corner to the east. I agree with Boyden's decision to hold this fence line.

An old fence also existed along the north line of my client's property. I performed survey ties to said fence line and determined the fence to be essentially parallel to the fence along the south line. The north/south distance between the two fence lines is 293 feet. The record distance between the East-South-East Donation Land Claim Corner and the North line of Government Lot 4 is 4.5 chains or 297.00 feet. The recommended solution was a Boundary Line Agreement utilizing the fence and holding the 293.00 foot width. Each landowner reviewed the fence line and agreed between the property owners to establish monuments along the existing fence line and to fix the boundaries by mutual Boundary By Agreement 2021-005144.

Equipment Utilized This Survey: Nikon DTM 520 Electronic Total Station, Leica GS 14 GNSS Receiver, Verizon MIFI connection for RTK solutions and related equipment.

P-16-2021
 PARTITION SURVEY
 PARTITION PLAT NO.
 JACKSON COUNTY, OREGON
 LOCATED IN
 EASE 1/2 SECTION 35
 TOWNSHIP 38 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN
 JACKSON COUNTY, OREGON
 FOR
 ERIK J. GLATTE AND INGUNN SKJERVOLD
 7715 RAPP LANE
 TALENT, OREGON 97540
 DATE: FEBRUARY 20, 2021



Basis of Bearings: OCRS Grants Pass-Ashland
 Coordinate System per OAR 734

I hereby certify that this plat
 is an exact copy of the original
Harold L. Center P.L.S.
 Surveyor



SURVEYOR
 HAROLD L. CENTER
 2604 David Lane
 Medford, OR 97504
 Phone 541-535-6108
 Oregon Certificate No. 1071

Renews: 12/31/21

LEGEND

- Found 3/4" Dia. Iron Pin Survey No. (SN) 4989
- 5/8" Dia. Iron Pin Survey No. 3412
- Set 5/8" Dia. x 24" Long Iron Pin w/Metal Cap Marked: "CENTER + PLS 1071" Unless Otherwise Noted
- Found Jackson County Surveyor Monument And References-Corner DLC No. 67
- OHP— Denotes Overhead Power Line-Easement Of Record Vol. 496-Pg. 22
- () Denotes Record Bearing And Or Distance
- Denotes Private Irrigation Pipeline
- Denotes Rapp Lane, 20'+/- Wide Paved Access

EASEMENTS LISTED WITHIN CURRENT TITLE REPORT

8. Volume 136, Page 327 Easement For Ingress/Egress. Unable to locate. No affect on either Parcel 1 or 2.
 9. 7B-06225 Easement For Access On Rapp Lane. No affect on either Parcel 1 or 2.
 10. 82-05134 Easement For Access Over/Across Rapp Lane. No affect on either Parcel 1 or 2.
 11. 83-00656 Right Of Way Agreement Over/Across Rapp Lane. Affects Parcel 1 and 2.
 12. 86-01451 Non Exclusive Easement For Ingress/Egress Access Over/Across Rapp Lane. May affect Parcel 1.
- Note- Volume 496, Page 22 Grant of Right of Way For Overhead Power - Not listed in current title report.